

Multifamily Mortgage Business Lender Letter 26-08

August 25, 2026

To: Multifamily Lenders

From: Deborah Arnold, Senior Director & Deputy
General Counsel

Subject: Lender Letter 26-08 – 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 September 22, 2026, and (ii) forward conversions occurring on or after September 22, 2026, provided that such use is consistent with the Forward Commitment Letter.

New Loan Documents/Publication of Previously unpublished Loan Documents

- We are publishing 6432 which was previously an unpublished form. The checklist contains 5 parts: General Information, Lender/Underwriting Checklist, Legal Tax Abatement Analysis, Legal Tax Abatement Detailed Narrative Analysis and Not in Place or Springing Tax Abatements. The checklist also standardizes the analysis requirements for Tax Abatements.
- We are publishing 6436 which was previously an unpublished form. The form contains 8 parts: General Information, General Analysis, Soft Financing, Hard Financing, Federal LIHTC Equity Bridge Loans, Grant Funding, Tax Exempt Financing, Other (non-LIHTC) Equity Bridge Loans.

Revised Loan Document

- We revised 6216 to expand the definition of Missing HAP Contracts to include incomplete or not fully executed documents.

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 September 22, 2026, and (ii) forward conversions occurring on or after September 22, 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](#) 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
6502.Folder II	Multifamily Mortgage Loan Delivery Package Table of Contents (Folder II)	marked copy

Loan Agreement Modifications:

6216	Modifications to Multifamily Loan and Security Agreement (Section 8 HAP Contract)	marked copy
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NEW Documents/Publication of Previously unpublished Loan Documents:

Other Loan Documents:

6432	Tax Abatement Analysis Checklist
6436	Third-Party Financing Checklist