# Mortgage Documents

**Multistate Lien Waiver - Single Family - Fannie Mae MODEL DOCUMENT (Form 3739)**

**Type of Instrument Instrument Revision Date**

Lien Waiver 07/2021

**Instrument Last Modified Summary Page Last Modified**

N/A N/A

**Printing Instructions**

The PDF document must be printed on letter size paper, using portrait format.

**Use This Document For**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| State | Lien Type | Product Type | Property Type | Occupancy Type |
| **All** | **First** | **Renovation Mortgage** | **All, except manufactured homes** | **All** |

**Required Changes**

The following changes MUST always be made to this document:

None

**Authorized Changes**

The following changes MAY be made to this document at the lender’s option or MUST be made under certain circumstances only:

1. Lenders MUST modify this model document (which may not be valid and enforceable in its present form in all jurisdictions) as required to comply with applicable law or regulations that relate to the particular transaction or to particular types of lenders.

**Other Pertinent Information**

Any special instructions related to preparation of this document, use of special signature forms, required riders or addenda, etc. are discussed below.

1. Lenders MUST obtain an executed Lien Waiver from each contractor, subcontractor, or supplier that is due proceeds from a rehabilitation loan advance as each stage of the rehabilitation work is completed – and before disbursing the requested funds.
2. Lenders MAY use either this model document or another form of Lien Waiver that satisfies our requirements for HomeStyle Renovation transactions. Those requirements may be found in the Fannie Mae Selling Guide.