

Guide Topic Resource

Introduction

This Guide Topic Resource is a list of frequently searched Freddie Mac *Multifamily Seller/Service Guide* (Guide) topics and their corresponding key related Guide sections and web resources.

The key related Guide sections and web resources listed for each topic are intended to assist you in finding relevant resources, but do not constitute all resources related to the topics.

If you have any additional topics or resources you'd like added, please email the [Multifamily Guide Team](#).

Updates, Legal Documents and Training Resources

Bookmark the following pages for updates:

- **Guide Bulletins** – AllRegs® or mf.freddiemac.com/lenders/guide/bulletins.html
- **SBL** – https://mf.freddiemac.com/lenders/uw#_024-sbl-updates
- **TAH** – <https://mf.freddiemac.com/lenders/uw#tah-updates>

For **Loan Documents and Legal Analyses**, go to the Legal Documents [page](#).

For **training** curricula, go to [Optigo Academy](#).

Appraisal

Key Related Guide Sections and Forms	Key Related Web Resources
<ul style="list-style-type: none"> • Chapter 60 – Appraiser and Appraisal Requirements 	<ul style="list-style-type: none"> • Additional Appraisal Requirements Memorandum • Appraisal FAQs • Real Estate Appraisals Best Practices • SBL Appraisals: 50 Pages or Less Guide • Optigo Academy: Multifamily Appraisal 101 Curriculum

Borrower Principals and Key Borrower Principals

Key Related Guide Sections and Forms	Key Related Web Resources
<p>General Borrowers</p> <ul style="list-style-type: none"> • Chapter 9 – General • Form 1114 – Certification – Org Chart • Form 1115 – Borrower and Key Borrower Principal Certificate 	<ul style="list-style-type: none"> • Guidance – Organizational Charts • Organizational Chart Interactive Guidance • Optigo Academy: SBL New Servicer Curriculum Module 7 – Borrower Transactions

<ul style="list-style-type: none"> • Form 1112 – Borrower and Key Borrower Principal Blanket Certification <p>SBL Borrowers</p> <ul style="list-style-type: none"> • Chapter 9SBL – General • Form 1114 – Certification – Org Chart • Form 1115 – Borrower and Key Borrower Principal Certificate • Form 1112 – Borrower and Key Borrower Principal Blanket Certification 	
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Commercial lease	
Key Related Guide Sections and Forms	Key Related Web Resources
<p>Selling, origination and underwriting</p> <ul style="list-style-type: none"> • Section 8.11 – Nonresidential leases • Section 8SBL.11 – SBL Nonresidential leases <p>Servicing</p> <ul style="list-style-type: none"> • Section 43.24 – Commercial/non-residential leases 	<p>N/A</p>

Equity Conflict of Interest	
Key Related Guide Sections and Forms	Key Related Web Resources
<ul style="list-style-type: none"> • Section 2.25 – General • Section 36.18 – Servicing • Section 41.4 – Transfers of Ownership • Section 41SBL.4 – SBL Transfers of Ownership 	<ul style="list-style-type: none"> • Equity Conflicts of Interest Determination Chart • Optigo Academy: Preferred Equity – Legal & UW Perspectives Presentation

Fixed-Rate	
Key Related Guide Sections and Forms	Key Related Web Resources
<ul style="list-style-type: none"> • Section 17.2 – Fixed-rate Mortgage requirements 	<ul style="list-style-type: none"> • Fixed-Rate Loan Term Sheet

Floating-Rate	
Key Related Guide Sections and Forms	Key Related Web Resources
<ul style="list-style-type: none"> Section 17.3 – Floating-Rate Mortgage requirements 	<ul style="list-style-type: none"> Floating-Rate Loan Term Sheet

Green Advantage	
Key Related Guide Sections and Forms	Key Related Web Resources
<ul style="list-style-type: none"> Chapter 24 – Freddie Mac Multifamily Green Advantage Chapter 65 – Green Report Requirements Form 1106 – Green Report Form 1209 – Green Retrofits Certification 	<ul style="list-style-type: none"> Green Advantage Term Sheet

Ground lease	
Key Related Guide Sections and Forms	Key Related Web Resources
<ul style="list-style-type: none"> Chapter 30 – General requirements Section 60.31 – Appraisals 	<ul style="list-style-type: none"> Ground Lease Analysis

Guarantor	
Key Related Guide Sections and Forms	Key Related Web Resources
<p>Selling, origination and underwriting</p> <ul style="list-style-type: none"> Chapter 9 – Borrower Fundamentals Chapter 9SBL – SBL Borrower Fundamentals Form 1114 – Certification – Org Chart Form 1115 – Borrower and Key Borrower Principal Certificate Form 1112 – Borrower and Key Borrower Principal Blanket Certification 	<ul style="list-style-type: none"> Guidance – Organizational Charts Organizational Chart Interactive Guidance

HUD Section 8	
Key Related Guide Sections and Forms	Key Related Web Resources
<ul style="list-style-type: none"> Section 17.1 – Originating and underwriting Section 23.3 – TAH originating and underwriting Section 40.7d – Assessing the physical condition of the Property and any risk issues 	<ul style="list-style-type: none"> HUD Section 8 Financing Term Sheet

Inspection	
Key Related Guide Sections and Forms	Key Related Web Resources
<p>Selling, origination and underwriting</p> <ul style="list-style-type: none"> Section 8.15 – General properties Section 8SBL.15 – SBL properties Section 8.16 – Forward Commitments Section 19A.14 – TAH Cash Mortgage under a Forward Commitment Section 22.8 – MHC Mortgages <p>Servicing</p> <ul style="list-style-type: none"> Chapter 40 – Assessments and reporting Section 40.7 – Conducting an inspection <p>See also: Third-party reports</p>	<ul style="list-style-type: none"> Property Inspection & Lease Audit Form Optigo Academy: Inspection Best Practices Presentation

Insurance	
Key Related Guide Sections and Forms	Key Related Web Resources
<p>Seller/Servicer</p> <ul style="list-style-type: none"> Section 3.16 – Seller/Servicer’s fidelity and errors & omissions insurance coverage <p>Third-Party Consultants</p> <ul style="list-style-type: none"> Section 11.5 – Insurance requirements for third-party consultants <p>Title Insurance</p> <ul style="list-style-type: none"> Chapter 29 – Title, Description, Survey Chapter 29SBL – SBL Title, Description, Survey <p>Property Insurance</p> <ul style="list-style-type: none"> Chapter 31 – Insurance Requirements Form 1133 – Seller/Servicer Certification of Insurance Coverage 	<ul style="list-style-type: none"> Optigo Academy: New Servicer Curriculum Module 5 – Insurance Optigo Academy: SBL Insurance Best Practices

REO Insurance	
<ul style="list-style-type: none"> Section 45.2 – REO insurance 	

Liquidity	
Key Related Guide Sections and Forms	Key Related Web Resources
<p>Seller/Servicer</p> <ul style="list-style-type: none"> Section 3.3 – Seller/Servicer required net worth, minimum servicing volume, and liquid assets Section 3.4 – Servicer-only net worth requirements Glossary <p>Borrower</p> <ul style="list-style-type: none"> Section 9.2 – Borrower requirements Section 9.11 – Foreign Guarantor Section 9SBL.2 – SBL Borrower and Borrower Principal requirements 	N/A

Manufactured Housing Community (MHC)	
Key Related Guide Sections and Forms	Key Related Web Resources
<ul style="list-style-type: none"> Chapter 22 – General Section 40.16 – Reporting for Special Product Type Mortgages 	<ul style="list-style-type: none"> Manufactured Housing Community Loan Term Sheet Manufactured Housing Resident Owned Community Loan

Moderate Rehab	
Key Related Guide Sections and Forms	Key Related Web Resources
<ul style="list-style-type: none"> Section 17.4 – Moderate Rehabilitation (Mod Rehab Mortgages) Section 39.9 – Servicing Moderate Rehabilitation (Mod Rehab) Mortgages Section 60.28 – Appraisals for Moderate Rehabilitation 	<ul style="list-style-type: none"> Moderate Rehab Term Sheet

Preferred Equity	
Key Related Guide Sections and Forms	Key Related Web Resources
<ul style="list-style-type: none"> Section 9.9 – General 	<ul style="list-style-type: none"> Optigo Academy: Preferred Equity – Legal & UW Perspectives Presentation

Property Management	
Key Related Guide Sections and Forms	Key Related Web Resources
<p>Selling, origination and underwriting</p> <ul style="list-style-type: none"> Section 8.13 – General properties Section 8SBL.13 – SBL properties Section 10.2 – Management and maintenance Section 22.2 – Mortgage eligibility and Property requirements <p>Servicing</p> <ul style="list-style-type: none"> Section 43.19 – General Section 41.1 – Transfers of Ownership Section 41SBL.1 – SBL Transfers of Ownership 	<ul style="list-style-type: none"> Property Management Change Certification Optigo Academy: Property Overview

Radon	
Key Related Guide Sections and Forms	Key Related Web Resources
<p>Servicing</p> <ul style="list-style-type: none"> Section 43.26 – Test results reporting to Freddie Mac <p>Third-party reports</p> <ul style="list-style-type: none"> Section 61.14 – Environmental assessment Exhibit 11 – Testing and Mitigation Standards Form 1103 – Environmental site assessment See also: Third-party reports 	<ul style="list-style-type: none"> Property Condition and Environmental Reports Best Practices Review Report Aid for Environmental Reports

Regulatory agreement	
Key Related Guide Sections and Forms	Key Related Web Resources
<ul style="list-style-type: none"> • Section 23.2 – General • Section 25.14 – Regulatory agreement compliance monitoring for TAH TELs • Section 28.24 – Regulatory agreement compliance monitoring for TAH Bond Credit Enhancement Mortgages • Section 55.2 – Requirements for documents contained in the underwriting package or documents relating to a Transfer of Ownership 	<ul style="list-style-type: none"> • Optigo Academy: SBL Legal – Regulatory Agreements

Rent roll	
Key Related Guide Sections and Forms	Key Related Web Resources
<p>Selling, origination and underwriting</p> <ul style="list-style-type: none"> • Section 8.15 – General properties • Section 8SBL.15 – SBL properties • Section 55.2 – Requirements for documents contained in the underwriting package or documents relating to a Transfer of Ownership • Chapter 55SBL – SBL Documentation and Deliveries <p>Servicing</p> <ul style="list-style-type: none"> • Chapter 40 – Assessments and reporting 	<ul style="list-style-type: none"> • Financial Statement and Rent Roll Submission Protocol • Rent Roll Template • Optigo Academy: SBL Rent Roll Analysis <ul style="list-style-type: none"> ○ Part 1 – Inspection ○ Part 2 – Inspection Report ○ Part 3 – GPR/NRI, Collections, Reports, Lease Audit

Replacement reserve	
Key Related Guide Sections and Forms	Key Related Web Resources
<p>Selling, origination and underwriting</p> <ul style="list-style-type: none"> • Section 21.16 – Appraiser and Appraisal requirements for Seniors Housing Properties • Section 22.2 – Mortgage eligibility and Property requirements for MHCs <p>Servicing</p> <ul style="list-style-type: none"> • Chapter 39 – Administration of Reserves; Monitoring Repairs 	<ul style="list-style-type: none"> • Review Report Aid for Property Condition Reports

<ul style="list-style-type: none"> • Form 1056 – Reserves Held in Custodial Accounts <p>Third-party reports</p> <ul style="list-style-type: none"> • Section 62.6 – Form 1105, Property Condition Assessment • Section 62SBL.3 – SBL Physical Risk Report requirements • Section 66.3 – Physical Risk Report requirements 	
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Seismic	
Key Related Guide Sections and Forms	Key Related Web Resources
<p>MHCs</p> <ul style="list-style-type: none"> • Section 22.7 – Seismic Risk Assessment requirements for Manufactured Housing Communities <p>Earthquake Insurance</p> <ul style="list-style-type: none"> • Section 31.9 – Earthquake insurance <p>Seismic Risk Assessment</p> <ul style="list-style-type: none"> • Chapter 64 – Seismic Risk Assessment Requirements • Chapter 64SBL – SBL Seismic Risk Assessment Requirements • Form 1102 – Seismic Risk Assessment Summary 	<ul style="list-style-type: none"> • Elevated Seismic Hazard Region Map • Optigo Academy: Seismic Training

Seniors Housing Loans	
Key Related Guide Sections and Forms	Key Related Web Resources
<ul style="list-style-type: none"> • Chapter 21 – General 	<ul style="list-style-type: none"> • Seniors Housing Loan Term Sheet

Small Balance Loans (SBL)	
Key Related Guide Sections and Forms	Key Related Web Resources

<ul style="list-style-type: none"> • Chapter 8SBL – Borrower requirements • Chapter 9SBL – SBL Borrower and Borrower Principal requirements • Chapter 18SBL – Originating an SBL Mortgage • Chapter 29SBL – SBL Title, Description, Survey and UCC Search • Chapter 41SBL – SBL Transfers of Ownership • Chapter 46 SBL – SBL Collateral, Repurchase, Loss and Securitization • Section 55SBL.2 – Requirements for documents contained in the underwriting package or documents relating to a Transfer of Ownership • Chapter 62SBL – SBL Physical Risk Report Requirements • Chapter 64SBL – SBL Seismic Risk Assessment Requirements • Form 1104 – SBL Physical Risk Report 	<ul style="list-style-type: none"> • Small Balance Loan Term Sheet
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SPE equity owner	
Key Related Guide Sections and Forms	Key Related Web Resources
<ul style="list-style-type: none"> • Section 9.2 – Borrower requirements • Section 9SBL.2 – SBL Borrower and Borrower Principal requirements • Form 1114 – Certification – Org Chart 	<p>N/A</p>

Student housing	
Key Related Guide Sections and Forms	Key Related Web Resources
<ul style="list-style-type: none"> • Section 8.20 – Student Housing Properties • Section 60.22 – Student Housing Appraisal requirements • Form 1120 – Student Housing Questionnaire 	<ul style="list-style-type: none"> • Student Housing Loan Term Sheet • Student Housing Value-Add Loan Term Sheet

Subordinate debt	
Key Related Guide Sections and Forms	Key Related Web Resources
<ul style="list-style-type: none"> • Section 8.12 – Subordinate financing • Section 19.2 – Mortgage requirements • Section 25.2 – Additional underwriting requirements for TAH TELs • Section 28.2 – Additional UW requirements for TAH Bond Credit Enhancement Mortgages • Section 55.2 – Requirements for documents contained in the underwriting package or documents relating to a Transfer of Ownership 	<ul style="list-style-type: none"> • Optigo Academy: 3rd Party Subordinate Debt

Supplemental loans	
Key Related Guide Sections and Forms	Key Related Web Resources
<ul style="list-style-type: none"> • Section 10.8 – Mortgage lien priority • Chapter 20 – Originating a Mortgage under the MF Supplemental Mortgage Product 	<ul style="list-style-type: none"> • Supplemental Loan Term Sheet • Optigo Academy: myOptigo Supplemental Loan Submission • Optigo Academy: TAH Supplemental Loan Submission

Survey	
Key Related Guide Sections and Forms	Key Related Web Resources
<ul style="list-style-type: none"> • Chapter 29 – Title, Description, Survey and UCC Search • Chapter 29SBL – SBL Title, Description, Survey and UCC Search 	N/A

Targeted Affordable Housing (TAH)	
Key Related Guide Sections and Forms	Key Related Web Resources

<ul style="list-style-type: none"> • Chapter 19 – Originating a TAH Cash Mortgage • Chapter 19A – Originating a TAH Cash Mortgage under a Forward Commitment • Chapter 23 – TAH Affordability • Chapter 25 – TAH Tax-Exempt Loan • Chapter 25A – TAH Tax-Exempt Loan under a Forward Commitment • Chapter 28 – TAH Bond Credit Enhancement Mortgage • Chapter 28A – TAH Bond Credit Enhancement Mortgage under a Forward Commitment 	<ul style="list-style-type: none"> • Bridge Loan Term Sheet • Cash Loan for Affordable Housing Preservation Term Sheet • Impact Gap Financing Term Sheet • NOAH Preservation Loan Term Sheet • Non-LIHTC Forwards Term Sheet • Preservation Rehabilitation Financing Term Sheet • Rural Housing - USDA Section 515 Term Sheet • Bond Credit Enhancement with 4% LIHTC Term Sheet • Bond Credit Enhancement with Other Affordability Components Term Sheet • Tax-Exempt Loan Term Sheet • 9% LIHTC Cash Loan Term Sheet
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Tax abatement	
Key Related Guide Sections and Forms	Key Related Web Resources
<ul style="list-style-type: none"> • Section 8.19 – General • Section 8SBL.19 – SBL 	<ul style="list-style-type: none"> • Tax Abatement Guidance – SBL • Understanding Tax Abatements

Third-party reports	
Key Related Guide Sections and Forms	Key Related Web Resources
<ul style="list-style-type: none"> • Section 62.5 – Property condition report • Section 62SBL.5 – Physical Risk Report for SBL properties • Section 64.7 – Seismic Risk Assessment • Section 64SBL.7 – Seismic Risk Assessment for SBL properties • Section 65.5 – Green Assessment • Section 66.5 – Physical Risk Report 	<ul style="list-style-type: none"> • Property Condition Assessment Submission in myOptigo • Property Condition and Environmental Reports Best Practices • Review Report Aid for Environmental Reports • Review Report Aid for Property Condition Reports

Value-Add	
Key Related Guide Sections and Forms	Key Related Web Resources
<ul style="list-style-type: none"> Section 8.5 – Zoning and building code conformity Section 8SBL.5 – SBL Zoning and building code conformity; certificates of occupancy 	<ul style="list-style-type: none"> Value-Add Term Sheet

Zoning	
Key Related Guide Sections and Forms	Key Related Web Resources
<ul style="list-style-type: none"> Section 8.5 – Zoning and building code conformity Section 8SBL.5 – SBL Zoning and building code conformity; certificates of occupancy 	<ul style="list-style-type: none"> Optigo Academy: SBL Legal Small Bites – Zoning