



## Multifamily Mortgage Business Lender Letter 17-25

**Date:** December 15, 2017

**To:** Fannie Mae Multifamily Lenders

**From:** Brad Lefkowitz, Associate General Counsel

**Subject:** Loan Document Updates and Counsel Designation Requests

As part of Fannie Mae's commitment to more fully leverage delegation under the DUS<sup>®</sup> program and expedite the underwriting and closing processes, we are pleased to announce the following updates to our loan documents. We are also updating our counsel designation request forms to expedite processing for interest rate hedge transactions.

### New Loan Documents

Get to closing faster with these new forms. See [Exhibit A](#) for details.

- [Graduated Prepayment Premium](#) – Schedules for 12, 15, 18, and 30-year fixed rate terms.
- [Ground Lessor Estoppel](#) – A certificate to quickly document exceptions to the ground lease review checklist.
- [Partial Release](#) – A modification to document the future release of unimproved land and non-income producing improvements.
- [Fractured/Commercial Condominium](#) – A modification for use when a borrower owns nearly all of the residential units in a residential condominium or all of the residential units in a single building within a mixed use condominium.
- [Oil/Gas/Minerals](#) – A modification for use when the right to explore, excavate, or remove oil, gas, or other minerals has been granted.

### Revised Loan Documents

Expect fewer modification requests with these enhancements to existing forms. See [Exhibit B](#) for details.

- [Financial Reporting](#) - Mandatory guarantor financial reporting has been eliminated. Instead, guarantor financials are only required when requested by the lender.
- [Annual Certifications](#) - The Annual Loan Agreement Certifications (6620 series) are now optional forms. Borrowers may comply with the loan agreement reporting requirements in their preferred format.
- [Non-Controlling Interest Transfers](#) - Transfers of more than 50% of non-controlling ownership interests in the borrower are now permitted provided the transfer does not diminish key principal/guarantor control, divest a key principal/guarantor beyond 50% of its original position, or result in a prohibited person owning 25% or more of the borrower, and a \$25,000 transfer fee and \$3,000 review fee are paid. Among other things, this addition facilitates investment fund transfers and post-closing admission of new investors on the non-controlling side of the structure.
- [Seniors Housing Documents](#) – These forms have been revised to allow month-to-month leases (when customary in the applicable market) and changes in acuity level (e.g., IL to AL) by up to 15% (formerly 5%), each without the lender's consent. In addition, the borrowers' and operators' trademarks and tradenames are now excluded from the collateral (instead, the borrower and operator provide a 180-day post-foreclosure license to the lender to use the marks and names).



## Counsel Designation Requests

Expedite processing for interest rate hedge transactions by using a new PDF that sends your request directly to Fannie Mae's outside counsel. See [Exhibit C](#) for details.

## Retired Loan Documents

See [Exhibit D](#) for details about retired loan documents.

## Effective Date

The loan documents and counsel designation requests announced in this Lender Letter may be used immediately, and must be used in connection with all loans committed on and after February 1, 2018.

## Contact Us

If you have questions regarding this Lender Letter or the loan documents please contact your Deal Team or either of the following individuals.

Brad Lefkowitz at (202) 752-2021 or [bradley\\_lefkowitz@fanniemae.com](mailto:bradley_lefkowitz@fanniemae.com)

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## **EXHIBIT A: NEW MULTIFAMILY MORTGAGE BUSINESS 6000 SERIES FORM LOAN DOCUMENTS**

The following newly published Fannie Mae Multifamily Mortgage Business 6000 series form loan documents are now available on the [Multifamily Loan Documents](#) page on FannieMae.com.

- Graduated Prepayment Premium Schedules
  - Schedule 4 to Multifamily Loan and Security Agreement (Prepayment Premium Schedule – Graduated Prepayment Premium – 12 Year Fixed Rate Period) (6104.15)
  - Schedule 4 to Multifamily Loan and Security Agreement (Prepayment Premium Schedule – Graduated Prepayment Premium – 15 Year Fixed Rate Period) (6104.16)
  - Schedule 4 to Multifamily Loan and Security Agreement (Prepayment Premium Schedule – Graduated Prepayment Premium – 18 Year Fixed Rate Period) (6104.17)
  - Schedule 4 to Multifamily Loan and Security Agreement (Prepayment Premium Schedule – Graduated Prepayment Premium – 30 Year Fixed Rate Period) (6104.18)
  
- Ground Lessor Estoppel Certificate
  - This new estoppel certificate, attached to Modifications to Multifamily Loan and Security Agreement (Ground Lease Defaults) (6206), must be executed by the ground lessor and may be used to document modifications to the ground lease in connection with the requirements set forth in the Guide and the Ground Lease Review Checklist (6479).
  - Note that the estoppel certificate does not impose any new requirements; rather, it facilitates simple incorporation of Guide and Ground Lease Review Checklist (6479) items commonly omitted in the ground lease.
  
- Modifications to Multifamily Loan and Security Agreement (Partial Release of Mortgaged Property) (6257)
  - This modification should be used to document the future release of unimproved land and non-income producing improvements.
  
- Modifications to Multifamily Loan and Security Agreement ([Fractured/Commercial] Condominium Provisions) (6258)
  - This modification should be used when (a) the borrower owns nearly all (but not all) of the residential units in a residential condominium (a “fractured condominium”) and possesses control of the voting interests in the condominium association, or (b) the borrower owns all of the residential units in a single building within a mixed use condominium (a “commercial condominium”) but may not possess control of the voting interests in the condominium association.
  
- Modifications to Multifamily Loan and Security Agreement (Oil, Gas, and Mineral Rights) (6262)
  - This modification should be used when the right to explore, excavate, or remove oil, gas, or other minerals from the mortgaged property has been granted (e.g., lease, easement, deed reservation).



## **EXHIBIT B: REVISED MULTIFAMILY MORTGAGE BUSINESS 6000 SERIES FORM LOAN DOCUMENTS**

The following loan documents have been revised to reflect our review of issues raised since the last publication, including securitization/MBS-related considerations (e.g., addition of drafting notes and alignment of non-recourse carve-outs with events of default), Guide alignment (e.g., changing Net Operating Income to Net Cash Flow), and state law updates (e.g., addition of Florida prepayment language in the Note). The revised loan documents are intended to enhance transactional efficiency and reduce the need for Fannie Mae's review. Additional revisions to the loan documents are largely ministerial, conforming, or corrective. Please refer to the blacklined versions for complete details. The revised loan documents are available on the [Multifamily Loan Documents](#) page on FannieMae.com.

All banners regarding MBS disclosure have been removed from the loan documents. Please refer to Fannie Mae Multifamily Additional Disclosure Guidance ([4098](#)) for current additional disclosure requirements.

Notable loan document changes include the following revisions.

- Loan Agreements (6001 series)
  - Section 6.02(c)(2) was revised to clarify that replacements of tangible personalty or fixtures require the lender's approval if they result in (a) a change in unit mix, or (b) a disruption in occupancy (other than in connection with the routine re-leasing of units).
  - Section 8.02(b)(2) was revised to eliminate required guarantor financial reporting. Instead, guarantor financials must be provided only when requested by the lender as set forth in Section 8.02(b)(4)(E).
  - Section 11.02(b)(1)(E) was revised to clarify that easements are subject to the \$5,000 Guide review fee rather than the general \$3,000 review fee in the loan documents.
  - Section 11.02(b)(3) was added to permit transfers of more than 50% of non-controlling ownership interests in the borrower provided the transfer does not diminish key principal/guarantor control, divest a key principal/guarantor beyond 50% of its original position, or result in a prohibited person owning 25% or more of the borrower. A \$25,000 transfer fee and a \$3,000 review fee are required. This addition facilitates investment fund transfers and post-closing admission of new investors on the non-controlling side of the borrower structure.
  - Section 11.03(b)(1) was revised to delete clause (B) because it is covered in Section 11.03(b)(2).
- Recourse Loan Agreement (6001.R)
  - Section 11.02(b)(4) was revised to require the lender's consent for the borrower's conversion from one type of legal entity to another.
  - Section 11.03(c) was revised to require the lender's consent for estate planning transfers to immediate family members (but not to trusts for their benefit).
- Definitions Schedules (6101 series)
  - The definition of Material Commercial Lease was revised to align with the Guide to (a) delete the concept of master/corporate leases (which concept was also deleted from the definition of Residential Lease), and (b) add dwelling units leased to a borrower affiliate.
  - The definition of Net Cash Flow was added and incorporated throughout the loan documents (as a replacement for Net Operating Income) in order to align with previous CREFC-related disclosure changes in the Guide.
- Adjustable Rate Mortgage Loans (6102.ARM series and 6102.SARM series)
  - The definition of Index in Schedule 2 (Summary of Loan Terms) for adjustable rate loans has been revised.
    - Note that 6102.HYARM was revised similarly and published *via* [Guide Update Memo 17-06](#).
- South Carolina Security Instrument (6025.SC)
  - A revised version of the Certificate of Compliance of South Carolina Licensed Attorney and Verification by Mortgageor has been added to accommodate alternative closing duty structures.



- Seniors Housing Loan Documents
  - Loan Agreement (6001.NR.SRS)
    - Section 4.01(j)(2) was revised to delete “Affiliated Property Operator” because it is covered by the representation in Section 4.01(j)(1).
    - Section 7.02(a)(3) was revised to permit month-to-month leases without lender’s consent (when customary in the applicable market).
  - Definitions Schedule (6101.SRS series) - the definition of Allowed Change in Use was revised to increase permitted acuity changes from 5% to 15%.
  - Collateral Documents (6310.SRS, 6446.SRS, 6449.SRS.Borrower, 6449.SRS.Operator) - borrowers’ and operators’ trademarks and tradenames are now excluded from the collateral but the lender is granted a 180-day license to use such names and marks following a foreclosure event.
- Manufactured Housing Community
  - Modifications to Multifamily Loan and Security Agreement (Manufactured Housing Community) (6208) was revised to clarify that recreational vehicle rentals of less than one month are non-Material Commercial Leases and not Residential Leases.
- Green Mortgage Loan Provisions
  - Modifications to Multifamily Loan and Security Agreement (Green Mortgage Loans) (6241)
    - The modification was expanded to facilitate the lender’s collection of additional utility information.
  - Multifamily Mortgage Loan Delivery Package Table of Contents (6502)
    - Folder II now includes an entry for the High Performance Building (HPB) Report and Appendix H: HPB Module Report Tables (4099.H) for use with Green Rewards mortgage loans and Green Preservation Plus mortgage loans.
- Multifamily Affordable Housing (MAH) Loan Documents
  - Rent Restriction Agreements – Scorecard Exclusions for Affordable Housing (6102.23 and 6253)
    - Updated for scorecard alignment and to add personal liability for the lender’s loss.
  - The Section 8 HAP Contract modification (6216) now has expanded personal liability for the lender’s loss.
  - The Tax Abatement or Exemption modification (6251) now includes personal liability for the lender’s loss.
- SPE Modification to Loan Agreement (6254)
  - This modification was updated to incorporate new credit guidance appearing on the cover page of the modification.
- Ground Lease Review Checklist (6479)
  - The Ground Lease Review Checklist (formerly Form 4665) was renumbered to become a 6000 series loan document. Although it was reorganized and wordsmithed to align with recent Guide revisions, the only material change was to the required lease term (now 30 years beyond the maturity date in all cases).
- Master Lease Review Checklist (6480)
  - The Master Lease Review Checklist (formerly Form 4201) was renumbered to become a 6000 series loan document. No substantive changes were made.
- Annual Loan Agreement Certifications (6620.Borrower, 6620.Guarantor, 6620.IDOT)
  - The forms of annual certification are no longer required to be used; however, borrowers and guarantors must continue to satisfy all loan document reporting requirements (whether or not they elect to use the forms, which are now provided for convenience only).
  - The forms of annual certification have been revised to reflect the above-described changes to Loan Agreement Section 8.02(b)(4)(E) and the Green modification (6241).
  - Forms 6620.IDOT.Borrower and 6620.IDOT.IDOT Guarantor have been consolidated and now appear as Form 6620.IDOT. Blacklines of the new form against the outgoing IDOT Borrower form (Blackline B) and the outgoing IDOT Guarantor form (Blackline G) are linked below.



**EXHIBIT B: REVISED MULTIFAMILY MORTGAGE BUSINESS 6000 SERIES FORM LOAN DOCUMENTS**

(continued)

**Loan Documentation Requirements:**

6000	Loan Documentation Requirements	<a href="#">Blackline</a>
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**Core Loan Documents:**

6001.NR	Multifamily Loan and Security Agreement (Non-Recourse) (Standard Form)	<a href="#">Blackline</a>
6001.NR.IDOT	Multifamily Loan and Security Agreement (Non-Recourse) (Maryland IDOT)	<a href="#">Blackline</a>
6001.NR.ML	Multifamily Loan and Security Agreement (Non-Recourse) (Master Lease)	<a href="#">Blackline</a>
6001.NR.SRS	Multifamily Loan and Security Agreement (Non-Recourse) (Seniors Housing)	<a href="#">Blackline</a>
6001.R	Multifamily Loan and Security Agreement (Recourse) (Standard Form)	<a href="#">Blackline</a>
6010	Multifamily Note	<a href="#">Blackline</a>
6010.CAR.FL	Consolidated, Amended and Restated Multifamily Note (Florida)	<a href="#">Blackline</a>
6020	Guaranty (Payment)	<a href="#">Blackline</a>
6085	Environmental Indemnity Agreement	<a href="#">Blackline</a>
6085.IDOT	Environmental Indemnity Agreement (Maryland IDOT)	<a href="#">Blackline</a>

**Loan Agreement Schedules:**

6101.ARM	Schedule 1 to Multifamily Loan and Security Agreement -- Definitions Schedule (Interest Rate Type -- ARM)	<a href="#">Blackline</a>
6101.ARM.IDOT	Schedule 1 to Multifamily Loan and Security Agreement -- Definitions Schedule (Interest Rate Type -- ARM) (Maryland IDOT)	<a href="#">Blackline</a>
6101.ARM.ML	Schedule 1 to Multifamily Loan and Security Agreement -- Definitions Schedule (Interest Rate Type -- ARM) (Master Lease)	<a href="#">Blackline</a>
6101.ARM.SRS	Schedule 1 to Multifamily Loan and Security Agreement -- Definitions Schedule (Interest Rate Type -- ARM) (Seniors Housing)	<a href="#">Blackline</a>
6101.FR	Schedule 1 to Multifamily Loan and Security Agreement -- Definitions Schedule (Interest Rate Type -- Fixed Rate)	<a href="#">Blackline</a>
6101.FR.IDOT	Schedule 1 to Multifamily Loan and Security Agreement -- Definitions Schedule (Interest Rate Type -- Fixed Rate) (Maryland IDOT)	<a href="#">Blackline</a>
6101.FR.ML	Schedule 1 to Multifamily Loan and Security Agreement -- Definitions Schedule (Interest Rate Type -- Fixed Rate) (Master Lease)	<a href="#">Blackline</a>
6101.FR.SRS	Schedule 1 to Multifamily Loan and Security Agreement -- Definitions Schedule (Interest Rate Type -- Fixed Rate) (Seniors Housing)	<a href="#">Blackline</a>
6101.SARM	Schedule 1 to Multifamily Loan and Security Agreement -- Definitions Schedule (Interest Rate Type -- SARM)	<a href="#">Blackline</a>
6101.SARM.IDOT	Schedule 1 to Multifamily Loan and Security Agreement -- Definitions Schedule (Interest Rate Type -- SARM) (Maryland IDOT)	<a href="#">Blackline</a>
6101.SARM.ML	Schedule 1 to Multifamily Loan and Security Agreement -- Definitions Schedule (Interest Rate Type -- SARM) (Master Lease)	<a href="#">Blackline</a>
6101.SARM.SRS	Schedule 1 to Multifamily Loan and Security Agreement -- Definitions Schedule (Interest Rate Type -- SARM) (Senior Housing)	<a href="#">Blackline</a>
6102.ARM	Schedule 2 to Multifamily Loan and Security Agreement -- Summary of Loan Terms (ARM)	<a href="#">Blackline</a>
6102.ARM.IDOT	Schedule 2 to Multifamily Loan and Security Agreement -- Summary of Loan Terms (ARM) (Maryland IDOT)	<a href="#">Blackline</a>



6102.ARM.ML	Schedule 2 to Multifamily Loan and Security Agreement – Summary of Loan Terms (ARM) (Master Lease)	<a href="#">Blackline</a>
6102.ARM.SRS	Schedule 2 to Multifamily Loan and Security Agreement – Summary of Loan Terms (ARM) (Seniors Housing)	<a href="#">Blackline</a>
6102.FR	Schedule 2 to Multifamily Loan and Security Agreement – Summary of Loan Terms (Fixed Rate)	<a href="#">Blackline</a>
6102.FR.IDOT	Schedule 2 to Multifamily Loan and Security Agreement – Summary of Loan Terms (Fixed Rate) (Maryland IDOT)	<a href="#">Blackline</a>
6102.FR.ML	Schedule 2 to Multifamily Loan and Security Agreement – Summary of Loan Terms (Fixed Rate) (Master Lease)	<a href="#">Blackline</a>
6102.FR.SRS	Schedule 2 to Multifamily Loan and Security Agreement – Summary of Loan Terms (Fixed Rate) (Seniors Housing)	<a href="#">Blackline</a>
6102.SARM	Schedule 2 to Multifamily Loan and Security Agreement – Summary of Loan Terms (SARM)	<a href="#">Blackline</a>
6102.SARM.IDOT	Schedule 2 to Multifamily Loan and Security Agreement – Summary of Loan Terms (SARM) (Maryland IDOT)	<a href="#">Blackline</a>
6102.SARM.ML	Schedule 2 to Multifamily Loan and Security Agreement – Summary of Loan Terms (SARM) (Master Lease)	<a href="#">Blackline</a>
6102.SARM.SRS	Schedule 2 to Multifamily Loan and Security Agreement – Summary of Loan Terms (SARM) (Seniors Housing)	<a href="#">Blackline</a>
6102.19.ARM	Modifications to Multifamily Loan and Security Agreement -- Schedule 2 Addenda -- Summary of Loan Terms (New York Gap Note Modifications) (Interest Rate Type -- ARM)	<a href="#">Blackline</a>
6102.19.SARM	Modifications to Multifamily Loan and Security Agreement -- Schedule 2 Addenda -- Summary of Loan Terms (New York Gap Note Modifications) (Interest Rate Type -- SARM)	<a href="#">Blackline</a>
6102.23	Modifications to Multifamily Loan and Security Agreement -- Schedule 2 Addenda -- Summary of Loan Terms (Rent Restriction Agreement - Scorecard Exclusions for Affordable Housing)	<a href="#">Blackline</a>
6104.19	Schedule 4 to Multifamily Loan and Security Agreement (Prepayment Premium Schedule – HYARM Graduated Prepayment Premium – 5 Year Fixed Rate Period)	<a href="#">Blackline</a>
6104.20	Schedule 4 to Multifamily Loan and Security Agreement (Prepayment Premium Schedule – HYARM Graduated Prepayment Premium – 7 Year Fixed Rate Period)	<a href="#">Blackline</a>
6104.21	Schedule 4 to Multifamily Loan and Security Agreement (Prepayment Premium Schedule – HYARM Graduated Prepayment Premium – 10 Year Fixed Rate Period)	<a href="#">Blackline</a>

**Loan Agreement Modifications:**

6202	Modifications to Multifamily Loan and Security Agreement (Condominium Provisions)	<a href="#">Blackline</a>
6203	Modifications to Multifamily Loan and Security Agreement (Cross-Default and Cross-Collateralization: Multi-Note)	<a href="#">Blackline</a>
6206	Modifications to Multifamily Loan and Security Agreement (Ground Lease Defaults)	<a href="#">Blackline</a>
6208	Modifications to Multifamily Loan and Security Agreement (Manufactured Housing Community)	<a href="#">Blackline</a>
6216	Modifications to Multifamily Loan and Security Agreement (Section 8 HAP Contract)	<a href="#">Blackline</a>
6217	Modifications to Multifamily Loan and Security Agreement (Single Asset Entity Waiver -- Additional Assets Permitted)	<a href="#">Blackline</a>



6232	Modifications to Multifamily Loan and Security Agreement (Co-Tenants)	<a href="#">Blackline</a>
6233	Modifications to Multifamily Loan and Security Agreement (Restabilization Reserve)	<a href="#">Blackline</a>
6237.SRS	Modifications to Multifamily Loan and Security Agreement (Medicaid Transition Reserve)	<a href="#">Blackline</a>
6240.T2	Modifications to Multifamily Loan and Security Agreement (Transfers of Ownership Interests; No Change of Control)	<a href="#">Blackline</a>
6240.T3	Modifications to Multifamily Loan and Security Agreement (Transfers of Ownership Interests; Change of Control; Same Key Principal)	<a href="#">Blackline</a>
6240.T4	Modifications to Multifamily Loan and Security Agreement (Transfers of Ownership Interests; Change of Control – Replacement or Divestment of Key Principal)	<a href="#">Blackline</a>
6241	Modifications to Multifamily Loan and Security Agreement (Green Mortgage Loans)	<a href="#">Blackline</a>
6244	Modifications to Multifamily Loan and Security Agreement (1031 Exchange)	<a href="#">Blackline</a>
6251	Modifications to Multifamily Loan and Security Agreement (Tax Abatement or Exemption Rider)	<a href="#">Blackline</a>
6253	Modifications to Multifamily Loan and Security Agreement (Rent Restriction Agreement - Scorecard Exclusions for Affordable Housing)	<a href="#">Blackline</a>
6254	Modifications to Multifamily Loan and Security Agreement (SPE Recourse)	<a href="#">Blackline</a>

### **Security Instruments:**

6025.CA	Multifamily Security Instrument (California Deed of Trust)	<a href="#">Blackline</a>
6025.CO	Multifamily Security Instrument (Colorado Deed of Trust)	<a href="#">Blackline</a>
6025.CT	Multifamily Security Instrument (Connecticut Mortgage)	<a href="#">Blackline</a>
6025.FL.AR	Consolidated, Amended and Restated Multifamily Security Instrument (Florida Mortgage)	<a href="#">Blackline</a>
6025.ID	Multifamily Security Instrument (Idaho Deed of Trust)	<a href="#">Blackline</a>
6025.IL	Multifamily Security Instrument (Illinois Mortgage)	<a href="#">Blackline</a>
6025.MI	Multifamily Security Instrument (Michigan Mortgage)	<a href="#">Blackline</a>
6025.NC	Multifamily Security Instrument (North Carolina Deed of Trust)	<a href="#">Blackline</a>
6025.PA	Multifamily Security Instrument (Pennsylvania Open-End Mortgage)	<a href="#">Blackline</a>
6025.SC	Multifamily Security Instrument (South Carolina Mortgage)	<a href="#">Blackline</a>
6025.SD	Multifamily Security Instrument (South Dakota Mortgage)	<a href="#">Blackline</a>
6025.TX	Multifamily Security Instrument (Texas Deed of Trust)	<a href="#">Blackline</a>
6025.UT	Multifamily Security Instrument (Utah Deed of Trust)	<a href="#">Blackline</a>
6025.WI	Multifamily Security Instrument (Wisconsin Mortgage)	<a href="#">Blackline</a>

### **Security Instrument Modifications:**

6308	Modifications to Multifamily Security Instrument (Ground Lease Provisions)	<a href="#">Blackline</a>
6310.SRS	Modifications to Multifamily Security Instrument (Seniors Housing)	<a href="#">Blackline</a>
6317.ML	Modifications to Multifamily Security Instrument (Master Lease)	<a href="#">Blackline</a>

### **Miscellaneous Documents:**

6405	Assignment of Management Agreement	<a href="#">Blackline</a>
6411	HUD Consent to Assignment of HAP Contract to Fannie Mae as Security for Fannie Mae Credit Enhancement	<a href="#">Blackline</a>
6413	Tenant Estoppel Certificate	<a href="#">Blackline</a>
6414	Subordination Agreement (Conventional)	<a href="#">Blackline</a>





6421	Schedule A to UCC Financing Statement (Borrower)	<a href="#">Blackline</a>
6430	Streamlined Rate Lock Agreement	<a href="#">Blackline</a>
6433	Seasonal Working Capital Reserve Fund and Security Agreement (Manufactured Housing Community)	<a href="#">Blackline</a>
6434	Schedule A to UCC Financing Statement (Manufactured Housing Community)	<a href="#">Blackline</a>
6446.ML	Subordination, Assignment and Security Agreement (Master Lease)	<a href="#">Blackline</a>
6446.SRS	Subordination, Assignment and Security Agreement (Seniors Housing)	<a href="#">Blackline</a>
6449.ML.Borrower	Schedule A to UCC Financing Statement (Borrower) (Master Lease)	<a href="#">Blackline</a>
6449.ML.Master Tenant	Schedule A to UCC Financing Statement (Master Tenant) (Master Lease)	<a href="#">Blackline</a>
6449.SRS.Borrower	Schedule A to UCC Financing Statement (Borrower) (Seniors Housing)	<a href="#">Blackline</a>
6449.SRS.Operator	Schedule A to UCC Financing Statement (Operator) (Seniors Housing)	<a href="#">Blackline</a>
6452.IDOT	Schedule A to UCC Financing Statement (Maryland IDOT)	<a href="#">Blackline</a>
6455	Achievement Agreement	<a href="#">Blackline</a>
6456	Subordination Agreement (Affordable)	<a href="#">Blackline</a>
6468.ML	Tenant/Landlord Subordination Agreement	<a href="#">Blackline</a>
6479	Ground Lease Review Checklist	<a href="#">Blackline</a>
6480	Master Lease Review Checklist	<a href="#">Blackline</a>

**Delivery Documents:**

6502	Multifamily Mortgage Loan Delivery Package Table of Contents	<a href="#">Blackline</a>
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**Asset Management Documents:**

6620.Borrower	Annual Loan Agreement Certification (Borrower)	<a href="#">Blackline</a>
6620.Guarantor	Annual Loan Agreement Certification (Guarantor)	<a href="#">Blackline</a>
6620.IDOT	Annual Loan Agreement Certification (Borrower and IDOT Guarantor) (Maryland IDOT)	<a href="#">Blackline B</a> <a href="#">Blackline G</a>
6630.SRS	Amendment to Multifamily Loan and Security Agreement (Medicaid Transition Reserve)	<a href="#">Blackline</a>



### **EXHIBIT C: COUNSEL DESIGNATION REQUESTS**

Counsel Designation Request (4625) has been split into two forms, which are now available on the [Current Guide Forms](#) page on FannieMae.com.

- Counsel Designation Request for Interest Rate Hedge Transactions (4625.A) is now a PDF that automatically populates an email to transmit your request to Fannie Mae and its outside counsel for expedited processing. Attachments may be added to the email. This PDF must be downloaded to function properly. Adobe Acrobat Reader may be used; Adobe Acrobat Pro is not required. A blackline against outgoing Form 4625 is available [here](#).
- Counsel Designation Request for Credit Enhancement Mortgage Loan Transactions (4625.B) is a new Microsoft Word document that should be submitted according to the instructions thereon (unchanged from the previous version). A blackline against outgoing Form 4625 is available [here](#).



**EXHIBIT D: RETIRED MULTIFAMILY MORTGAGE BUSINESS 4000 AND 6000 SERIES FORM LOAN DOCUMENTS**

<b>Form</b>	<b>Comments</b>
Master Lease Review Checklist (4201)	Replaced by Form 6480.
Counsel Designation Request (4625)	Replaced by Forms 4625.A and 4625.B.
Ground Lease Review Checklist (4665)	Replaced by Form 6479.
Modifications to Multifamily Loan and Security Agreement -- Schedule 2 Addenda -- Summary of Loan Terms (Acuity Conversion/Expansion Reserve) (6102.24)	Contact your Deal Team for current Seniors Housing expansion/conversion requirements.
Modifications to Multifamily Loan and Security Agreement (Acuity Conversion/Expansion Reserve) (6252.SRS)	Contact your Deal Team for current Seniors Housing expansion/conversion requirements.
Early Rate Lock Agreement (6429)	Use the Streamlined Rate Lock Agreement (6430).
Annual Loan Agreement Certification (Borrower) (Maryland IDOT) (6620.IDOT.Borrower)	Replaced by Form 6620.IDOT.
Annual Loan Agreement Certification (IDOT Guarantor) (6620.IDOT.IDOT Guarantor)	Replaced by Form 6620.IDOT.
Amendment to Multifamily Loan and Security Agreement (Acuity Conversion/Expansion Reserve) (6635.SRS)	Contact your Deal Team for current Seniors Housing expansion/conversion requirements.