Multifamily Mortgage Business Guide Update 18-01

March 14, 2018

To: Multifamily Lenders

From: Michele Evans, Senior Vice President and Chief Operating Officer, Multifamily Mortgage Business

Subject: Guide Memo 18-01 | Part IVA – Committing

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**HIGHLIGHTS**

Effective March 19, 2018, Fannie Mae is updating the Multifamily Selling and Servicing Guide ("Guide") to align with recent updates to Fannie Mae systems and Guide Forms, affecting the following chapter:

- Part IVA, Chapter 3 – Committing.

**Change**

Fannie Mae is updating the Guide to correspond with recently published [Lender Letter 17-17](#) which announced the implementation of Form 4097.Fixed Rate and Form 4097.ARM, and aligned the information required from Lenders when trading MBS with the terminology used in DUS Disclose™.

Primary Guide updates include:

- revising the Minimum Required Trade Information provided by the Lender to any potential Investor using either:
  - Form 4097.Fixed Rate – Multifamily Required Trade Information for Fixed Rate Cash or MBS Loans, for a fixed rate Mortgage Loan; or
  - Form 4097.ARM – Multifamily Required Trade Information for ARM Cash or MBS Loans, for an ARM Loan, SARM Loan, or Hybrid ARM Loan;

- replacing references to “Special Disclosure” with “Additional Disclosure”; and

- clarifying that Mortgage Loans must be registered in DUS Gateway.

Please refer to the Guide chapter for complete details.

**Effective Date**

This Guide Update is effective March 19, 2018.

**Questions**

Please contact your Fannie Mae Representative with any questions.
Associated Documents
On the Effective Date, the updated Guide chapter will be published on AllRegs.

- Part IVA, Chapter 3 – Committing (clean and blackline)