Special Feature Codes

The following is a list of Fannie Mae's published special feature codes (SFC) applicable to delivery of single-family mortgage loans. Lenders should also review their Lender Contract, variances or special requirements to determine if other SFCs are required at delivery.

NOTE: *Up to ten SFCs may be reported at delivery on an individual mortgage loan. Certain SFCs may be omitted from the submission in Loan Delivery as they are automatically derived based on the delivered loan data. These "auto-derived" SFCs are identified below. Refer to the Loan Delivery/ULDD Job Aid for additional information.*

Code	Whole Loan/MBS	Description/Definition	Delivery Type*
001	**Both**	**Recourse** Used to identify any mortgage that has a type of recourse, unless a particular negotiated contract specifies the use of a different SFC.	**Negotiated**
003	**Both**	**Cash-Out Refinance** Used to identify a cash-out refinance transaction as defined in the Fannie Mae *Selling Guide*. ***Delivery is optional – code is auto-derived***	**Both**
007	**Both**	**Limited Cash-Out/No Cash-Out Refinance** Used to identify a limited cash-out refinance transaction as defined in the Fannie Mae *Selling Guide*. ***Delivery is optional – code is auto-derived***	**Both**
009	**Both**	**Moderate Interest Rate Buydown** Used to identify a mortgage that is subject to a temporary interest rate buydown that has either a 2 percent or less difference between the actual note rate and the "bought down" rate or a buydown period that is 2 years or less.	**Both**
013	**Both**	**Relocation Mortgage** An owner-occupied purchase money loan, originated pursuant to an established employee relocation program, administered by the employer (or its agent), where the employer relocates employees as part of its normal course of business. This SFC is used to assign prefixes RE, RI, and RX.	**Both** (*when loan is delivered on a spot-loan basis*)
014	**Both**	**Significant Interest Rate Buydown** Used to identify a mortgage that is subject to a temporary interest rate buydown that has either more than a 2 percent difference between the actual note rate and the "bought down" rate or a buydown period greater than two years. This SFC is used to assign prefixes DI, DL, and DX.	**Both**
019	**Both**	**Lender-Purchased Mortgage Insurance** Used to identify a mortgage for which the lender (rather than the borrower) purchased the mortgage insurance coverage. ***Delivery is optional – code is auto-derived***	**Both**
033	**Both**	**Indemnification** Used to identify loans wherein the lender agrees to reimburse/ indemnify Fannie Mae for losses under the terms of a negotiated agreement.	**Negotiated**
036	**Whole Loan**	**Fixed-Rate Resale of Converted ARM** Used to identify a converted ARM that was repurchased from an MBS pool because the conversion to fixed-rate option was exercised and subsequently redelivered to Fannie Mae as a whole loan delivery of a fixed-rate mortgage.	**Both**
037	**Both**	**Convertible ARM—Take-Out Option** Used to identify the post-conversion disposition option selected for a mortgage in an ARM MBS pool that will result in the redelivery of a converted ARM to Fannie Mae, as either a whole loan delivery or as part of an MBS pool delivery, after it is removed from the pool following its conversion to a fixed-rate mortgage.	**Both**

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Code	Whole Loan/MBS	Description/Definition	Delivery Type*
038	Both	**Convertible ARM—Market Rate Option** Used to identify the post-conversion disposition option selected for a mortgage in an ARM MBS pool under which the lender takes the interest rate risk when a converted ARM is removed from an MBS pool. The converted mortgages may or may not be delivered to Fannie Mae.	Both
054	Both	**Community Land Trust Mortgage** Used to identify a mortgage that is secured by improvements the borrower purchased from a nonprofit community land trust and by a lease on land that the borrower is leasing from the community land trust at affordable ground rents.	Both
067	Both	**VantageScore® 4.0** Used to identify loans where the VantageScore 4.0 credit model has been used for underwriting and delivery.	Both
076	Both	**Recast Mortgage** Used to identify mortgage loans that have been re-amortized following the application of a principal curtailment received from the borrower to recast and reduce the mortgage payment prior to loan delivery.	Both
087	Both	**RD-Guaranteed Mortgage—Special Servicing Option** Used to identify a non-recourse mortgage guaranteed by Rural Development (RD) under its RD 502 Loan Program.	Both
118	Both	**Community Seconds®** Used to identify a first mortgage that is part of a Community Seconds transaction. ***Delivery is optional – code is auto-derived***	Both
127	Both	**Desktop Underwriter® (DU®) Loan** This code is used for all mortgage loans underwritten through DU. ***Delivery is optional – code is auto-derived***	Both
151	Both	**Conversions of Single Closing Construction-to-Permanent Financing** Used to identify a single-closing construction-to-permanent financing mortgage, which is delivered to Fannie Mae by the lender as a permanent loan that was a conversion of interim construction financing (formerly referred to as “one-time close” transaction).	Both
155	Both	**Attorney Title Opinion Letter** Used to identify loans being delivered with an attorney title opinion letter in lieu of a title insurance policy.	Both
162	Both	**SSN Positively Validated through Social Security Administration** Used to identify loans for which the lender represents and warrants that it has validated the borrowers’ Social Security Number (SSN) through the Social Security Administration (SSA). Use this code only if there is a discrepancy identified with the SSN (for example, identified in the credit report, DU or Loan Delivery edits), and the SSN was validated through the SSA. If the loan cannot be validated with the SSA, the loan is not eligible for delivery to Fannie Mae.	Both
165	Both	**Unit Number--Bypass Loan Delivery Edit** Used to bypass the unit number Loan Delivery edit that compares the delivered property address to the U.S. Postal Service (USPS) database. The edit is triggered when there is a discrepancy between the USPS data and the delivered data. The USPS may identify a unit number for a property when one does not exist or may identify a unit number that does not match the delivered unit number. The SFC should be used by the lender after verifying the accuracy of the delivered data. This code cannot be used to bypass delivery of the unit number when there is a valid unit number for the property.	Both
168	Both	***Inter Vivos* Revocable Trusts** Used to identify a mortgage loan that has an *inter vivos* revocable trust as a borrower.	Both
170	Both	**Flood Insurance—Special Flood Hazard Area** Used to identify a mortgage for which some part of a principal and/or residential detached structure on the property securing the mortgage loan is located in a Special Flood Hazard Area and that flood insurance coverage is in place on the principal and/or residential detached structure. ***Delivery is optional – code is auto-derived***	Both
173	Both	**PACE** Used to identify eligible limited cash-out refinances where the PACE loan remains in place.	Both

Code	Whole Loan/MBS	Description/Definition	Delivery Type*
175	Both	**Flood Insurance—Not a Special Flood Hazard Area** Used to identify a mortgage for which no part of a principal or residential detached structure on the property securing the mortgage loan is located in a Special Flood Hazard Area but that flood insurance coverage is in place on the principal and/or residential detached structure. ***Delivery is optional – code is auto-derived***	Both
176	Both	**Shared Appreciation** Used to identify loans associated with a shared appreciation Community Seconds program.	Both
177	Both	**Model Deed Restriction Form** Used to identify shared equity loans with income and resale price restrictions that use the model deed restriction form - *2021 Model Declaration of Affordability Covenants with Refinance and Resale Restriction and Purchase Option*. This SFC must be used in conjunction with SFC 630 (Resale Restrictions Terminating at Foreclosure).	Both
180	Both	**No Flood Insurance — Not a Special Flood Hazard Area** Used to identify a mortgage for which no part of a principal or residential detached structure on the property securing the mortgage loan is located in a Special Flood Hazard Area and that no flood insurance coverage is in place on the principal or residential detached structure. Also used to indicate that there is a non-residential detached structure attached to the land for which any part is in a Special Flood Hazard Area and that no flood insurance coverage is in place. ***Delivery is optional – code is auto-derived***	Both
181	Both	**Private Transfer Fee** Used to identify shared equity loans with a private transfer fee covenant.	Both
184	Both	**$500 Housing Counseling LLPA Credit** Used to apply the applicable loan-level price adjustment credit to the lender for HomeReady® loans where the borrower completes housing counseling in accordance with the requirements in the *Selling Guide*.	Both
202	Both	**HUD Section 184 and 184A Mortgage** Used to identify a HUD-guaranteed Section 184 or Section 184A mortgage.	Both
211	Both	**Correspondent Third-Party Origination** Used to identify a mortgage loan that is originated by a party other than a mortgage loan seller and is then sold to a mortgage loan seller. A lender correspondent performs the loan processing functions (such as taking loan applications; ordering credit reports, appraisals, and title reports; and verifying a borrower's income and employment) without the assistance of a broker. The lender correspondent typically underwrites the mortgage loan, but correspondent loans may also include mortgage loans where the correspondent has not received delegated underwriting authority from a mortgage loan seller and, accordingly, did not underwrite the loan. The lender correspondent funds the mortgage loan at settlement, and the mortgage loan is closed in the name of the lender correspondent, which may or may not service the mortgage loan. ***Delivery is optional – code is auto-derived***	Both
212	Both	**Broker Third-Party Origination** Used to identify a mortgage loan that is originated under circumstances where a person or firm other than a mortgage loan seller or lender correspondent is acting as a "broker" and receives a commission for bringing together a borrower and a lender. The broker performs some of the loan processing functions (such as taking loan applications; ordering credit reports, appraisals, and title reports; and verifying a borrower's income and employment), but does not underwrite the loan, fund the loan at settlement, or service the loan. Typically, the mortgage loan is closed in the name of the mortgage loan seller or lender correspondent that commissioned the broker's services; but may also include so-called "table-funded" mortgage loans where the loan is closed in the broker's name but is funded by the mortgage loan seller or the lender correspondent. ***Delivery is optional – code is auto-derived***	Both

Code	Whole Loan/MBS	Description/Definition	Delivery Type*
215	Both	**HomeStyle® Renovation Mortgage with Recourse** Used to identify a HomeStyle Renovation mortgage where the renovation is not complete at time of delivery to Fannie Mae. HomeStyle Renovation mortgages can be used to both purchase a property and finance renovations or to refinance a property that is already owned and finance renovations. The use of SFC 215 indicates that Fannie Mae has recourse to the lender should a mortgage become 120 days delinquent before the rehabilitation is completed.	Negotiated
220	Both	**RD Section 502 Leveraged (Blended) Loan Program** Used to identify conventional first mortgage loans delivered under the Rural Development Section 502 Leveraged (Blended) Program that also has an eligible Section 502 subordinate lien. SFC 118 must also be reported to indicate that the subordinate lien originated in connection with this conventional first mortgage is eligible as a Community Seconds.	Both
221	Both	**Native American Conventional Lending Initiative (NACLI)** Used to identify a conventional first mortgage that is made to a Native American who lives on trust or restricted land. The mortgage may be secured by new, existing, or rehabilitated property, but any construction or rehabilitation must be complete.	Both
235	Both	**Manufactured Home** Used to identify a mortgage loan secured by a manufactured home built on a permanent chassis, attached to permanent foundation system and legally classified as real property. Note: This code should be used for single-width and multi-width units (including MH Advantage) but should not be used to identify mortgages secured by other types of manufactured housing (such as prefabricated, panelized, modular, or sectional housing units). ***Delivery is optional – code is auto-derived***	Both
279	Both	**HomeStyle Renovation Mortgage without Recourse** Used to identify a HomeStyle Renovation mortgage where the renovation is complete at time of delivery to Fannie Mae. HomeStyle Renovation mortgages can be used to both purchase a property and finance renovations or to refinance a property that is already owned and finance renovations. The renovations must be completed at time of delivery to Fannie Mae when this SFC is used.	Both
281	Both	**Financed Mortgage Insurance** Used to identify mortgages that have a borrower-paid mortgage insurance premium that is financed in whole or in part into the loan amount. ***Delivery is optional – code is auto-derived***	Both
304	Both	**Texas Section 50(a)(6) Mortgage** Used to identify a mortgage that is originated under the provisions of Article XVI, Section 50(a)(6) of the Texas Constitution. This SFC must be used in conjunction with either SFC 003 (if the transaction is classified by Fannie Mae as a cash-out refinance transaction) or SFC 007 (if the transaction is classified by Fannie Mae as a limited cash-out refinance transaction). ***Delivery is optional – code is auto-derived***	Both
343	Both	**DU Recommendation Override** Used to identify loans originally underwritten through DU that are subsequently manually underwritten due to erroneous credit report data.	Both
375	Both	**HomeStyle Energy Improvement** Used to identify a loan that is used to finance energy-related improvements that meets the requirements of Fannie Mae's energy improvement feature. This SFC must be used in conjunction with SFC 773 (ENERGY STAR®-certified Improvements) if the renovation includes one or more ENERGY STAR-certified improvements.	Both
416	Both	**SF Disaster Response–Refinance Enhancement to Facilitate Rebuilding in Disaster Areas** Used to identify limited cash-out refinance loans secured by a property located in a FEMA-designated disaster area eligible for Individual Assistance; permits inclusion of subordinate financing or cash-back to the borrower where the funds were used for documented disaster-related repairs to the property. This SFC must be used in conjunction with SFC 007 (Limited Cash-out Refinance).	Both

Code	Whole Loan/MBS	Description/Definition	Delivery Type*
508	**Both**	**eMortgage** Used to identify a mortgage as an eMortgage loan. ***Delivery is optional – code is auto-derived***	**Both**
586	**Both**	**Native American Cost-Based Appraisal** Used to identify conventional products with a cost-based appraisal used when comparable sales are not available on Native American property located on Tribal Lands. This SFC must be used in conjunction with SFC 221 (Native American Conventional Lending Initiative (NACLI)).	**Both**
588	**Both**	**Detached Condominium Unit** Used to identify detached units in an attached or detached condominium project. ***Delivery is optional – code is auto-derived***	**Both**
630	**Both**	**Resale Restrictions Terminate at Foreclosure with LTV ratio Based on Market Value** Used to identify a mortgage secured by a property with resale restrictions that expire or terminate in the event of foreclosure or acceptance of a deed-in-lieu of foreclosure. This SFC is not applicable if the property is owned by a community land trust.	**Both**
631	**Both**	**Resale Restrictions Survive at Foreclosure** Used to identify a mortgage secured by a property with resale restrictions that remain in place or survive in the event of foreclosure or acceptance of a deed-in-lieu of foreclosure. This SFC is not applicable if the property is owned by a community land trust.	**Both**
679	**Both**	**HomePath Properties with an Eligible Exception** Used to identify a loan secured by a HomePath property if the multiple financed property and/or the interested party contribution exceptions apply to the transaction. This SFC should not be used for a loan secured by a HomePath property that is subject solely to the resale restriction exception.	**Both**
707	**Both**	**Employment Contract** Used to identify mortgage loans that meet the *Selling Guide* requirements to document and verify income and employment using a legally enforceable, unconditional contract of employment. The loan is delivered prior to the borrower starting employment under the contract.	**Both**
754	**Both**	**Military Owner Occupancy** Used to identify loans delivered as principal residence properties where a military service member is unable to occupy the property due to active-duty military service.	**Both**
773	**Both**	**ENERGY STAR-Certified Improvement** Used to identify a HomeStyle Renovation or HomeStyle Energy loan that includes financing of one or more ENERGY STAR-certified improvements. This SFC must be used in conjunction with SFC 375 (HomeStyle Energy Improvements).	**Both**
774	**Both**	**Value Acceptance + Property Data** Used to identify a DU loan for which the lender has exercised the offer to determine the property is eligible based on interior and exterior property data collected by an eligible third-party property data collector. (An appraisal if not obtained.)	**Both**
777	**Both**	**Approved Vendor Tool: SEI** Used to identify loans eligible for representation and warranty relief on the amount of self-employment income entered in DU when that amount is calculated using an approved vendor tool (subject to certain conditions).	**Both**
785	**Both**	**ARM with Fallback Language** Used to track ARM loans originated with the updated note and rider containing new fallback language that applies if the index is no longer a viable index (not applicable to SOFR ARM loans).	**Both**
791	**Both**	**Single-width Manufactured Home** Used to identify a mortgage loan secured by a single-width manufactured home built on a permanent chassis and attached to a permanent foundation system and legally classified as real property. ***Delivery is optional – code is auto-derived***	**Both**
792	**Both**	**Certified Shared Equity Program List** Used to identify loans associated with a program on the Certified Shared Equity Program List.	**Both**

Code	Whole Loan/MBS	Description/Definition	Delivery Type*
798	Both	**FHA Higher Balance Mortgage Loans** Used to identify certain higher balance FHA loans.	Negotiated
801	Both	**Value Acceptance** Used to identify a DU loan for which the lender has exercised a value acceptance offer.	Both
807	Both	**High LTV Refinance Value Acceptance** Used to identify a high LTV refinance loan for which the lender has exercised a value acceptance offer. When provided, this SFC must be used in conjunction with SFC 007 (Limited Cash-out Refinance) and SFC 839 (High LTV Refinance Option-Standard). ***Delivery is optional – code is auto-derived*** **(Acquisition of high LTV refinance loans is suspended)**	Both
808	Both	**High-Balance Conventional Mortgage Loans** Used to identify mortgages with original loan amounts in excess of Fannie Mae's general conforming limits and up to the permissible high-cost area limits, which may vary depending on the property location and the loan origination date.	Both
818	Both	**HomeReady "Thin File"** Used to identify a HomeReady loan where one or more borrowers do not meet the minimum credit score of 620, and the lender determines the low score is the result of a thin file, i.e., the borrower has an insufficient credit history documented by reason codes on the credit report indicating a lack of credit accounts, accounts not open long enough, lack of usage, etc. The thin file has been supplemented with nontraditional credit to establish eligibility. Must be used in conjunction with SFC 900.	Both
839	Both	**High LTV Refinance Option - Standard** Used to identify a refinance of an existing Fannie Mae loan that meets the requirements of the high LTV refinance option. This SFC is used in conjunction with SFC 007 (Limited Cash-out Refinance). ***Delivery is optional – code is auto-derived*** **(Acquisition of high LTV refinance loans is suspended)**	Both
840	Both	**High LTV Refinance – Alternative Qualification Path** Used to identify a refinance of an existing Fannie Mae loan that meets the requirements of the high LTV refinance option that is manually underwritten in accordance with the Alternative Qualification Path. This SFC is used in conjunction with SFC 007 (Limited Cash-out Refinance). **(Acquisition of high LTV refinance loans is suspended)**	Both
841	Both	**Student Loan Cash-Out Refinance** Used to identify loans where borrower's equity in the property is utilized to payoff student debt as part of a cash-out refinance transaction.	Both
859	Both	**MH Advantage®** Used to identify a loan secured by a property that meets the MH Advantage requirements in the *Selling Guide* (which recognizes homes identified by sticker as eligible for Freddie Mac's CHOICEHome® program as equivalent to those identified with an MH Advantage® sticker). If the home is a single-width manufactured home, include both SFC 791 (Single-width Manufactured Home) and SFC 235 (Manufactured Home).	Both
861	Both	**Remote Notarization** Used to identify any loan in which the notarization of the security instrument or amendment to the security instrument is conducted using of audio-visual technology in which the borrower and notary are not in the same physical location and the notarization is an electronic notarization. ***Delivery is optional – code is auto-derived***	Both
868	Both	**RefiNow™** Used to identify loans originated in accordance with the eligibility requirements for RefiNow.	Both
871	Both	**HomePath LLPA Credit (HomePath Loan-level Price Adjustment Credit)** Used to apply the applicable LLPA credit to the lender for a loan secured by a HomePath property when an appraisal is obtained (and other criteria is met per the *Selling Guide*).	Both

Code	Whole Loan/MBS	Description/Definition	Delivery Type*
874	**Both**	**DTS LLPA Waiver** Used to waive LLPAs for eligible Duty to Serve (DTS) loans if total qualifying income of all borrowers is less than or equal to 100% of the applicable area median income limit for the subject property's location. ***Delivery is optional – code is auto-derived***	**Both**
877	**Both**	**Address Confidentiality Program** Used to identify loans where a borrower has enrolled in, or unenrolled in, a state Address Confidentiality Program. The seller/servicer must provide both the property address and an alternate mailing address for these loans.	**Both**
884	**Both**	**HomeReady VLIP LLPA Credit** Used to identify a HomeReady VLIP (very low-income purchase) loan where the lender provides the borrower down payment or closing cost assistance and Fannie Mae provides an LLPA credit back to the lender.	**Both**
886	**Both**	**First-Generation Homebuyer Loan** Used to identify a loan where all borrowers meet the first-generation homebuyer requirements.	**Both**
887	**Both**	**Builder Standby Commitment with Permanent Buydown** Used to identify a loan where a builder standby commitment (also known as a forward commitment) has been used to reduce the interest rate to the borrower. (Note: This SFC is only related to builder standby commitments and does not apply to loans where the rate was reduced due solely to the payment of discount points.)	**Both**
892	**Both**	**HomeStyle® Refresh** Used to identify loans delivered as HomeStyle Refresh mortgage.	**Both**
900	**Both**	**HomeReady® Mortgage** Used to identify HomeReady mortgage loans.	**Both**
920	**Both**	**Remote Ink-Signed Notarization (RIN)** Used to identify loans that are closed where the notarizations have been performed via use of audio-video technologies in lieu of a traditional in-person closing. RIN is a temporary flexibility only permitted in conjunction with the COVID-19 national emergency and the notarization is a traditional, manual notarization to a paper document.	**Both**

***Delivery Type Definitions**

Negotiated – Delivery of a mortgage loan with this feature/characteristic must be negotiated with Fannie Mae.

Both – Delivery of a mortgage loan with this feature/characteristic is permitted in accordance with standard Fannie Mae guidelines and may also be applicable to mortgage loans that are covered by a negotiated contract.