



Multifamily Mortgage Business Lender Letter 26-04

June 30, 2026

To: Multifamily Lenders
From: Deborah Arnold, Senior Director & Deputy
General Counsel
Subject: Lender Letter 26-04 – Loan Document Update

HIGHLIGHTS

Fannie Mae is announcing updates to the Loan Documents which may be used immediately and must be used for: (i) all Mortgage Loans (other than forward conversions), with a confirmed Commitment Date on or after July 28, 2026, and (ii) forward conversions occurring on or after July 28, 2026, provided that such use is consistent with the Forward Commitment Letter.

New Loan Documents

- We created 6279.NER.ADU to facilitate construction of Additional Dwelling Units (ADUs) at a Mortgaged Property where Lender determines that an escrow is not required taking into account the size of the project, the length of the work, the strength of the sponsor and the tier of the Mortgage Loan. Among other requirements, the ADUs shall not exceed ten percent (10%) of the total residential units at the Mortgaged Property as of the Effective Date.
- We created 6431, which is a checklist to be used for transactions with Tax Increment Financing (TIF).

Revised Loan Documents

- TIF Loan Documents:
 - We modified 6251.TIF to include new defined terms related to the underlying TIF Documents, Authority, and Authority Consent, revised the non-recourse carveouts and added events of default. We also revised and included some new representations and warranties as well as corresponding covenants.
 - We modified 6418 to clarify definitions and to update the provisions of the collateral assignment. We also modified the Consent to Collateral Assignment to include Mortgagee Protections, and provisions regarding foreclosure and payment redirection.
- Tax Credit Property Loan Documents:
 - We modified 6102.02, 6102.03.ALT, 6219, 6219.ALT and 6315 to include, among other things, certain pre-approved transfers, modifications that recognize the role of a Nonprofit Borrower General Partner/Manager, modifications with respect to any post-closing recordation of a LIHTC LURA and/or the post-closing issuance of 8609s, and the expansion of Equity Investor's cure rights.
- We revised 6025.NY to address New York Lien Law as it relates to construction work at the Mortgaged Property.

Effective Date

Fannie Mae is announcing updates to the Loan Documents which may be used immediately and must be used for: (i) all Mortgage Loans (other than forward conversions), with a confirmed Commitment Date on or after July 28, 2026, and (ii) forward conversions occurring on or after July 28, 2026, provided that such use is consistent with the Forward Commitment Letter.

Contact Us

If you have questions regarding this Lender Letter or the Loan Documents, please contact your Deal Team, or Deborah Arnold at deborah_arnold@fanniemae.com.

EXHIBIT A: MULTIFAMILY MORTGAGE BUSINESS 6000 SERIES FORM LOAN DOCUMENTS

The Loan Documents are available on the [Multifamily Loan Documents](#) page on FannieMae.com. Please refer to the marked copies for complete details.

REVISED Documents:

Loan Document Requirements:

6000	Loan Documentation Requirements	marked copy
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Delivery Requirements:

6502.Folder I and Folder III	Multifamily Mortgage Loan Delivery Package Table of Contents (Folder I and Folder III)	marked copy
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Security Instruments by State:

6025.NY	Multifamily Security Instrument (New York Mortgage)	marked copy
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Loan Agreement Schedules:

6102.03	Modifications to Multifamily Loan and Security Agreement - Addenda to Schedule 2 - Summary of Loan Terms (Tax Credit Properties)	marked copy
6102.03.ALT	Modifications to Multifamily Loan and Security Agreement -- Schedule 2 Addenda -- Summary of Loan Terms (Tax Credit Properties - No Equity Investor)	marked copy

Loan Document Modifications:

6219	Modifications to Multifamily Loan and Security Agreement (Tax Credit Properties)	marked copy
6219.ALT	Modifications to Multifamily Loan and Security Agreement (Tax Credit Properties -- No Equity Investor)	marked copy
6251.TIF	Modifications to Multifamily Loan and Security Agreement (Tax Increment Financing)	marked copy

Security Instrument Modifications:

6315	Modifications to Security Instrument (Tax Credit Properties)	marked copy
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Other Loan Documents:

6418	Collateral Assignment of Tax Increment Financing Documents	marked copy
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NEW Documents:

Loan Document Modifications:

6279.NER.ADU	Modifications to Multifamily Loan and Security Instrument (Approved Construction Work - Additional Dwelling Units) (No Escrow Required)
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Other Loan Documents:

6431	Tax Increment Financing (TIF) Checklist
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