



Multifamily Mortgage Business Guide Update 18-05

June 27, 2018

To: Multifamily Lenders

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

Subject: Guide Memo 18-05 | Suspension of Fixed+1 Mortgage Loans

HIGHLIGHTS

Effective July 2, 2018, Fannie Mae is suspending the Fixed+1 Mortgage Loan product option. Fixed+1 Mortgage Loans will no longer be eligible for purchase by Fannie Mae, affecting the following chapter of the Multifamily Selling and Servicing Guide (Guide):

- Part IIIC, Chapter 7 – Fixed+1 Mortgage Loans.

Change

Fannie Mae is suspending the Fixed+1 Mortgage Loan product. The product was originally designed as a cash execution and has had limited use in recent years. Fannie Mae will provide advance notice of any future status changes.

Effective Date

This Guide Update is effective July 2, 2018.

Questions

Please contact your Deal Team with any questions.

Associated Documents

On the Effective Date, the updated Guide chapter will be published on AllRegs.

- Part IIIC, Chapter 7 – Fixed+1 Mortgage Loans ([clean](#) and [blackline](#))