



Fannie Mae®

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# Delivering Split and Bifurcated Mortgage Loans in C&D™

## Multifamily Acquisitions





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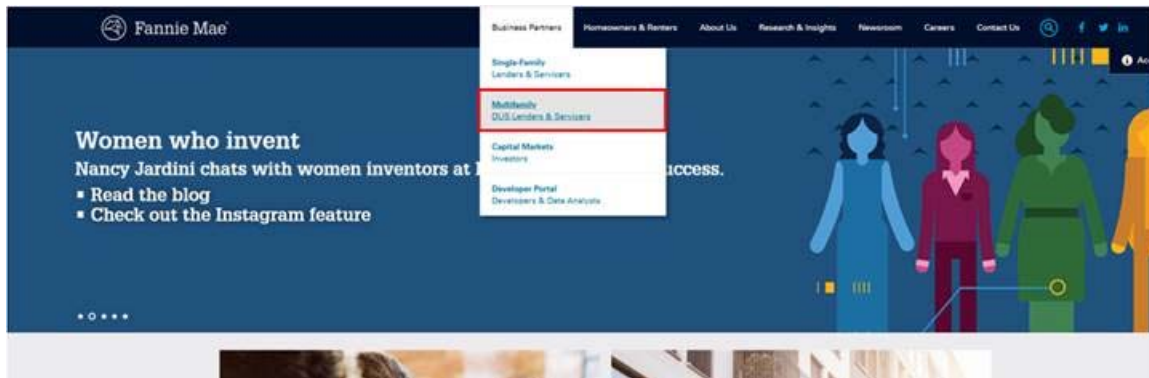
*Note: Click on the relevant section in the Contents table above to be navigated there.*



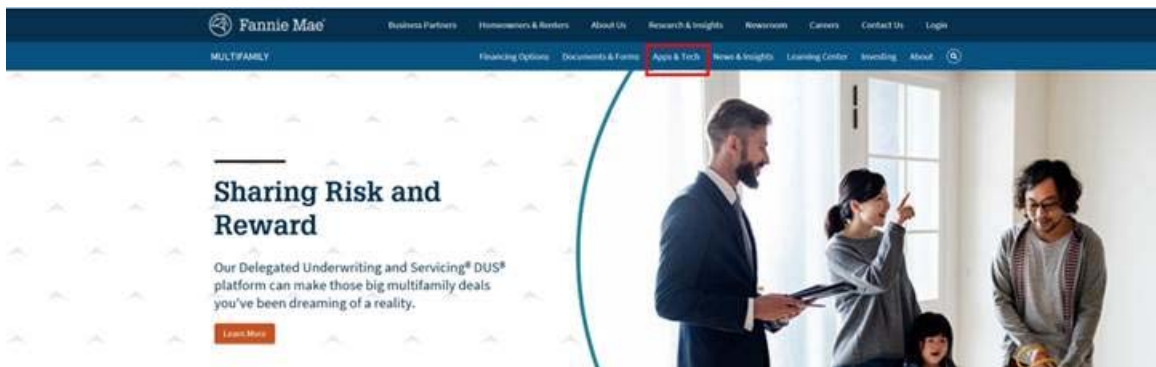
## Navigating to C&D

1. Go to Fannie Mae's website: <http://www.fanniemae.com/portal/index.html>

Click on the "Business Partners" dropdown and select "Multifamily."



2. Click on "Apps & Tech".



3. Under "Applications", click on "C & D."





4. Log in using credentials. Please see the “Lender Roles” section at the end of this job aid.

## Sign On

The user ID or password that you entered is incorrect.  
Please check the spelling and try again.

USERNAME

\* REQUIRED

PASSWORD

\* REQUIRED

Sign On

[Need Help With Your User ID or Password?](#)



## What is a Split Mortgage Loan?

A Split Mortgage Loan consists of 2 [Mortgage Loans](#), a [Senior Mortgage Loan](#) and a [Subordinate Mortgage Loan](#), that are underwritten concurrently, but documented as two separate Mortgage Loans (i.e., separate Loan Agreements, Notes, and Security Instruments). A Split Mortgage Loan allows the [Borrower](#) to divide the debt or increase the leverage on a Property. Each Mortgage Loan in a Split Mortgage Loan may have different loan terms (e.g., Maturity Date, required Prepayment Premium), which permits the Borrower to deleverage a portion of the total debt during the term of the Split Mortgage Loan.

The 2 Mortgage Loans can be delivered concurrently, or the subordinate Mortgage Loan can be delivered within 12 months of the Mortgage Loan Origination Date of the senior Mortgage Loan. When the Mortgage Loans are submitted concurrently, the LTV and DSCR should be combined; otherwise the DSCR and LTV are not combined.

The following information must be entered for both Mortgage Loans:

- Additional Disclosure (Yes) and Additional Disclosure comments should be entered (See below);
- Crossing Relationship; and
- Additional Debt.

See print screens below illustrating how to correctly enter the data in C&D. This information can also be found in the Data Guidance for Cross-Defaulted and Cross-Collateralized Mortgage Loans job aid:

<https://multifamily.fanniemae.com/media/7586/display>.

Scenario #8: Split Mortgage Loan – 2 Way Cross-Default (NO Cross-Collateralization): 1st Lien Mortgage Loan A and Subordinate Mortgage Loan B are originated concurrently; each is cross-defaulted but NOT cross-collateralized as both are secured by the single Property.

Scenario #8	Should Cross Relationship data be entered in Acquisition System?	Additional Disclosure Require?	How/Where to enter Cross-Default/Cross-Collateralization Information	Comments
1st Lien Mortgage Loan A secured by Property 1	Yes	Yes	<ul style="list-style-type: none"> <li>• Select: "Cross Default Only" under "Cross Default/Cross Collateralize" field in Acquisition System on Commitment Page.</li> <li>• Add Fannie Mae Commitment and Loan Number for Mortgage <a href="#">Loan B</a> on the Loan Page.</li> <li>• Additional Disclosure Indicator is Yes.</li> <li>• Additional Disclosure Comments (sample language): Split Mortgage Loan: Mortgage Loan B commitment #XXXXXX.</li> </ul>	<p>Additional debt information for Mortgage Loan B will be included in the submission for Mortgage Loan A.</p> <p>Contact the Acquisition Analyst to obtain the Fannie Mae Loan Number(s) and submit a data correction.</p>
Subordinate Mortgage Loan B secured by Property 1	Yes	Yes	<ul style="list-style-type: none"> <li>• Select: "Cross Default Only" under "Cross Default/Cross Collateralize" field in Acquisition System on Commitment Page.</li> <li>• Add Fannie Mae Commitment and Loan Number for <a href="#">Mortgage Loan A</a> on the Loan Page.</li> <li>• Additional Disclosure Indicator is Yes.</li> <li>• Additional Disclosure Comments (sample language): Split Mortgage Loan: Mortgage Loan A Commitment #XXXXXX.</li> </ul>	<p>Additional debt information for Mortgage Loan A will be included in the submission for Mortgage Loan B.</p> <p>Contact the Acquisition Analyst to obtain the Fannie Mae Loan Number(s) and submit a data correction.</p>



Mortgage Loan A secured by Property 1 (1st Lien Mortgage Loan – FM Loan #1714591544)

<b>Commitment Details</b> * Types of Commitment Variances/Waivers <input type="checkbox"/> Non-Designated Insurance Waivers <input type="checkbox"/> Non-Designated Legal Waivers <input type="checkbox"/> Other Guide Waivers <input type="checkbox"/> Underwriting Standards Variances <input type="checkbox"/> None		DUS Gateway Deal ID																	
Commitment Amount (\$)	10,000,000.00 Check box # Large Loan <input type="checkbox"/> Check box # ARM <input checked="" type="checkbox"/> POC? (No) <input type="checkbox"/>	Interest Type	Variable																
Investor Price (%)	100.000000	Fannie Mae Participation (%)	100.0000																
Interest Only?	Partial	Interest Accrual Method	30/360																
Original Term of Loan (months)	120	Amortization Term (months)	360																
Est. LTV at Commitment (%) (Combined if Supplemental)	51.9	Est. DSCR at Commitment (Combined if Supplemental) (Definition)	2.08																
Cross Default / Cross Collateralize	Cross Default Only																		
Current Interest Rate (%)	7.00000	Servicing Fee Rate (%)	0.30000																
Guaranty Fee Rate (%)	0.50000	Lender Pass Through Rate (%)	4.20000																
Date of Trade (mm/dd/yyyy)	08/30/2014	Original Book Entry Date	06/28/2019																
Trader (Investor)																			
<b>ARM Attributes (Interest Type is Variable)</b>																			
ARM Plan Number	02255	Choose ARM Plan																	
<table border="1"> <thead> <tr> <th>Rate Adjustment Index</th> <th>ARM Plan Version</th> <th>Rate Change Frequency (months)</th> <th>Payment Change Frequency (months)</th> <th>Rate Change Maximum Increase (%)</th> <th>Rate Change Maximum Decrease (%)</th> <th>Payment Change Maximum Increase (%)</th> <th>Payment Change Maximum Decrease (%)</th> </tr> </thead> <tbody> <tr> <td>1 MONTH BRITISH BANKERS LIBOR - DAILY</td> <td>A</td> <td>1</td> <td>1</td> <td>1.0000</td> <td>1.0000</td> <td>0.0000</td> <td>0.0000</td> </tr> </tbody> </table>				Rate Adjustment Index	ARM Plan Version	Rate Change Frequency (months)	Payment Change Frequency (months)	Rate Change Maximum Increase (%)	Rate Change Maximum Decrease (%)	Payment Change Maximum Increase (%)	Payment Change Maximum Decrease (%)	1 MONTH BRITISH BANKERS LIBOR - DAILY	A	1	1	1.0000	1.0000	0.0000	0.0000
Rate Adjustment Index	ARM Plan Version	Rate Change Frequency (months)	Payment Change Frequency (months)	Rate Change Maximum Increase (%)	Rate Change Maximum Decrease (%)	Payment Change Maximum Increase (%)	Payment Change Maximum Decrease (%)												
1 MONTH BRITISH BANKERS LIBOR - DAILY	A	1	1	1.0000	1.0000	0.0000	0.0000												
Original Note Rate (%)	3.80000	Mortgage Margin (%)	1.80000																
Original Index Rate (%)	2.00000	Lifetime Maximum Interest Rate (%)	7.50000																
Required Net Margin (%)	1.50000																		
Additional Debt	2nd	1st Additional Debt - Record 1	1714591555																
Lien Priority	1st	Line of Credit?	Yes																
Lien Holder	Fannie Mae	Fannie Mae Loan Number	7076548907																

Mortgage Loan A secured by Property 1 (1st Lien Mortgage Loan – FM Loan #1714591544)

Commitment Page:

<b>MBS Commitment</b> Commitment Delete Additional Debt Successful Save Validate This Page Submit Commitment Reset			
<b>Commitment Information</b> Commitment Number: 05232019 4 37 PM by W-8 Test User 8 Fannie Mae Seller Name & Number: 06/28/2019 Commitment Expiration Date: 06/28/2019 Fannie Mae Pre-Binder: Designated Mortgage Loan Additional Disclosures? (Definition): Yes Additional Disclosures Seller Contact Name: Additional Disclosure Contact Additional Disclosures Seller Contact E-mail: AdditionalDisclosures@email.com		Commitment State: Draft Commitment Submitted: 05/23/2019 4:37 PM Commitment Confirmed: 06/28/2019 4:37 PM Commitment Period (days): 37 Pending Review? No Additional Disclosures Comments: DUS Split Loan: Mortgage Loan B commitment #000000 Additional Disclosures Seller Contact E-mail: AdditionalDisclosures@email.com	
<b>Execution Attributes</b> Execution Type: MBS Delivery Channel Type: DUS Tier / Level: 2 Pricing Structure: Informal Additional Debt: Yes		Green Financing Type: Green Building Certification Structured Facility Management Deal ID: [Link to Structured Facility Management System] Tier Drop Eligible? No Lender / Fannie Mae Pricing Waiver? Fannie Mae Approved DUS Fee Waiver Supplemental: Not a Supplemental - this is a 1st Lien Supplemental: Supplemental Loan Position: Select Supplemental Associated with an Assumption? No Exercising Tier Dropping Option? (Prior lien must be for drop eligible) No	
<b>Loan Purpose</b> Assumption If Reference: Existing Loan Refinance: Select Fannie Mae Refinance Type: Select Lender Refinance Type: Select Other Refinance Type: Select If Other: If Conversion: Conversion Type: Select Old Fannie Mae Loan Number:		<b>Property Type</b> Manufactured Housing Other Attributes (select all applicable): <input type="checkbox"/> Early Rate Lock <input type="checkbox"/> Streamlined Rate Lock <input type="checkbox"/> Single Asset Substitution Eligible <input type="checkbox"/> DUS MAST <input type="checkbox"/> Small Loan <input type="checkbox"/> Moderate Rehab <input type="checkbox"/> Substantial Rehab <input type="checkbox"/> New Construction <input type="checkbox"/> DUS Plus Maximize <input type="checkbox"/> Interest Reduction Payment (IRP) Subsidy <input type="checkbox"/> Structured Structure <input checked="" type="checkbox"/> DUS Split <input type="checkbox"/> Fannie Mae Gov't insured/Guaranteed <input type="checkbox"/> Multifamily Housing Preservation <input type="checkbox"/> Multifamily Bridge Loan <input type="checkbox"/> Independent Living (IL) <input type="checkbox"/> Assisted Living (AL) <input type="checkbox"/> Alzheimer's (ALZ) <input type="checkbox"/> Skilled Nursing Facility (SNF)	



Mortgage Loan A secured by Property 1 (1st Lien Mortgage Loan – FM Loan #1714591544)

Loan Page

Crossed Loan Information			
Delete	Crossed Commitment Number	Crossing Relationship	Crossed Fannie Mae Loan Number
<input type="checkbox"/>	234561	Cross Default Only	1714591555
<input type="button" value="Add New Row"/> <input type="button" value="Delete Selected"/>			

Additional Debt			
Additional Debt - Record 1			
Lien Priority	2nd	Line of Credit?	Yes
Lien Holder	Fannie Mae	Line Of Credit Full Amount (\$)	+ 10,000.00
Fannie Mae Loan Number	1714591555	Minimum Interest Rate (%)	3.0000
Is Prior Lien an MBS?	No	Fannie Mae Pool Number	
Anticipated UPB at Acquisition (\$)	100,000.00	Maturity Date (mm/dd/yyyy)	+ 12/01/2025
Interest Type	+ Variable	Original Amortization Term (months)	+ 36
Current Interest Rate (%)	+ 4.0000	Balloon?	+ Yes
Monthly Payment (\$)	+ 1,000.00	Maximum Monthly Payment (\$)	+ 10,000.00
Margin (%)	1.5000	Last Interest Only Payment Date (mm/dd/yyyy)	
Is Prior Lien a Capped ARM?	Yes	Monthly Payment At Cap (\$)	10,000.00

Mortgage Loan B secured by Property 1 (Subordinate Mortgage Loan – FM Loan #1714591555)

Commitment Page:

MBS Commitment			
Commitments			
Delete Additional Debt Successful			
<input type="button" value="Save"/> <input type="button" value="Validate This Page"/> <input type="button" value="Submit Commitment"/> <input type="button" value="Print"/>			
<b>Commitment Information</b>		<b>Commitment State</b>	
Commitment Number	26/17/2018 4:17 PM by MVA Test User B	Commitment State	Draft
Commitment Last Updated		Commitment Submitted	
Fannie Mae Seller Name & Number		Commitment Confirmed	
Commitment Expiration Date	06/28/2019	Commitment Period (days)	37
Fannie Mae Pre-Review	Outstanding Mortgage Loan	Pending Review?	
Additional Disclosures?	Yes	Additional Disclosures Comments	DUS Split Loan: Mortgage Loan A commitment #XXXXXX
Additional Disclosures Seller Contact Name	Additional Disclosures Contact	Additional Disclosures Seller Contact Email	AdditionalDisclosures@email.com
<b>Execution Information</b>		<b>Green Financing Type</b>	
Execution Type	MBS	Green Building Certification	
Delivery Channel Type	DUS	Structured Facility Management Deal ID	
Tier / Level	2	Tier Drop Eligible?	No
Pricing Structure	Tier Plus/Plus	Leader / Fannie Mae Pricing Waiver?	Fannie Mae Approved G/S Fee Waiver
Additional Debt?	Yes	Supplemental	DUS Split 2nd
<b>Loan Purpose</b>		<b>Underwritten to Standards Described in the DUS Guide PL, B &amp; Chap. 9?</b>	
Acquisition If Refinance: Existing Lien Holder: Select Fannie Mae Reference Type: Select Lender Reference Type: Select Other Reference Type: Select If Other: If Conversion: Conversion Type: Select Old Fannie Mae Loan Number:		Yes <input checked="" type="checkbox"/> Educated Structure <input checked="" type="checkbox"/> DUS Split <input type="checkbox"/> FHA/VA/NG Gov't Insured Guaranteed <input type="checkbox"/> Multifamily Housing Preservation <input type="checkbox"/> Multifamily Bridge Loan <input type="checkbox"/> Independent Living (IL) <input type="checkbox"/> Assisted Living (AL) <input type="checkbox"/> Alzheimer's (ALZ) <input type="checkbox"/> Skilled Nursing Facility (SNF)	
<b>Property Type</b>		<b>Other Attributes (Select all applicable)</b>	
Manufactured Housing		<input type="checkbox"/> Early Rate Lock <input type="checkbox"/> Streamlined Rate Lock <input type="checkbox"/> Single Asset Substitution Eligible <input type="checkbox"/> DUS MAST <input type="checkbox"/> Small Loan <input type="checkbox"/> Moderate Rehab <input type="checkbox"/> Substantial Rehab <input type="checkbox"/> New Construction <input type="checkbox"/> DUS Plus Mezzanine <input type="checkbox"/> Interest Reduction Payment (IRP) Subsidy	



Mortgage Loan B secured by Property 1 (Subordinate Mortgage Loan – FM Loan #1714591545)

<input type="checkbox"/> Non-Delegated Insurance Waivers <input type="checkbox"/> Non-Delegated Legal Waivers <input type="checkbox"/> Other Guide Waivers <input type="checkbox"/> Underwriting Standards Variances		DU's Gateway Deal ID
Commitment Amount (\$)	10,000,000.00	Interest Type
Investor Price (%)	100.00000	Fannie Mae Participation (%)
Interest Only?	Partial	Interest Accrual Method
Original Term of Loan (months)	120	Amortization Term (months)
Est. LTV at Commitment (%) (Combined if Supplemental)	81.9	Est. DSRC at Commitment (Combined if Supplemental)
Cross Default - Cross Collaboration	Cross Default Only	Servicing Fee Rate (%)
Current Interest Rate (%)	7.00000	Lender Pass Through Rate (%)
Guaranty Fee Rate (%)	0.50000	Original Book Entry Date
Date of Trade (mm/dd/yyyy)	05/06/2014	
Trader (Investor)		
<b>ARM Attributes (Interest Type - Variable)</b> ARM Plan Number: 02255, Choose ARM Plan Rate Adjustment Index: 1 MONTH BRITISH BANKERS LIBOR - DAILY ARM Plan Version: A Rate Change Frequency (months): 1 Payment Change Frequency (months): 1 Rate Change Maximum Increase (%): 1.0000 Rate Change Maximum Decrease (%): 1.0000 Payment Change Maximum Increase (%): 0.0000 Payment Change Maximum Decrease (%): 0.0000 Original Note Rate (%): 3.80000 Original Index Rate (%): 2.00000 Required Net Margin (%): 1.50000 Mortgage Margin (%): 1.80000 Lifetime Maximum Interest Rate (%): 7.50000		
<b>Additional Debt</b> Add Additional Debt (Record 1) Lien Priority: 1st Line of Credit? Yes Lien Holder: Fannie Mae Fannie Mae Loan Number: 1714591544		

Loan Page:

Delete	Crossed Commitment Number	Crossing Relationship	Crossed Fannie Mae Loan Number
<input type="checkbox"/>	Loan A	Cross Default Only	1714591544

Mortgage Loan B secured by Property 1 (Subordinate Mortgage Loan – FM Loan #1714591545)

Additional Debt - Record 1			
Lien Priority	1st	Line of Credit?	Yes
Lien Holder	Fannie Mae	Line of Credit Full Amount (\$)	10,000.00
Fannie Mae Loan Number	1714591544	Minimum Interest Rate (%)	3.00000
Is Prior Lien an MBS?	No	Fannie Mae Pool Number	
Anticipated UPB at Acquisition (\$)	100,000.00	Maturity Date (mm/dd/yyyy)	12/01/2025
Interest Type	Variable	Original Amortization Term (months)	36
Current Interest Rate (%)	4.00000	Balloon?	Yes
Monthly Payment (\$)	1,000.00	Maximum Monthly Payment (\$)	10,000.00
Margin (%)	1.50000	Last Interest Only Payment Date (mm/dd/yyyy)	
Is Prior Lien a Capped ARM?	Yes	Monthly Payment At Cap (\$)	10,000.00





Scenario #9: Split Mortgage Loan – 2 Way Cross-Default (NO Cross-Collateralization): 1st Lien Mortgage Loan A and Subordinate Mortgage Loan B are originated at different times; each is cross-defaulted but NOT cross-collateralized as both are secured by the single Property.

Split Mortgage Loans – 1st Lien Mortgage Loan/Supplemental Mortgage Loan originated at different times – Scenario 9

Scenario #9	Should Cross Relationship data be entered in Acquisition System?	Additional Disclosure Require?	How/Where to enter Cross-Default/Cross-Collateralization Information	Comments
1st Lien Mortgage Loan A secured by Property 1	No	Yes	<ul style="list-style-type: none"> <li>Additional Disclosure Indicator is Yes.</li> <li>Additional Disclosure Comments (sample language): <b>Split Mortgage Loan: Mortgage Loan B may be delivered within 12 months of delivery of Mortgage Loan A. Mortgage Loan B is Commitment # XXXXXX (if available). Combined DSCR and LTV for Mortgage Loan A and B, are X and Y.</b></li> </ul>	
Subordinate Mortgage Loan B secured by Property 1	Yes	Yes	<ul style="list-style-type: none"> <li>Select: "Cross Default Only" under "Cross Default/Cross Collateralize" field in Acquisition System on Commitment Page.</li> <li>Add Fannie Mae Commitment and Loan Number for Mortgage <u>Loan A</u> on the Loan Page.</li> <li>Additional Disclosure Indicator is Yes.</li> <li>Additional Disclosure Comments (sample language): <b>Split Mortgage Loan: Mortgage Loan A Commitment #XXXXXX and Fannie Mae Loan #XXXXXXXXXX.</b></li> </ul>	Additional debt information for Mortgage Loan A will be included in the submission for Mortgage Loan B.

Mortgage Loan A secured by Property 1 (1st Lien Mortgage Loan – FM Loan #1714591555)

**Commitment Page**

Commitment Information		Commitment State	Draft
Commitment Number	893063	Commitment Submitted	
Commitment Last Updated	07/26/2019 7:12 PM by MV-B Test User 8	Commitment Confirmed	
Fannie Mae Seller Name & Number	Berkeley Point Capital LLC - 213190709	Commitment Period (days)	
Commitment Expiration Date	<input type="text"/>	Pending Review?	<input type="checkbox"/>
Fannie Mae Pre-Review	<input type="text"/> Pre-Review Mortgage Loan	Additional Disclosure Comments	DUS Split Loan: Mortgage Loan B may be delivered within 12 months of delivery of Mortgage Loan A. Mortgage Loan B is Commitment # XXXXXX (if available). Combined DSCR and LTV for Mortgage Loan A and B, are X and Y.
Additional Disclosure? (Definition)	<input type="text"/> Yes	Additional Disclosure Seller Contact E-mail	AdditionalDisclosure@email.com
Additional Disclosure Seller Contact Name	<input type="text"/> Additional Disclosure Contact		

Cross Default/Cross Collateralize indicator on Commitment Page SHOULD NOT BE SELECTED.

Crossed Loan Information on the Loan Page SHOULD NOT BE SELECTED.



Mortgage Loan B secured by Property 1 (Subordinate Mortgage Loan – FM Loan #1714591645)

Commitment Page

<b>Commitment Information</b>		Commitment State		Draft
Commitment Number	893063	Commitment Submitted		
Commitment Last Updated	07/26/2019 7:12 PM by MV-B Test User 8	Commitment Confirmed		
Fannie Mae Seller Name & Number	Berkeley Point Capital LLC - 213190709	Commitment Period (days)		
Commitment Expiration Date		Pending Review?	<input type="checkbox"/>	
Fannie Mae Pre-Review	Pre-Review Mortgage Loan	Additional Disclosure Comments		
Additional Disclosure? (Definition)	Yes	DUS Split Loan: Mortgage Loan A Commitment #893063 and Fannie Mae Loan #1714591555.		
Additional Disclosure Seller Contact Name	Additional Disclosure Contact	Additional Disclosure Seller Contact E-mail	AdditionalDisclosure@email.com	
<b>Pricing Attributes</b>				
Execution Type	MBS	Green Financing Type	* Green Building Certification	
Delivery Channel Type	DUS	Structured Facility Management Deal ID		
Tier / Level	2	Tier Drop Eligible?	No	
Pricing Structure (Informational)	Tier Plus Plus	Lender / Fannie Mae Pricing Waiver?	Fannie Mae Approved G/S Fee Waiver	
Additional Debt?	Yes	Supplemental	Collateral Supplemental	
Loan Purpose	* Not an Acquisition, Refinance, or Conversion			
	<input type="checkbox"/> Refinance: Ending Loan Holder: <input type="text"/> Fannie Mae Refinance Type: <input type="text"/> Lender Refinance Type: <input type="text"/> Other Refinance Type: <input type="text"/> <input type="checkbox"/> Other: <input type="text"/> <input type="checkbox"/> Conversion: Conversion Type: <input type="text"/> Old Fannie Mae Loan Number: <input type="text"/>			

Mortgage Loan B secured by Property 1 (Subordinate Mortgage Loan – FM Loan #1714591645)

<b>Commitment Details</b>		DUS Gateway Deal ID		<input type="text"/>
Types of Commitment Variances/Waivers		Interest Type		
<input type="checkbox"/> Non-Delegated Insurance Waivers <input type="checkbox"/> Non-Delegated Legal Waivers <input type="checkbox"/> Other Guide Waivers <input type="checkbox"/> Underwriting Standards Variances <input type="checkbox"/> None		Variable		
Commitment Amount (\$)	1,044,000.00	Fannie Mae Participation (%)	100.0000	
Investor Price (%)		Interest Accrual Method	Select...	
Interest Only?	Yes	Amortization Term (months)	<input type="text"/>	
Original Term of Loan (months)	120	Est. DSCR at Commitment (Combined if Supplemental) (Definition)	<input type="text"/>	
Est. LTV at Commitment (%) (Combined if Supplemental)		Cross Default / Cross Collateralize	Cross Default Only	
Current Interest Rate (%)	3.33000	Current Interest Rate (%)	0.22500	
Guaranty Fee Rate (%)	0.31500	Lender Pass Through Rate (%)	2.79000	
Date of Trade (mm/dd/yyyy)	10/14/2014	Original Book Entry Date	07/26/2019	
Trader (Investor)				
<b>Additional Debt</b>				
1st Additional Debt - Record 1				
Lien Priority	1st	Line of Credit?	Yes	
Lien Holder	Fannie Mae	Fannie Mae Loan Number	1714591555	



Mortgage Loan B secured by Property 1 (Subordinate Mortgage Loan – FM Loan #1714591645)

Loan Page

Crossed Loan Information		
Delete	Crossed Commitment Number *	Crossing Relationship
<input type="checkbox"/> Loan A	Cross Default Only	Crossed Fannie Mae Loan Number
		1714591555

Additional Debt			
Additional Debt - Record 1			
Loan Priority	1st	Line of Credit?	Yes
Loan Holder	Fannie Mae	Line Of Credit Full Amount (\$)	+ 10,000.00
Fannie Mae Loan Number	1714591555	Minimum Interest Rate (%)	3.00000
Is Prior Lien an MBS?	No	Fannie Mae Pool Number	
Anticipated UPS at Acquisition (\$)	100,000.00	Maturity Date (mm/dd/yyyy)	+ 12/01/2025
Interest Type	Variable	Original Amortization Term (months)	+ 36
Current Interest Rate (%)	+ 4.00000	Balloon?	+ Yes
Monthly Payment (\$)	+ 1,000.00	Maximum Monthly Payment (\$)	+ 10,000.00
Margin (%)	1.50000	Last Interest Only Payment Date (mm/dd/yyyy)	
Is Prior Lien a Capped ARM?	Yes	Monthly Payment At Cap (\$)	10,000.00



## What is a Bifurcated Mortgage Loan?

A [Bifurcated Mortgage Loan](#) is a single [Mortgage Loan](#) that is evidenced by two separate [Notes](#). Both Notes have the same payment and collateral priority, and are secured by the same Security Instrument. A [Bifurcated Mortgage Loan](#) allows the [Borrower](#) to deleverage a portion of the debt. Each Note in a Bifurcated Mortgage Loan may have different loan terms (e.g., Maturity Date, required Prepayment Premium), which permits the Borrower to pay-off a portion of the total debt during the term of the Bifurcated Mortgage Loan.

One example of a Bifurcated Mortgage Loan is where one of the Notes is subject to an Interest Reduction Program (IRP). An Interest Reduction Program (IRP) is a Mortgage Loan to a Borrower entitled to an interest reduction payment on a HUD Section 236 Property that is collateral for the Mortgage Loan. (The payments were initially associated with an FHA Section 236 loan. They reduced the effective interest rate on the Section 236 loan, hence the name). IRP payments that have been “de-coupled” from the original Section 236 loan can be used to support one of the two notes in a Bifurcated Mortgage Loan, separate and apart from the other Note that is sized based on project Net Operating Income (NCF). The NCF (Net Cash Flow) value is the total of Property net income and the IRP subsidy. (See Part 3, Chapter 7, Section 709.02 in the Multifamily Selling and Servicing Guide for more details on de-coupled IRP payments when there are Additional Proceeds for the Mortgage Loan.)

**NOTE:** Only level-payment IRP loans are permitted for all executions. In addition, each IRP Mortgage Loan requires a separate Note.

Each Note must be entered separately in C&D. The total NCF, LTV, and DSCR values should be entered in the applicable C&D fields for both Notes.

The following information must be entered for both Notes:

- Additional Disclosure (Yes) and Additional Disclosure comments should be entered (See below);
- Crossing Relationship; and
- Additional Debt.

See sample print screens below illustrating how to correctly enter the data in C&D. This information can also be found in the Data Guidance for Cross-Defaulted and Cross-Collateralized Mortgage Loans job aid;

<https://multifamily.fanniemae.com/media/7586/display>.



Scenario #7: Bifurcated Mortgage Loan (A/B Structure) – 2 Way Cross-Default (NO Cross-Collateralization): Mortgage Loan A and Mortgage Loan B are originated at the same time, using a bifurcated loan structured, and secured by the same Property; each is cross-defaulted but NOT cross-collateralized as both are secured by the single Property.

Scenario #7	Should Cross Relationship data be entered in Acquisition System?	Additional Disclosure Required?	How/Where to enter Cross-Default/Cross-Collateralization Information	Comments
Mortgage Loan A secured by Property 1	Yes	Yes	<ul style="list-style-type: none"> <li>Select: "Cross Default Only" under "Cross Default/Cross Collateralize" field in Acquisition System on Commitment Page. Add Fannie Mae Commitment and Loan Number for Mortgage Loan B on the Loan Page.</li> <li>Additional Disclosure Indicator is Yes.</li> <li>Additional Disclosure Comments (sample language): <b>Bifurcated Structure; Loan B is Commitment #XXXXXX</b></li> </ul>	<p>Additional Disclosure is required because of the bifurcated loan structure.</p> <p>Additional debt information for Mortgage Loan B will be included in the submission for Mortgage Loan A.</p> <p>Contact the Acquisition Analyst to obtain the Fannie Mae Loan Number(s) and submit a data correction.</p>
Mortgage Loan B secured by Property 1	Yes	Yes	<ul style="list-style-type: none"> <li>Select: "Cross Default Only" under "Cross Default/Cross Collateralize" field in Acquisition System on Commitment Page.</li> <li>Add Fannie Mae Commitment and Loan Number for Mortgage Loan A on the Loan Page.</li> <li>Additional Disclosure Indicator is Yes.</li> <li>Additional Disclosure Comments (sample language): <b>Bifurcated Structure; Loan A is Commitment #XXXXXX.</b></li> </ul>	<p>Additional Disclosure is required because of the bifurcated structure.</p> <p>Additional debt information for Mortgage Loan A will be included in the submission for Mortgage Loan B.</p> <p>Contact the Acquisition Analyst to obtain the Fannie Mae Loan Number(s) and submit a data correction.</p>

Bifurcated Mortgage Loan (A/B Structure) originated concurrently – Scenario 7

Mortgage Loan A secured by Property 1. The same process will be used to enter Mortgage Loan B secured by Property 1.

Commitment Page:

The screenshot shows the Fannie Mae Commitment Page with the following key details:

- Commitment Information:** Commitment Number 802740, Last Updated 07/02/2019 11:08 AM by MV-B Test User B, Seller Deutsche Bank Bankshire Mortgage, Inc. - 290599723.
- Pricing Attributes:** Execution Type MBS, Delivery Channel Type Select, Tier / Level Select, Pricing Structure Select, Additional Debt? Yes.
- Loan Purpose:** Acquisition. Includes fields for Existing Loan Holder, Fannie Mae Reference Type, Lender Reference Type, Other Reference Type, and Conversion Type.
- Property Type:** Select. Includes checkboxes for various attributes like Early Rate Lock, Streamlined Rate Lock, Single Asset Substitution Eligible, DUS MAST, Small Loan, Moderate Rehab, Substantial Rehab, New Construction, DUS Plus Mezzanine, Interest Reduction Payment (IRP) Subsidy, Bifurcated Structure (highlighted in red), Other types, FHA/VA/RHS Gov't Insured/Guaranteed, Multifamily Housing Preservation, Multifamily Bridge Loan, Independent Living (IL), Assisted Living (AL), Alzheimer's (ALZH), and Skilled Nursing Facility (SNF).
- Additional Disclosure Comments:** Bifurcated: Commitment Number for Loan B is XXXXXX.



**Commitment Details**

\* Types of Commitment Variances/Waivers  
 Non-Originated Insurance Waivers  
 Non-Originated Legal Waivers  
 Other Guide Waivers  
 Underwriting Standards Variance  
 None

Commitment Amount (\$) + 10,000,000.00  
 Interest Type + Variable

Investor Price (%) + 100.00000  
 Interest Only? + Partial  
 Original Term of Loan (months) + 120  
 Est. LTV at Commitment (%) (Combined if Supplemental) + 51.5  
 Cross Default / Cross Collateralize + Cross Default Only

Current Interest Rate (%) + 7.00000  
 Guaranty Fee Rate (%) + 0.50000  
 Date of Trade (mm/dd/yyyy) + 06/30/2014  
 Trader (Investor) +

D/S Gateway Deal ID +  
 Fannie Mae Participation (%) + 100.0000  
 Interest Accrual Method + 36360  
 Amortization Term (months) + 360  
 Est. DSCR at Commitment (Combined if Supplemental) (Definition) + 2.00  
 Servicing Fee Rate (%) + 0.30000  
 Lender Pass Through Rate (%) + 4.20000  
 Original Book Entry Date + 06/20/2019

**ARM Attributes (Interest Type = Variable)**

ARM Plan Number + 30255 Choose ARM Plan

ARM Plan Attributes	Rate Adjustment Index	ARM Plan Version	Rate Change Frequency (months)	Payment Change Frequency (months)	Rate Change Maximum Increase (%)	Rate Change Maximum Decrease (%)	Payment Change Maximum Increase (%)	Payment Change Maximum Decrease (%)
	1 MONTH BRITISH BANKERS LIBOR - DAILY	A	1	1	1.000	1.000	0.000	0.000

Original Note Rate (%) + 3.00000  
 Original Index Rate (%) + 2.00000  
 Required Net Margin (%) + 1.50000  
 Mortgage Margin (%) + 1.00000  
 Lifetime Maximum Interest Rate (%) + 7.50000

**Additional Debt**

1st Additional Debt - Record 1

Lien Priority + 1st  
 Lien Holder + Fannie Mae  
 # Other +  
 Line of Credit? + Yes  
 Fannie Mae Loan Number + 1714591555

Add Additional Debt

**Crossed Loan Information**

Delete	Crossed Commitment Number	Crossing Relationship	Crossed Fannie Mae Loan Number
<input type="checkbox"/>	Loan B	Cross Default Only	1714591555

Add New Row Delete Selected

**Loan Page:**

**Additional Debt**

Additional Debt - Record 1

Lien Priority	1st	Line of Credit?	Yes
Lien Holder	Fannie Mae	Line Of Credit Full Amount (\$)	+ 10,000.00
Fannie Mae Loan Number	703833600	Minimum Interest Rate (%)	3.00000
Is Prior Lien an NBS?	1714591555	Fannie Mae Pool Number	
Anticipated UPB at Acquisition (\$)	100,000.00	Maturity Date (mm/dd/yyyy)	+ 12/01/2025
Interest Type	+ Variable	Original Amortization Term (months)	+ 36
Current Interest Rate (%)	+ 4.00000	Balloon?	+ Yes
Monthly Payment (\$)	+ 1,000.00	Maximum Monthly Payment (\$)	+ 10,000.00
Margin (%)	1.50000	Last Interest Only Payment Date (mm/dd/yyyy)	
Is Prior Lien a Capped ARM?	Yes	Monthly Payment At Cap (\$)	10,000.00



## Lender Roles (Contact your Technology Manager)

Three security roles exist for Lenders: “View Only”, “Lender Analyst”, and “Lender Manager”. A Lender will only have access to deals that correspond to its 5 digit Seller Loan Number, but will have access to all branch numbers. The roles are outlined below.

Security roles are set up for users based on the information provided on the [User Registration](#) forms for the application. There are two main types of security roles: View Only and Edit. View Only means users can view data but not add, modify, or delete data. With Edit access, users may make modifications to certain data depending on their level of access.

Lender Roles	Capabilities	Notes
<b>Lender View Only</b>	View Only on all screens. Users cannot add, update or delete data, but can navigate to all screens. Can use Download action to download any/all data. Can view and generate reports.	
<b>Lender Analyst</b>	Users can enter data on all screens – “Registration”, “Commitment”, “ASAP+ Early Funding”, “Loan”, “Pool”, “Participant”, and “Collateral”. Can run ACheck™ and all business validations. Can use Upload action to upload any/all data. Can use Download action to download any/all data.	Can delete “Pools”, “Commitments”, and “Collateral” only in proper state (i.e., nothing confirmed or submitted)
<b>Lender Manager</b>	Users can enter data on all screens – “Registration”, “Commitment”, “ASAP+ Early Funding”, “Loan”, “Pool”, “Participant”, “Collateral” and “Seller Profile”. Can run ACheck and all business validations. Can use Upload action to upload any/all data. Can use Download action to download any/all data. Can “Submit Commitment”, “Submit for Securitization” and “Submit ASAP+ Early Funding Request”. Can “Add Change Request” for Super User review.	Can delete “Pools”, “Commitments”, and “Collateral” only in proper state (i.e., nothing confirmed or submitted). Can add Payee Code Nicknames to active Payee Codes.



## Contact Information

Team	Email
Multifamily Acquisitions (Conventional & Affordable)	mf_acquisitions@fanniemae.com
	mf_forwards_team@fanniemae.com
Data Change Team	SU_Requests@fanniemae.com
Certification & Custody Team	MultifamilyCertification-Group-FWD@fanniemae.com
Multifamily Disclosure	mfmbbs_disclosureqa@fanniemae.com
DUS DocWay	DUSDocWay_Support@fanniemae.com
Capital Markets Operations	capmktops_settlements@fanniemae.com