

# 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, loan documents and web resources.

The key related Guide sections, loan documents 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 and Training Resources

Bookmark the following pages for updates to these and other multifamily topics:

- **Guide Bulletins** – AllRegs® or [mf.freddiemac.com/lenders/guide/bulletins.html](https://mf.freddiemac.com/lenders/guide/bulletins.html)
- **COVID-19** – <https://mf.freddiemac.com/COVID-19/>
- **SBL** – <https://mf.freddiemac.com/lenders/uw/#2022SBLWeekly>

Note that for the SBL updates, you may need to scroll down on the page to see links to the updates.

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

## Appraisal

Key Related Guide Sections and Forms	Key Related Loan Documents and Legal Analyses
Chapter 60 – Appraiser and Appraisal Requirements	N/A
<b>Key Related Web Resources</b>	
<ul style="list-style-type: none"> <li>• <a href="#">Appraisal FAQs</a></li> <li>• <a href="#">Real Estate Appraisals Best Practices</a></li> <li>• <a href="#">SBL Appraisals: 50 Pages or Less Guide</a></li> </ul>	

Borrower Principal	
Key Related Guide Sections and Forms	Key Related Loan Documents and Legal Analyses
<p><b>General Borrowers</b></p> <ul style="list-style-type: none"> <li>Chapter 9 – Borrower/Sponsor Fundamentals</li> <li>Form 1114: Certification – Org Chart</li> <li>Form 1115 – Borrower and Borrower Principal Certificate</li> </ul> <p><b>SBL Borrowers</b></p> <ul style="list-style-type: none"> <li>Chapter 9SBL – SBL Borrower/Borrower Principal</li> <li>Form 1114: Certification – Org Chart</li> <li>Form 1115SBL – SBL Borrower and Borrower Principal Certificate</li> </ul>	<p><b>Conventional</b></p> <ul style="list-style-type: none"> <li><a href="#">Borrower and SPE Equity Owner’s Opinion</a></li> <li><a href="#">Borrower Structure Due Diligence Checklist</a></li> <li><a href="#">Opinion Letter Guidelines</a></li> </ul> <p><b>TAH TEL</b></p> <p><a href="#">Borrower and SPE Equity Owner’s Opinion – TEL</a></p>
Key Related Web Resources	
<p><a href="#">Credit Assessment User Guide – Borrower Organization Chart section</a></p>	

Commercial lease	
Key Related Guide Sections and Forms	Key Related Loan Documents and Legal Analyses
<p><b>Selling, origination and underwriting</b></p> <ul style="list-style-type: none"> <li>Section 8.11 – Nonresidential leases</li> <li>Section 8SBL.11 – SBL Nonresidential leases</li> </ul> <p><b>Servicing</b></p> <p>Section 43.24 – Commercial/non-residential leases</p>	<ul style="list-style-type: none"> <li><a href="#">Commercial Lease Analysis</a></li> <li><a href="#">Commercial Lease Analysis and Estoppel – SBL</a></li> <li><a href="#">SNDA – Commercial Leases</a></li> </ul>
Key Related Web Resources	
<p>N/A</p>	

Equity Conflict of Interest	
Key Related Guide Sections and Forms	Key Related Loan Documents and Legal Analyses
<ul style="list-style-type: none"> <li>Section 2.25 – Equity Conflicts of Interest</li> </ul>	<p>N/A</p>

<ul style="list-style-type: none"> <li>• Section 36.18 – Servicing Equity Conflict of Interest</li> <li>• Section 41.4 – Transfer of Ownership Equity Conflict of Interest</li> <li>• Section 41SBL.4 – SBL Transfer of Ownership Equity Conflict of Interest</li> </ul>	
<b>Key Related Web Resources</b>	
<a href="#">Equity Conflicts of Interest Determination Chart</a>	

Ground lease	
Key Related Guide Sections and Forms	Key Related Loan Documents and Legal Analyses
<ul style="list-style-type: none"> <li>• Chapter 30 – General requirements</li> <li>• Section 60.31 – Appraisals</li> <li>• Section 41SBL.4 – SBL Transfer of Ownership Equity Conflict of Interest</li> </ul>	<p><b>Conventional</b></p> <ul style="list-style-type: none"> <li>• <a href="#">Ground Lease Analysis</a></li> <li>• <a href="#">Ground Lease Mortgage Rider to Loan Agreement</a></li> <li>• <a href="#">Ground Lease Mortgage Rider to Note</a></li> </ul> <p><b>TAH TEL</b></p> <p><a href="#">Ground Lease Mortgage Rider to Project Note – TEL</a></p> <p><b>SBL</b></p> <p><a href="#">Ground Lease Mortgage Rider to Loan Agreement – SBL</a></p>
<b>Key Related Web Resources</b>	
N/A	

Guarantor	
Key Related Guide Sections and Forms	Key Related Loan Documents and Legal Analyses
<p><b>Selling, origination and underwriting</b></p> <ul style="list-style-type: none"> <li>• Chapter 9 – Borrower Fundamentals</li> <li>• Chapter 9SBL – SBL Borrower Fundamentals</li> <li>• Form 1114: Certification – Org Chart</li> <li>• Form 1115 – Borrower and Borrower Principal Certificate</li> <li>• Form 1115SBL – SBL Borrower and Borrower Principal Certificate</li> </ul>	<p><b>Conventional</b></p> <ul style="list-style-type: none"> <li>• <a href="#">Guarantor’s Opinion</a></li> <li>• <a href="#">Guaranty – Multistate</a></li> <li>• <a href="#">New Guarantor’s Opinion</a></li> </ul> <p><b>TAH TEL</b></p> <p><a href="#">Guarantor’s Opinion – TEL</a></p> <p><b>SBL</b></p> <p><a href="#">Guaranty – SBL</a></p> <p><b>Servicing</b></p>

	<a href="#">New Guarantor's Opinion</a>
<b>Key Related Web Resources</b>	
<a href="#">Credit Assessment User Guide – Borrower Organization Chart section</a>	

<b>Inspection</b>	
<b>Key Related Guide Sections and Forms</b>	<b>Key Related Loan Documents and Legal Analyses</b>
<p><b>Selling, origination and underwriting</b></p> <ul style="list-style-type: none"> <li>• Section 8.15 – General properties</li> <li>• Section 8SBL.15 – SBL properties</li> <li>• Section 8.16 – Forward Commitments</li> <li>• Section 19A.14 – TAH Cash Mortgage under a Forward Commitment</li> <li>• Section 22.8 – MHC Mortgages</li> </ul> <p><b>Servicing</b></p> <p>Chapter 40 – Assessments and reporting; Section 40.7 – Conducting an inspection</p>	N/A
<b>Key Related Web Resources</b>	
<p><b>Conventional, TAH and Seniors</b></p> <p><a href="#">Virtual Inspection Quick Guide</a></p> <p><b>COVID-19</b></p> <ul style="list-style-type: none"> <li>• <a href="#">COVID-19 Property Inspection Guidance</a></li> <li>• <a href="#">COVID-19 SBL Inspection Guidance</a></li> <li>• <a href="#">COVID-19 Virtual Property Inspection Guidance</a></li> </ul> <p><b>SBL</b></p> <ul style="list-style-type: none"> <li>• <a href="#">Optigo Happy SBL Linked Loans Guide</a></li> <li>• <a href="#">Property Inspection Requirements in Top Markets – SBL</a></li> </ul>	

<b>Insurance</b>	
<b>Key Related Guide Sections and Forms</b>	<b>Key Related Loan Documents and Legal Analyses</b>
<p><b>Seller/Servicer</b></p> <p>Section 3.16 – Seller/Servicer's fidelity and errors &amp; omissions insurance coverage</p> <p><b>Third-Party Consultants</b></p> <p>Section 11.5 – Insurance requirements for third-party consultants</p>	<p><b>Title Insurance</b></p> <p><a href="#">Seller's Title Insurance Certification</a></p>

<p><b>Title Insurance</b></p> <ul style="list-style-type: none"> <li>• Chapter 29 – Title, Description, Survey</li> <li>• Chapter 29SBL – SBL Title, Description, Survey</li> </ul> <p><b>Property Insurance</b></p> <ul style="list-style-type: none"> <li>• Chapter 31 – Insurance Requirements</li> <li>• Form 1133 – Seller/Service Certification of Insurance Coverage</li> </ul> <p><b>REO Insurance</b></p> <p>45.2 – REO insurance</p>	
<b>Key Related Web Resources</b>	
N/A	

<b>Liquidity</b>	
<b>Key Related Guide Sections and Forms</b>	<b>Key Related Loan Documents and Legal Analyses</b>
<p><b>Seller/Service</b></p> <ul style="list-style-type: none"> <li>• Section 3.3 – Seller/Service required net worth, minimum servicing volume, and liquid assets</li> <li>• Section 3.4 – Service-only net worth requirements</li> </ul> <p><b>Borrower</b></p> <ul style="list-style-type: none"> <li>• Section 9.2 – Borrower requirements</li> <li>• Section 9.11 – Foreign Guarantor</li> <li>• 9SBL.2 – SBL Borrower and Borrower Principal requirements</li> </ul>	<p><b>Borrower Conventional</b></p> <ul style="list-style-type: none"> <li>• <a href="#">Calculating Liquidity Rider to Guaranty</a></li> <li>• <a href="#">Minimum Net Worth Liquidity Rider to Guaranty</a></li> </ul> <p><b>Borrower TAH TEL</b></p> <ul style="list-style-type: none"> <li>• <a href="#">Calculating Liquidity Rider to Guaranty – TEL</a></li> <li>• <a href="#">Minimum Net Worth Liquidity Rider to Guaranty – TEL</a></li> </ul>
<b>Key Related Web Resources</b>	
N/A	

<b>Preferred Equity</b>	
<b>Key Related Guide Sections and Forms</b>	<b>Key Related Loan Documents and Legal Analyses</b>
<p>Section 9.9</p>	<ul style="list-style-type: none"> <li>• <a href="#">Borrower’s Preferred Equity Financial Terms Summary</a></li> <li>• <a href="#">Equity Analysis</a></li> <li>• <a href="#">Preferred Equity Guaranty Acceptable Trigger Events</a></li> <li>• <a href="#">Preferred Equity Rider to Loan Agreement</a></li> </ul>

Key Related Web Resources	
N/A	

Radon	
Key Related Guide Sections and Forms	Key Related Loan Documents and Legal Analyses
<p><b>Servicing</b> Section 43.26 – Test results reporting to Freddie Mac</p> <p><b>Third-party reports</b> Section 61.15 – Environmental assessment</p>	<p><b>Conventional</b> <a href="#">Radon Rider to Loan Agreement</a></p> <p><b>TAH TEL</b> <a href="#">Radon Rider to CCA – TEL</a></p>
Key Related Web Resources	
<ul style="list-style-type: none"> <li>• <a href="#">Property Condition and Environmental Reports Best Practices</a></li> <li>• <a href="#">Review Report Aid for Environmental Reports</a></li> </ul>	

Regulatory agreement	
Key Related Guide Sections and Forms	Key Related Loan Documents and Legal Analyses
<ul style="list-style-type: none"> <li>• Section 23.2 – General requirements for Regulatory Agreements</li> <li>• Section 25.24 – Regulatory agreement compliance monitoring for TAH TELs</li> <li>• Section 28.24 – Regulatory agreement compliance monitoring for TAH Bond Credit Enhancement Mortgages</li> <li>• Section 55.2 Requirements for documents contained in the underwriting package or documents relating to a Transfer of Ownership</li> </ul>	<p><b>Conventional</b></p> <ul style="list-style-type: none"> <li>• <a href="#">Regulatory Agreement Analysis</a></li> <li>• <a href="#">Regulatory Agreement Default Recourse Rider to Note</a></li> <li>• <a href="#">Regulatory Agreement Rider to Loan Agreement</a></li> </ul> <p><b>TAH TEL</b></p> <ul style="list-style-type: none"> <li>• <a href="#">Regulatory Agreement Default Recourse Rider to Project Note – TEL</a></li> <li>• <a href="#">Regulatory Agreement Rider to CCA – TEL</a></li> </ul>
Key Related Web Resources	
N/A	

Rent roll	
Key Related Guide Sections and Forms	Key Related Loan Documents and Legal Analyses

<p><b>Selling, origination and underwriting</b></p> <ul style="list-style-type: none"> <li>• Section 8.15 – General properties</li> <li>• Section 8SBL.15 – SBL properties</li> <li>• Section 55.2 – Requirements for documents contained in the underwriting package or documents relating to a Transfer of Ownership</li> <li>• Chapter 55SBL – SBL Documentation and Deliveries</li> </ul> <p><b>Servicing</b></p> <p>Chapter 40 – Assessments and reporting</p>	<p>N/A</p>
<p><b>Key Related Web Resources</b></p>	
<ul style="list-style-type: none"> <li>• <a href="#">Financial Statement and Rent Roll Submission Protocol</a></li> <li>• <a href="#">Rent Roll Template</a></li> </ul>	

<h2>Replacement reserve</h2>	
<p><b>Key Related Guide Sections and Forms</b></p>	<p><b>Key Related Loan Documents and Legal Analyses</b></p>
<p><b>Selling, origination and underwriting</b></p> <ul style="list-style-type: none"> <li>• Section 21.16 – Appraiser and Appraisal requirements for Seniors Housing Properties</li> <li>• Section 22.2 – Mortgage eligibility and Property requirements for MHCs</li> </ul> <p><b>Servicing</b></p> <ul style="list-style-type: none"> <li>• Chapter 39 – Administration of Reserves; Monitoring Repairs</li> <li>• Form 1056 – Reserves Held in Custodial Accounts</li> </ul> <p><b>Third-party reports</b></p> <ul style="list-style-type: none"> <li>• Section 62.6 – Form 1105, Property Condition Assessment</li> <li>• Section 62SBL.3 – SBL Physical Risk Report requirements</li> <li>• Section 66.3 – Physical Risk Report requirements</li> </ul>	<ul style="list-style-type: none"> <li>• <a href="#">Replacement Reserve Agreement for Bond Enhancement</a></li> <li>• <a href="#">Replacement Reserve Fund – Additional Deposits Rider to Loan Agreement</a></li> <li>• <a href="#">Replacement Reserve Fund – Deferred Deposits – Co-op Borrowers Rider to Loan Agreement</a></li> <li>• <a href="#">Replacement Reserve Fund Monthly Deposit Cap Rider to Loan Agreement</a></li> </ul> <p><b>TAH TEL</b></p> <ul style="list-style-type: none"> <li>• <a href="#">Replacement Reserve Fund – Additional Deposit Rider to CCA – TEL</a></li> <li>• <a href="#">Replacement Reserve Fund – Monthly Deposit Cap Rider to CCA – TEL</a></li> </ul>
<p><b>Key Related Web Resources</b></p>	
<p>N/A</p>	

Seismic	
Key Related Guide Sections and Forms	Key Related Loan Documents and Legal Analyses
<p><b>MHCs</b> Section 22.7 – Seismic Risk Assessment requirements for Manufactured Housing Communities</p> <p><b>Earthquake Insurance</b> Section 31.9 – Earthquake insurance</p> <p><b>Seismic Risk Assessment</b></p> <ul style="list-style-type: none"> <li>• Chapter 64 – Seismic Risk Assessment Requirements</li> <li>• Chapter 64SBL – SBL Seismic Risk Assessment Requirements</li> <li>• Form 1102 – Seismic Risk Assessment Summary</li> </ul>	N/A
Key Related Web Resources	
<a href="#">Elevated Seismic Hazard Region Map</a>	

SPE equity owner	
Key Related Guide Sections and Forms	Key Related Loan Documents and Legal Analyses
<ul style="list-style-type: none"> <li>• Section 9.2 – Borrower requirements</li> <li>• Section 9SBL.2 – SBL Borrower and Borrower Principal requirements</li> <li>• Form 1114: Certification – Org Chart</li> </ul>	<ul style="list-style-type: none"> <li>• <a href="#">Borrower &amp; SPE Equity Owner’s Opinion</a></li> <li>• <a href="#">New Borrower and SPE Equity Owner’s Opinion</a></li> <li>• <a href="#">Recycled SPE Equity Owner Rider to Loan Agreement</a></li> <li>• <a href="#">Recycled Borrower and/or SPE Equity Owner Rider to Note</a></li> </ul> <p><b>TAH TEL</b></p> <ul style="list-style-type: none"> <li>• <a href="#">Borrower and SPE Equity Owner’s Opinion – TEL</a></li> <li>• <a href="#">Recycled Borrower and/or Recycled SPE Equity Owner Rider to Project Note – TEL</a></li> <li>• <a href="#">Recycled SPE Equity Owner Rider to CCA – TEL</a></li> </ul>
Key Related Web Resources	
N/A	



Subordinate debt	
Key Related Guide Sections and Forms	Key Related Loan Documents and Legal Analyses
<ul style="list-style-type: none"> <li>• Section 19.2 – Mortgage requirements</li> <li>• Section 25.2 – Additional underwriting requirements for TAH TELs</li> <li>• Section 28.2 – Additional UW requirements for TAH Bond Credit Enhancement Mortgages</li> <li>• Section 55.2 Requirements for documents contained in the underwriting package or documents relating to a Transfer of Ownership</li> </ul>	<ul style="list-style-type: none"> <li>• <a href="#">Subordinate Debt Analysis</a></li> <li>• <a href="#">Subordination Agreement – Governmental Entity</a></li> <li>• <a href="#">Subordination Agreement –Governmental Entity –Regulatory Agreement Only</a></li> <li>• <a href="#">Subordination Agreement – Governmental Entity – Regulatory Agreement Only – Immediate – TEL</a></li> <li>• <a href="#">Subordination Agreement – Loan Not Secured by Property</a></li> </ul>
Key Related Web Resources	
N/A	

Supplemental	
Key Related Guide Sections and Forms	Key Related Loan Documents and Legal Analyses
<ul style="list-style-type: none"> <li>• Section 10.8 – Mortgage lien priority</li> <li>• Chapter 20 – Originating a Mortgage under the MF Supplemental Mortgage Product</li> </ul>	<ul style="list-style-type: none"> <li>• <a href="#">Supplemental Mortgage Rider to Loan Agreement</a></li> <li>• <a href="#">Supplemental Financing Requirements for Loans with Increased LTV Rider to Loan Agreement</a></li> <li>• <a href="#">Supplemental Mortgage Rider to Security Instrument</a></li> </ul>
Key Related Web Resources	
<a href="#">Supplemental Loan Term Sheet</a>	

Survey	
Key Related Guide Sections and Forms	Key Related Loan Documents and Legal Analyses
<ul style="list-style-type: none"> <li>• Chapter 29 – Title, Description, Survey and UCC Search</li> <li>• Chapter 29SBL – SBL Title, Description, Survey and UCC Search</li> </ul>	<ul style="list-style-type: none"> <li>• <a href="#">Survey Certificate</a></li> <li>• <a href="#">Survey Waiver Requirements</a></li> <li>• <a href="#">Title Exception and Survey Analysis</a></li> <li>• <a href="#">Title Exception and Survey Analysis – Frequently Asked Questions</a></li> </ul>
Key Related Web Resources	

N/A

Tax abatement	
Key Related Guide Sections and Forms	Key Related Loan Documents and Legal Analyses
<ul style="list-style-type: none"> <li>Section 8.19 – Tax abatements</li> <li>Section 8SBL.19 – SBL tax abatements</li> </ul>	<p><b>Conventional</b></p> <ul style="list-style-type: none"> <li><a href="#">Tax Abatement Exemption PILOT Questionnaire</a></li> <li><a href="#">Tax Exemption or Abatement Rider to Loan Agreement</a></li> <li><a href="#">Tax Exemption or Abatement – Borrower to Apply Rider to Loan Agreement</a></li> <li><a href="#">Tax Exemption or Abatement – Borrower to Apply Reserve Fund Rider to Loan Agreement</a></li> </ul> <p><b>SBL</b></p> <ul style="list-style-type: none"> <li><a href="#">Tax Abatement/Exemption Analysis – SBL</a></li> <li><a href="#">Tax Abatement Rider to Loan Agreement – SBL</a></li> </ul> <p><b>TAH TEL</b></p> <ul style="list-style-type: none"> <li><a href="#">Tax Exemption or Abatement Rider to CCA – TEL</a></li> </ul>
Key Related Web Resources	
<ul style="list-style-type: none"> <li><a href="#">Tax Abatement Guidance – SBL</a></li> <li><a href="#">Understanding Tax Abatements</a></li> </ul>	

Third-party reports	
Key Related Guide Sections and Forms	Key Related Loan Documents and Legal Analyses
<ul style="list-style-type: none"> <li>Section 62.5 – Property condition report</li> <li>Section 62SBL.5 – Physical Risk Report for SBL properties</li> <li>Section 64.7 – Seismic Risk Assessment</li> <li>Section 64SBL.7 – Seismic Risk Assessment for SBL properties</li> <li>Section 65.5 – Green Assessment</li> <li>Section 66.5 – Physical Risk Report</li> </ul>	<p><b>Conventional</b></p> <ul style="list-style-type: none"> <li><a href="#">Loan Agreement</a></li> <li><a href="#">Loan Agreement – Seniors</a></li> </ul> <p><b>SBL</b></p> <ul style="list-style-type: none"> <li><a href="#">Loan Agreement – SBL</a></li> </ul> <p><b>TAH-TEL</b></p> <ul style="list-style-type: none"> <li><a href="#">Continuing Covenant Agreement – Forward – TEL</a></li> <li><a href="#">Continuing Covenant Agreement – Immediate Funding - TEL</a></li> </ul>

Key Related Web Resources
<ul style="list-style-type: none"> <li>• <a href="#">Form 1105 Mapping Workbook</a></li> <li>• <a href="#">Property Condition Assessment Submission in myOptigo</a></li> <li>• <a href="#">Property Condition and Environmental Reports Best Practices</a></li> <li>• <a href="#">Review Report Aid for Environmental Reports</a></li> <li>• <a href="#">Review Report Aid for Property Condition Reports</a></li> </ul>

Zoning	
Key Related Guide Sections and Forms	Key Related Loan Documents and Legal Analyses
<ul style="list-style-type: none"> <li>• Section 8.5 – Zoning and building code conformity</li> <li>• Section 8SBL.5 – SBL Zoning and building code conformity; certificates of occupancy</li> </ul>	N/A
Key Related Web Resources	
N/A	