



## Legal Documents News & Updates Archive (1999- July 2021)

This archive document catalogues the historical record of substantive updates affecting legal documents *with a footer date prior to 07/2021*. The updates compiled in this archive will remain in effect until the associated legal documents are retired at the end of December 2022. You may continue to use legal documents with a footer date prior to 07/2021 until December 2022; however, as of July 7, 2021, newly published legal documents are available that may be used immediately. Visit the [new legal documents page](#) for more information on the newly published documents.

### **Model Construction and Renovation Loan Agreements updated (July 2021)**

The Fannie Mae model renovation loan agreement (Form 3731), model construction loan agreement (Form 3735), and related summary pages have been updated to reflect revisions to clarify borrower and lender obligations incorporated in the July 2021 model documents available on the new legal documents webpage.

### **Updated Summary Page for Multistate Notes and Maine Fixed Rate Note (July 2021)**

The Summary Page instructions for the Multistate Fixed Rate Note (Form 3200) and Multistate SOFR notes (Forms 3441 & 3442) have been revised to include an authorized change related to late fees when the security property is located in the State of Mississippi.

The Summary Page instruction for the Maine Fixed Rate Note (Form 3220) has been updated to remove the authorized change related to prepayments that was originally added in 2008.

### **Updated Summary Page for the Virginia Deed of Trust (Form 3047) (April 2021)**

The Summary Page instructions for the Virginia Deed of Trust (Form 3045) have been updated to reflect a revision in the authorized change language applicable to eligible refinance transactions.

### **Updated Summary Page for the Oklahoma Mortgage (Form 3037) (January 2021)**

The Summary Page instructions for the Oklahoma Mortgage (Form 3037) have been updated to reflect a new Authorized Change.

### **Revised Summary Pages for SOFR Notes (September 2020)**

The Summary Pages for the following SOFR notes have been updated to reflect a revised Authorized Change for properties located in West Virginia (3441 & 3442.)

### **Revised Summary Pages for Multistate Notes (August 2020)**

The Summary Pages for the following Multistate Notes have been updated to reflect a revised Authorized Change for properties located in Alabama (3255, 3501, 3502, 3503, 3504, 3505, 3508, 3514, 3522, 3523, 3525, 3526, 3527, 3528 and 3529.)

### **Updates to Instructions for Notes (June 2020)**

The Instructions for all Notes have been revised to reflect Guide changes concerning Late Charges.

### **Updates to the SOFR Notes (April 2020)**

The recently published SOFR Notes included a static format for NMLS related information; this has been removed from the bottom of the SOFR Notes. Lenders must continue to comply with applicable law and provide the NMLS related information in accordance with our existing authorized change.

### **New SOFR ARM Notes and ARM Riders (April 2020)**

Fannie Mae/Freddie Mac uniform SOFR notes and riders are now available. The newly created notes are Forms 3441, 3442 and 3442.44. The newly created riders are Forms 3141, 3142, and 3142.44.

### **Revisions to Certain Fannie-Only ARM Notes and ARM Riders (March 2020)**

The following notes and riders have been revised to reinsert Maximum Rate in Section 4(D). The following notes have been revised: 3503, 3505, 3508, 3523, 3523.44, 3525, 3527, 3529, and 3529.44. The following riders have been revised: 3113, 3115, 3118, 3122, 3183, 3183.44, 3186, 3188, 3188.44. The revised notes and riders may be used immediately, but must be used by **June 1, 2020**.

### **Retirement of Multistate Biweekly Notes and Riders (March 2020)**

The following multistate biweekly notes and riders have been retired and removed from the website: 3177, 3178, 3264 and 3265. The corresponding Summary Pages and Spanish language resource documents (3177s, 3178s, 3264s, and 3265s) have also been removed from the Legal Documents webpage.

### **Revisions to ARM Notes and ARM Riders Index Language (February 2020)**

The adjustable-rate mortgage (ARM) notes and riders to security instruments have been revised to include the fallback language the Alternative Reference Rate Committee (ARRC) recommended for new closed-end, residential ARMs. The following notes have been revised: 3501 series; 3502 series, 3503, 3504, 3505, 3508, 3514, 3522, 3522.44, 3523, 3523.44, 3525, 3526, 3527, 3528, 3528.44, 3529, and 3529.44. The following riders have been revised: 3108, 3108.53, 3111, 3111.53, 3113, 3114, 3115, 3118, 3122, 3131, 3182, 3182.44, 3183, 3183.44, 3186, 3187, 3187.44, 3188, 3188.44, and 3189. The revised notes and riders may be used immediately, but must be used by **June 1, 2020**.

### **Updated Summary Pages for Adjustable-Rate Notes (September 2019)**

The Summary Pages for the following Forms have been updated to include an Authorized Change for properties located in Alabama (3255, 3522, 3523, 3525, 3528, 3264, 3265, 3501, 3502, 3503, 3504, 3505, 3508, 3514, 3526, 3527 and 3529.)

### **Updated Summary Page for Multistate Fixed Rate Note (August 2019)**

The Summary Page for Multistate Fixed Rate Note 3200 has been updated to include an Authorized Change for properties located in Alabama.

### **Puerto Rico Second Home Rider 3890.53 (June 2019)**

The Puerto Rico Second Home Rider Form 3890.53 has been revised to reflect the edits to the English Form 3890. The accompanying instructions have also been edited to align with the Form revisions.

### **Multistate Home Rider Form 3890 Revised (April 2019)**

The Multistate Second Home Rider Form 3890 has been revised to clarify certain requirements. The accompanying instructions have also been edited to align with the Form's revisions.

### **Retirement of Cost of Funds Index (COFI) ARM Notes and Riders (Forms 3120, 3124, 3510 and 3511) (February 2019)**

Forms 3120, 3124, 3510 and 3511, which are the COFI specific Multistate Adjustable-Rate Rider, Multistate Convertible Adjustable-Rate Rider, Multistate Adjustable-Rate Note and Multistate Convertible Adjustable-Rate Note, respectively, and the corresponding Summary Pages have been retired and removed from our website.

### **Mortgage Assignment Forms Corporate Address Updated (November 2018)**

Forms 3741, 3742, 3743, 3744, 3745 and 3746 have been edited to reflect Fannie Mae's new Corporate Headquarters address. These updated forms may be used immediately and must be used starting January 1, 2019.

### **Update to MERS® Mortgage Assignment (Maine) and Instructions (Form 3749) (October 2018)**

A revision to the definition of mortgage was published in Form 3749 and the subsequent instructions were edited to reflect and clarify this revision.

### **Louisiana Mortgage Form 3019 Updated (October 2018)**

The Mortgage has been updated with an administrative clarification.

### **Model Construction Loan Forms (September 2018)**

The model Construction Loan documents and their related Summary Pages have been revised to remove any reference to Renovation Loans; see the model forms 3734, 3735, 3737 and 3738. For model Renovation Loan documents, see model forms 3730, 3731, 3732 and 3733; available as of May 2018.

### **Model Renovation Loan Forms (May 2018)**

We have published model Renovation Loan documents and the related Summary Pages that may be used in connection with HomeStyle Renovation Mortgages. The following model documents are now available: Multistate Renovation Contract - Fannie Mae Model Document (Form 3730), Multistate Renovation Loan Agreement- Fannie Mae Model Document (Form 3731), Multistate Renovation Loan Rider to Security Instrument – Fannie Mae Model Document (Form 3732), and Multistate Renovation Loan Investor Rider to Security Instrument – Fannie Mae Model Document (Form 3733).

### **Spanish Translation Updates (Forms 3044.1s, 3244.1s & 3522.44s)**

These Spanish translation Forms were uploaded to reflect their English Form counterparts. The taglines were updated to reflect the revision date. The tagline of Form 3522.44s was updated to reflect joint Fannie Mae/ Freddie Mac status.

### **Updates to Mortgage Assignment (Forms 3741, 3742, 3743, 3744 & 3745) and Instructions (January 2018)**

An informational bracket was added below the form title in Forms 3741, 3742, 3743, 3744 and 3745 to instruct users that these Forms are to be used only where Fannie Mae is the assignee. The Mortgage Assignment form Summary Pages were updated to include this revision (Forms 3741, 3742, 3743, 3744 & 3745).

### **Revisions to the Texas Home Equity Legal Documents – Security Instrument, Affidavit and Agreement, and Notes (January 2018)**

We have updated the Texas home equity security instrument (Form 3044.1) and Texas Home Equity Affidavit & Agreement (Form 3185) pursuant to Texas constitutional changes that go into effect January 1, 2018. The Instructions (Summary document) to the home equity security instrument also have been updated. In addition, we have revised the captions in the Texas home equity notes (Forms 3244.1, 3522.44, 3523.44, 3528.44, 3529.44). The taglines for all of these documents have been updated to reflect a 1/18 revision date.

### **Updates to Instructions for MERS® Mortgage Assignment (Form 3749) (November 2017)**

We have revised the Instructions to the MERS Mortgage Assignment (Form 3749). Only the instruction document has been updated; the form has not been revised.

### **Taglines Updated for Texas Home Equity Notes and Riders (November 2017)**

We have updated the taglines for two Texas home equity ARM notes and the related riders: Forms 3522.44, 3528.44, 3182.44, and 3187.44. These forms previously were Fannie Mae only documents, and are now joint Fannie Mae/Freddie Mac documents.

### **Updates to Texas Security Instrument (Form 3044) (October 2017)**

We have updated the Texas deed of trust (Form 3044) to reflect recent changes in state law regarding foreclosure sale dates. The Spanish translation of the revised form also has been posted (Form 3044s).

### **New MERS® Mortgage Assignment (Maine) and Update to Instructions to Maine Mortgage (Form 3020) (August 2017)**

We published a new form, MERS Mortgage Assignment (Form 3749). For loans with a note date on or after January 1, 2018, which will be registered with MERS, lenders must use this form to assign loans to MERS when the security property is located in Maine. This requirement has also been added to the Instructions to the Maine security instrument (Form 3020).

### **Updates to Instructions for Loan Modification Agreements (Forms 3179, 3161, 181) and Retirement of Loan Modification Agreement (Providing for Step Interest Rate) (Form 3162) (August 2017)**

We updated the instructions to our loan modification agreements. These updates apply to loans registered with MERS where the security property is located in the state of Montana, Oregon, or Washington, and apply to the following loan modification agreements:

- Loan Modification Agreement (Providing for Fixed Interest Rate) (Form 3179)
- Loan Modification Agreement (Providing for Adjustable Interest Rate) (Form 3161)
- Agreement for Modification, Re-Amortization, or Extension of a Mortgage (Form 181)

In addition, we retired Form 3162, Loan Modification Agreement (Providing for Step Interest Rate).

### **Updates to Instructions for ARM Note Form 3514 and Rider Form 3131 (July 2017)**

The Instructions for ARM Note Form 3514 and ARM Rider Form 3131 have been updated to reflect the use of these forms in connection with ARM Plan 3846, which is a 5/5 ARM type. Only the instruction documents have been updated; the forms have not been revised.

### **Revisions to Rhode Island and Massachusetts Security Instruments (Form 3040 and Form 3022) (October 2016) (October 2017)**

The Rhode Island mortgage (Form 3040) and Massachusetts mortgage (Form 3022) have been revised. The Rhode Island mortgage was updated to reflect recent changes in state law regarding homestead estates, and the Massachusetts mortgage was updated to conform to state law provisions regarding homestead estates. The revised Spanish language translations were posted in October 2017.

### **Revisions to Pennsylvania Short Form Security Instrument (Form 3039sf) (July 2016)**

The Pennsylvania Short Form Security Instrument (Form 3039sf) has been updated to conform to recent changes to the Pennsylvania security instrument.

### **Updates to Instructions to Loan Modification Agreements (July 2016)**

The Instructions to the loan modification agreements (Forms 181, 3161, 3162, and 3179) have been revised to add a new authorized change to the forms and to identify the states in which lenders must use a street address for MERS when the modification agreement will be recorded.

### **Updates to Instructions for Biweekly Notes (July 2016)**

The Instructions to the biweekly notes (Form 3264 and Form 3265) have been updated to include authorized changes to the document when the security property is located in Pennsylvania.

### **Updates to ARM Notes and Riders (June 2016) (July 2016)**

The ARM notes and riders to security instruments have been revised to specify a lifetime interest rate floor, equal to the ARM's margin. Both Fannie Mae-only documents and joint Fannie Mae/Freddie Mac ARM notes and riders have been revised. Updated Spanish translations of the revised documents have been posted (July

2016). The following notes have been revised: 3501 series; 3502 series, 3503, 3504, 3505, 3508, 3510, 3511, 3514, 3522, 3522.44, 3523, 3523.44, 3525, 3526, 3527, 3528, 3528.44, 3529, and 3529.44. The following riders have been revised: 3108, 3108.53, 3111, 3111.53, 3113, 3114, 3115, 3118, 3120, 3122, 3124, 3131, 3182, 3182.44, 3183, 3183.44, 3186, 3187, 3187.44, 3188, 3188.44, and 3189. The following notes have been removed from the website: 3267, 3512, 3517, and 3524. The following riders have been removed from the website: 3129, 3135, 3152, 3153, 3154, 3155, 3176, 3176.44, and 3184.

#### **Revisions to Wisconsin Security Instrument (Form 3049) (June 2016)**

The Wisconsin mortgage (Form 3049) has been revised due to a recent change in state law that affects the redemption period in a foreclosure action. The Spanish version of the form has not yet been updated.

#### **Revisions to Pennsylvania Security Instrument (Form 3039) (February 2016) (July 2016)**

##### **New Pennsylvania Notes (February 2016)**

The Pennsylvania mortgage (Form 3039) has been revised due to recent judicial decisions. The Spanish version of the form has not yet been updated. A correction to the document (Definitions Paragraph) was posted in July 2016.

Fannie Mae and Freddie Mac have created new, state-specific notes for Pennsylvania due to recent judicial decisions – Forms 3239, 3501.39, and 3502.39. Authorized changes for Pennsylvania also have been incorporated into the Instructions for other multistate notes.

#### **Authorized Change Added for Fannie Mae-only ARM Notes and Riders (November 2015) (June 2016)**

An authorized change has been added to the Instructions for the Fannie Mae-only ARM notes and riders to security instruments to permit lenders to specify a lifetime interest rate floor, equal to the ARM's margin. This change is authorized only for Fannie Mae-issued ARM documents and is not authorized for jointly issued Fannie Mae/Freddie Mac ARM notes and riders. Refer to the Instructions to the individual ARM notes and riders. **Note:** This authorized change was removed in June 2016, with the announcement of revisions to the ARM notes and riders.

#### **Revisions to West Virginia Security Instrument (Form 3049) (July and August 2015)**

The West Virginia deed of trust (Form 3049) has been revised to make it consistent with the state's Consumer and Credit Protection Act. The form was revised in July 2015 and again in August 2015. Lenders must use the August 2015 version of the form, and not the July 2015 version. The Spanish version of the form has not yet been updated.

#### **Revision to Texas Home Equity Affidavit and Agreement (Form 3185) (June 2015)**

The Texas Home Equity Affidavit and Agreement (Form 3185) has been amended to reflect new disclosure forms under the Truth in Lending Act and Real Estate Settlement Procedures Act (TRID) and remove a reference to the HUD-1 settlement statement.

#### **Authorized Change Added for Arizona Security Instrument (Form 3003) (June 2015)**

An authorized change has been added for the Arizona deed of trust (Form 3003) to permit lenders to add the words, "*Residential 1 – 4,*" to the first page of the document. This change also may be made to the short form (Form 3003SF) and master form (3003 MF) for the state.

#### **Revisions to Kentucky Security Instrument (Form 3018) and Short Form Mortgage (Form 3018SF) (May 2015)**

The Kentucky security instrument (Form 3018) and the Short Form Mortgage (Form 3018SF) have been updated to comply with state law changes. The Spanish version of the form also has been updated (Form 3018s).

### **New Mexico Security Instrument and Instructions (May 2015)**

The New Mexico security instrument (Form 3032) has been converted from a deed of trust form to a mortgage form. The MERS provisions in the Instructions to the form have been updated. The Spanish version of the form also has been updated (Form 3032s).

### **Retirement of Interest-Only Notes (August 2014)**

The following interest-only notes have been retired as of August 1, 2014:

- Multistate Interest-only Period Fixed-Rate Note Form 3271 and 3271S
- Alaska Interest-only Period Fixed-Rate Note Form 3271.02 and 3271.02S
- Florida Interest-only Period Fixed-Rate Note Form 3271.10 and 3271.10S
- Maine Interest-only Period Fixed-Rate Note Form 3271.20 and 3271.20S
- New Hampshire Interest-only Period Fixed-Rate Note Form 3271.30 and 3271.30S
- New York Interest-only Period Fixed-Rate Note Form 3271.33 and 3271.33S
- Vermont Interest-only Period Fixed-Rate Note Form 3271.46 and 3271.46S
- Virginia Interest-only Period Fixed-Rate Note Form 3271.47 and 3271.47S
- West Virginia Interest-only Period Fixed-Rate Note Form 3271.49 and 3271.49S
- Wisconsin Interest-only Period Fixed-Rate Note Form 3271.50 and 3271.50S
- Multistate Interest-only Period Adjustable-Rate Note (One-year LIBOR Index) Form 3530 and 3530S
- Multistate Interest-only Period Adjustable-Rate Note (One-year Treasury Index) Form 3531 and 3531S
- Multistate Interest-only Period Adjustable-Rate Note (One-year LIBOR Index) Form 3532 and 3532S
- Multistate Interest-only Period Adjustable-Rate Note (One-year Treasury Index) Form 3533 and 3533S
- Multistate Interest-only Period Adjustable-Rate Note (One-year Treasury Index, 10-year Interest Only Period) Form 3534
- Multistate Interest-only Period Adjustable-Rate Note (One-year LIBOR Index, 10-year Interest Only Period) Form 3535
- Multistate Interest-only Period Adjustable-Rate Note (One-year Treasury Index, 10-year Interest Only Period) Form 3536
- Multistate Interest-only Period Adjustable-Rate Note (One-year LIBOR Index, 10-year Interest Only Period) Form 3537

### **Retirement of Two-Step ARM Plans (August 2014)**

In connection with the retirement of ARM Plans 975 and 1029 (two-step), the following ARM notes have been retired as of August 1, 2014:

- Multistate Fixed/Adjustable-Rate Note (10-year Treasury Index) Form 3263
- Texas Adjustable-Rate Note (10-year Treasury Index) Form 3263.44

### **Deactivation of Two ARM Plans and Related Notes and Rider (August 2014)**

In connection with the deactivation of ARM Plans 1445 and 1446, as of August 1, 2014, we have removed the following notes and riders from the website:

- Multistate Adjustable-Rate Note (6-month LIBOR Index) Form 3520
- Multistate Convertible Adjustable-Rate Note (6-month LIBOR Index) Form 3521
- Multistate Adjustable-Rate Rider (6-month LIBOR Index) Form 3138
- Multistate Convertible Adjustable-Rate Rider (6-month LIBOR Index) Form 3139

### **Updated Instructions to New York Security Instrument (June 2014)**

We have updated the authorized changes related to MERS in the instructions to the New York security instrument (Form 3033).

### **Updated Instructions to Virginia Security Instrument (May 2014)**

The instructions for the Virginia deed of trust (Form 3047) have been updated to authorize lenders to modify the definition of "trustee" based on recent changes to applicable state law.

### **Updated Loan Modification Agreement, Instructions, and Spanish Translation (Form 3179) (April 2014)**

Fannie Mae revised the Loan Modification Agreement (Form 3179) to incorporate borrower authorization language into the document. The instructions to the form also were updated. In addition, the Spanish translation of the document was updated (Form 3179s).

### **New MERS Rider (Form 3158) (April 2014)**

We posted a new form, the Mortgage Electronic Registration Systems Inc. Rider (the "MERS Rider") (Form 3158), to be used in connection with newly originated mortgage loans in which MERS will be designated as the nominee for the lender. The rider must be used in the following specified geographic areas: Montana, Oregon and Washington.

### **Updated Instructions to Montana, Oregon and Washington Security Instruments (April 2014)**

We updated the instructions to the security instruments for Montana (Form 3027), Oregon (Form 3038), and Washington (Form 3048) related to the required use of the MERS Rider (Form 3158) in these states when MERS will be designated as the nominee for the lender at the time of origination.

### **Retirement of ARM Notes and Riders (March 2014)**

In connection with the retirement of two ARM plans (1030 and 1031), which were tied to an index that is no longer available, Fannie Mae has retired the following four ARM Notes and Riders: Forms 3515 / 3133 and Forms 3516 / 3134.

### **Updated Security Instruments for Louisiana and West Virginia (November 2013)**

Fannie Mae and Freddie Mac updated the Louisiana Mortgage (Form 3019) and West Virginia Deed of Trust (Form 3049) to reflect changes in applicable state law.

### **Updated Instructions for the Loan Modification Agreement (Form 3179) (September 2013)**

Fannie Mae updated the instructions to the Loan Modification Agreement (Form 3179).

### **Instructions for Maryland Security Instrument (June 2013)**

The instructions for the Maryland deed of trust (Form 3021) have been updated to authorize lenders to include a legend on the form for certain refinance transactions.

### **Instructions for all Notes and Security Instruments (February 2013)**

Lenders are authorized to add to the last page of the note and last page of the security instrument the name of the mortgage loan originator and NMLSR ID number for both an organization and individual. This authorized change is posted on the Legal Documents page on Fannie Mae's single-family business portal.

<https://www.fanniemae.com/singlefamily/legal-documents>

### **Authorized Change to Legal Documents to Update Signature Blocks for *Inter Vivos* Trust Borrowers (January 2013)**

For legal documents executed by *inter vivos* trust borrowers, lenders are authorized to change the signature block in accordance with Announcement SEL-2013-01. This authorized change is posted on the Legal Documents page on Fannie Mae's single-family business portal.

<https://www.fanniemae.com/singlefamily/legal-documents>

### **Instructions for all Security Instruments (June 2012)**

Lenders are authorized to update the citation to Regulation X, which appears in the definitions section of the Fannie Mae/Freddie Mac security instruments. This authorized change has been posted on the Legal Documents and Security Instruments web pages on Fannie Mae's single-family business portal.

<https://www.fanniemae.com/singlefamily/legal-documents>

### **Updates to Loan Modification Agreements (June 2012)**

The Loan Modification Agreements (Forms 3179, 3161, and 3162) have been updated to add a date line for the lender's signature. The Instructions for these documents have been updated to reflect the posting of these changes. In addition, the revision date for the Spanish version of Form 3179 (Form 3179s) has been updated to June 2012, solely for the purpose of consistency between the English and Spanish versions of the document. No other changes were made to the Spanish version of the form since it is not intended to be executed and does not include signature lines.

### **Instructions for the Illinois Security Instrument (May 2012)**

The Instructions for the Illinois mortgage (Form 3014) have been updated to authorize lenders to include the interest rate in the document for fixed rate mortgage loans. Lenders do not need to add the interest rate for ARMs, since this information already is included in the Adjustable Rate Rider to the security instrument.

### **Instructions for the Mississippi Security Instrument (May 2012)**

The Instructions for the Mississippi deed of trust (Form 3025) were revised to include a street address for MERS.

### **Revisions to Instructions to Home Affordable Modification Agreement (Form 3157) and Updated Spanish Version of the Form (July 2011)**

We have posted revisions to the Instructions to the Home Affordable Modification Agreement (Summary), Form 3157, as well as an updated Spanish language version of the form (Form 3157s). The current tagline date for Form 3157s is 3/09 (rev. 10/10).

### **Updates to the Kentucky Security Instrument (January 2011)**

We have updated the security instrument for Kentucky, Form 3018, as well as the Kentucky Short Form, Form 3018-SF, to comply with recent state law changes related to the inclusion of the address of the lender's principal place of business in the mortgage. The current tagline date for Form 3018 is "1/01 (rev.12/10)" and the tagline date for Form 3018-SF is "7/07 (rev. 12/10)." The instructions to the form also have been revised.

### **Instructions for the Indiana, New York and Pennsylvania Security Instruments (October 2010)**

The Instructions for the Indiana mortgage (Form 3015), New York mortgage (Form 3033) and Pennsylvania mortgage (Form 3039) were revised to update the street address for MERS.

### **Home Affordable Modification Agreement (October 2010)**

We have updated the Home Affordable Modification Agreement (Form 3157) related to the Home Affordable Modification Program. The current tagline date for this document is "3/09 (rev. 10/10)." The instructions to the form also have been revised.

### **Instructions for Fannie Mae's Loan Modification Agreements (September and October 2010)**

In September, we updated the authorized changes for three of Fannie Mae's loan modification agreements. The authorized changes apply to loans registered with MERS and to borrowers whose loans are being modified and who previously received a Chapter 7 bankruptcy discharge but did not reaffirm the mortgage debt under applicable law. Instructions to the following loan modification agreements have been revised:

- Form 3161 - Loan Modification Agreement (Providing for Adjustable Interest Rate)
- Form 3162 - Loan Modification Agreement (Providing for Step Interest Rate)
- Form 3179 - Loan Modification Agreement (Providing for Fixed Interest Rate)
- In addition, in October, we added new authorized changes and revised existing authorized changes in the Instructions to Form 3179.

Lenders may utilize these authorized changes immediately.



**Maine Security Instrument (May 2010 and September 2010)**

We have revised the non-uniform covenants section of the Maine mortgage (Form 3020) to reflect recent changes to state law related to default and right to cure notices. The current tagline date for this document is "1/01 (rev. 5/10)." Lenders must begin using the new form immediately. An updated Spanish version of this document was posted in September 2010.

**Instructions for the Wisconsin Security Instrument (April 2010)**

The Instructions to the Wisconsin mortgage (Form 3050) were revised to address the Wisconsin Master Form Mortgage (Form 3050-MF) and Short Form Mortgage (Form 3050-SF).

**Instructions for the New York and Pennsylvania Security Instruments (February 2010)**

The Instructions for both the New York mortgage (Form 3033) and Pennsylvania mortgage (Form 3039) were revised to include a street address for MERS.

**Revisions to the New Mexico Security Instrument (January 2010)**

We revised the New Mexico deed of trust (Form 3032) to reflect recent state law changes. The current tagline date for this document is "1/01 Rev. 12/09."

**Instructions for the Louisiana Security Instrument (January 2010)**

We revised the Instructions for the Louisiana mortgage (Form 3019) to delete the blank for MERS' tax identification number, as it is no longer required under applicable state law.

**Authorized Change for Nevada Security Instrument and Multistate Notes (September 2009)**

We posted a new authorized change in the Instructions for the Nevada Deed of Trust (Form 3029) and in the Summary (Instructions) for the Multistate Fixed Rate Note (Form 3200) to allow lenders to add mortgage broker licensing information to the documents when required under Nevada law. Mortgage broker licensing information also may be added to other multistate notes for loans secured by property located in Nevada. Lenders may begin adding the licensing information immediately.

**Mississippi Ground Lease Renewals – Form 3759.25 (August 2009)**

Under Special Purpose Legal Documents we posted a new Ground Lease Renewal document for Mississippi (Form 3759.25), and the related Summary.

**Louisiana Mortgage – Form 3019 (August 2009)**

We revised the Louisiana security instrument to delete the blank for the lender's tax identification number, as it is no longer required under applicable state law. The revised document has been posted on the Security Instrument page.

**New York Consolidation, Extension, and Modification Agreement - Form 3172 (May 2009)**

Under Special Purpose Legal Documents, we removed an updated version of the New York Consolidation, Extension, and Modification Agreement (Form 3172 (rev. 1/09)) and reposted the prior version of the form to restore Section V, which was removed in January 2009. (See below, Revisions to Loan Modifications Agreements.) As of May 15, 2009, the correct tagline date for this document is "1/01 (rev. 5/01)." The prior Spanish language version of the document also has been posted. Lenders should begin using the restored 5/01 version of the document immediately and must use it by no later than August 15, 2009.

**Home Affordable Modification Trial Period Plan (March and April 2009)**

Under Special Purpose Legal Documents, we posted a new Home Affordable Modification Loan Workout Plan (Form 3156) related to the Home Affordable Modification Program on March 13. We then updated and reposted the document with a new name, the Home Affordable Modification Trial Period Plan, on March 26. We posted an updated Summary with instructions for the form on April 16, 2009.

**Home Affordable Modification Agreement (March and April 2009)**

We posted, under Special Purpose Legal Documents, a new Home Affordable Modification Agreement (Form 3157), related to the Home Affordable Modification Program. A Summary with instructions for the form was posted on April 16, 2009.

### **HomeSaver Advance Notes (March 2009)**

We revised the HomeSaver Advance™ Truth-in-Lending Disclosure Statement and Promissory Note (Forms 3721 and 3721.33) as detailed in Announcement 09-07.

### **Streamlined Modification Program Loan Workout Plan Pending Rate Adjustment (January 2009)**

We posted, under Special Purpose Legal Documents, a new Loan Workout Plan document (Form 3167) related to the Streamlined Modification Program Loan Workout Plan Pending Rate Adjustment.

### **Revisions to Loan Modification Agreements (January 2009)**

We revised the following Special Purpose Legal Documents and updated the Summary Pages (instructions) to remove any reference to borrowers waiving their right of set-off or counterclaim, or any defense to obligations under their loan documents ("Borrower Waiver Provisions"):

- Loan Modification Agreement (Providing for Adjustable Interest Rate) (3161); the current tagline date for this document is "06/06 (rev. 01/09)."
- Loan Modification Agreement (Providing for Step Interest Rate) (3162); the current tagline date for this document is "06/06 (rev. 01/09)."
- Streamlined Modification Program Workout Plan and Modification Agreement (3169); the current tagline date for this document is "12/08 (rev. 01/09)."
- New York Consolidation, Extension and Modification Agreement (3172); the current tagline date for this document is "01/01 (rev. 01/09)."
- Loan Modification Agreement (Providing for Fixed Interest Rate) (3179); the current tagline date for this document is "01/01 (rev. 01/09)."

We also revised the Agreement for Modification or Extension of Mortgage (Form 181).

### **Streamlined Modification Program Loan Workout Plan and Modification Agreement (December 2008)**

We posted, under Special Purpose Legal Documents, a new Modification Agreement document (Form 3169) related to the Streamlined Modification Program.

### **Updated Spanish Version of New Mexico Deed of Trust**

We have added a Spanish version of the updated New Mexico Deed of Trust (Form 3032) originally published in September 2008.

### **Revisions to New Mexico Security Instrument and Instructions (January 2008, March 2008, and September 2008)**

We revised the New Mexico security instrument (Form 3032) in January 2008 to convert the form from a mortgage to a deed of trust, based on state law changes, and the Instructions to the form were updated. The new deed of trust was revised in March 2008 and again in September 2008. The current tagline date for this document is "1/01 Rev. 9/08."

### **Correction to Instructions for Multistate Fixed/Adjustable Rate Rider (September 2008)**

We revised the Summary Page (Instructions) to the Multistate Fixed/Adjustable Rate Rider (WSJ One-Year LIBOR; Form 3187) to correct an ARM plan number (3225).

### **Revisions to Instructions for Massachusetts Security Instrument (July 2008)**

The Instructions to the Massachusetts mortgage (Form 3022) were revised to address state law changes that require information about the mortgage broker and mortgage loan originator to be included in the form.

### **Revisions to Idaho Security Instrument (June 2008)**

We revised Section 22, "Acceleration; Remedies," and Section 25, "Area and Location of Property," of the Idaho Deed of Trust (Form 3013) to incorporate recent state law changes. The tagline date for this document is "1/01 Rev. 7/08."

### **HomeSaver Advance™ Documents (June 2008)**

We posted three new special-purpose documents related to HomeSaver Advance, a loss mitigation option for delinquent loans:

- HomeSaver Advance Closing Certification (Form 3720);
- Multistate HomeSaver Advance Promissory Note (Form 3721); and
- New York HomeSaver Advance Promissory Note (Form 3721.33).

The tagline date for these documents is "6/08."

### **New Wisconsin Master Form and Short Form Security Instruments (May 2008)**

We added a Master Form/Short Form for Wisconsin (Form 3050MF and Form 3050SF). The tagline date for these documents is "5/08."

### **Revisions to Instructions for Maine Notes (May 2008)**

We updated the Summary Pages (Instructions) for the Maine notes (Form 3220 and Form 3271.20) to add a required change when a loan is subject to a prepayment penalty.

### **Technical Corrections to Legal Documents in 2008 *Security Instruments***

#### **North Carolina**

- Instructions to Security Instrument (Form 3034)

#### **North Dakota**

- Instructions to Security Instrument (Form 3035)
- Master Form (Form 3035MF)

#### **Ohio**

- Instructions to Security Instrument (Form 3036)
- Master Form (Form 3036MF)

#### **Oklahoma**

- Short Form (Form 3037SF)

#### **Pennsylvania**

- Master Form (Form 3039MF)

#### **Rhode Island**

- Master Form (Form 3040MF)

### **Effective Dates for Changes to Fannie Mae Legal Documents**

We periodically make revisions to the Legal Documents, typically to comply with changes to applicable laws. When we revise the Legal Documents, we include a notation in the tagline at the bottom of the form to indicate the revision date, and we also include a notation of the revision date in the Instructions or Summary page for the document. Users may begin using revised Legal Documents immediately. Unless we specify, or applicable law requires an earlier effective date, we require the use of revised documents by no later than six months after the revision date.

### **Revisions to Texas Home Equity Affidavit and Agreement (December 4, 2007)**

We revised the Texas Home Equity Affidavit and Agreement (First Lien) (Form 3185) to comply with changes to the Texas Constitution.

### **Revisions to California Security Instrument Instructions (December 2007)**

We revised the Instructions for the California security instrument (Form 3005) to add a required change related to mailing the borrower Notice of Default and Notice of Sale.

### **Revisions to North Carolina Security Instrument Instructions (December 2007)**

We revised the Instructions for the North Carolina security instrument (Form 3039) to add a required change to include information about the mortgage broker involved in the transaction, when applicable.

### **Revisions to Instructions for Pennsylvania Security Instrument (July 25, 2007)**

We revised the Instructions for the Pennsylvania standard security instrument (Form 3039) to add a required change relating to language to be placed above the signature lines regarding contracts under seal.

### **New Master/Short Form Security Instruments Available for 26 States (July 25, 2007)**

We posted new Master Form and Short Form Security Instruments for 26 states with statutes enabling use of the Master/Short Forms to streamline the recording process and provide cost savings for borrowers. The Master Form (Form XXXX-MF) and Short Form (Form XXXX-SF) were posted for the following states: Alaska (3002); Arizona (3003); Arkansas (3004); California (3005); Colorado (3006); Connecticut (3007); Florida (3010); Idaho (3013); Kentucky (3018); Maine (3020); Maryland (3021); Nebraska (3028); Nevada (3029); New York (3033); North Carolina (3034); North Dakota (3035); Ohio (3036); Oklahoma (3037); Oregon (3038); Pennsylvania (3039); Rhode Island (3040); Tennessee (3043); Texas (3044); Utah (3045); Washington (3048); and Wyoming (3051).

Short Forms for the following states were revised in October 2007: California, New York, North Dakota, Rhode Island, and Washington.

Master Forms were revised in October 2007 to include space for the return document address.

For details about Master/Short Forms, see Announcement 07-13.

### **Revisions to Notes**

We updated the following notes or instructions to notes:

- Multistate Fixed/Adjustable Rate Note – 10 year Treasury (Form 3263)
- Multistate Adjustable Rate Note – 3 year ARM (Form 3504)
- Virginia Note Instructions – Form 3501.47; Form 3502.47; and Form 3271.47

### **Revised Biweekly Note/Rider and Summary Page Updates (October 30, 2006)**

We posted a revision to Forms 3265 and 3178 (Biweekly Note and Rider -- English and Spanish) to correct an inconsistency in the Time and Place of Payments section. Since these changes were ministerial, the revision dates have not been changed. In addition, we updated the summary page for Form 3184 to reflect an authorized change for Wisconsin that already appears on the summary for the accompanying Note, and we revised the summary pages for Forms 3180, 3260, and 3266 to make a correction to the authorized change for West Virginia.

### **Revisions to Texas Home Equity Spanish Translations (October 30, 2006)**

We posted a revision to the Spanish translations for Texas Home Equity documents (Forms 3044.1, 3140.44, 3150.44, 3182.44, 3244.1, and 3522.44), to capture a disclosure that appears on the English version, which was inadvertently omitted.

### **Revised Texas Home Equity Riders (October 30, 2006)**

We posted a revision to four Texas Home Equity Riders (Forms 3182.44, 3183.44, 3187.44, and 3188.44 -- English and Spanish) to delete the due-on-sale language, and the revision date has been changed to add "(rev. 10/06)". You may begin using these forms immediately, but the mandatory use date is June 2007.

### **Loan Modification Agreements (October 3, 2006)**

Fannie Mae is pleased to introduce two new Loan Modification Agreements -- Form 3161, which provides for an adjustable interest rate, and Form 3162, which provides for a step interest rate. We have also revised the existing English version and the Spanish translation of the Loan Modification Agreement (Form 3179), which provides for a fixed interest rate. You may begin using the revised Form 3179 immediately, but the mandatory use date is June 1, 2007.

### **Spanish Translations (October 2, 2006)**

Fannie Mae and Freddie Mac announced the joint availability of 83 non-executable Spanish translations of the Fannie Mae/Freddie Mac Uniform Instruments to help lender and industry partners better serve Spanish-language dominant consumers in becoming homeowners. In addition, Fannie Mae has translated and made available 25 proprietary mortgage documents. In total, we have translated 54 Security Instruments, 38 Notes, 14 Riders and Addenda, and 2 Special Purpose documents. These documents are Spanish translations of the English versions currently posted, but are non-executable. Lenders must continue to use the English versions of the mortgage documents when delivering loans to Fannie Mae. We have also provided Spanish translations of the existing authorized changes found on the summary pages adjacent to each translated form.

### **Interest-Only Period Notes and Riders (October 2, 2006)**

We have revised the InterestFirst™ documents to replace the term "InterestFirst" with "Interest-Only Period", and the taglines have been revised to reflect a 9/06 revision date. You may begin using these revised forms immediately, but the mandatory use date is June 1, 2007.

### **Notes and Riders Available for Interest-Only Loans (July 20, 2006)**

To accommodate the delivery of lenders' proprietary interest-only (IO) loans and MyCommunityMortgage™ loans with IO features (effective September 1), we are authorizing Fannie Mae lenders to use InterestFirst notes and riders to deliver proprietary IO loans and for other purposes by deleting all references to InterestFirst.

Effective immediately, the following authorization applies to all InterestFirst notes and riders.

Lenders may use InterestFirst notes and riders for their own proprietary interest-only loans or for Fannie Mae loan products with interest-only features by deleting all references to "InterestFirst" and, if to be delivered to Fannie Mae, replacing such references with "Interest-Only Period Adjustable Rate Mortgage" or "Interest-Only Period Fixed Rate Mortgage" as applicable.

The InterestFirst documents are as follows:

Notes: 3271, 3271.02, 3271.10, 3271.20, 3271.30, 3271.33, 3271.46, 3271.47, 3271.49, 3271.50, 3530, 3531, 3532, 3533, 3534, 3535, 3536, 3537

Riders: 3152, 3153, 3154, 3155, 3187, 3182, 3189, 3111

### **New InterestFirst ARM Riders (February 13, 2006)**

We are posting four new Fannie Mae InterestFirst ARM Riders for all 3/1, 5/1 and 7/1 InterestFirst ARMS with Ten-Year Interest Only Periods. The new ARM Riders and ARM Plans are as follows:

- ARM Rider Form 3152 (ARM Plans 3515, 3504, and 3517),
- ARM Rider Form 3153 (ARM Plans 3516, 3505, and 3518),
- ARM Rider Form 3154 (ARM Plan 3513), and
- ARM Rider Form 3155 (ARM Plan 3514).

These riders will be used with the existing InterestFirst ARM Notes with a Ten-Year Interest Only Period -- Note Forms 3534, 3535, 3536, and 3537, respectively. You may begin using these forms immediately, however, the mandatory use date for these forms is May 1, 2006.

### **Revisions to Special Purpose Documents/Summaries (February 6, 2006)**

The summary pages to the Multistate Deed of Trust and Mortgage Assignments (Forms 3741, 3742, 3743, and 3744) have been revised to provide guidance if acknowledgement (notarization) of the assignment is required. The summary pages to Forms 3743 and 3744 have been further revised to reflect a revision to the authorized change for Tennessee to clarify that the recording tax language is required if the lender believes the tax is due.

The North Dakota Balloon Loan Refinancing Instrument (Form 3269.35) has been revised to remove reference to Short Term Mortgage Redemption in the caption and the boldface language in Section 11 in accordance with the repeal of the Short-Term Mortgage Redemption Act. The tagline has been changed to reflect a revision date of "1/02 (rev. 2/06)", and the summary page was revised to note the change. You may begin using the form immediately, however, the mandatory use date for the revised form is July 1, 2006.

### **Revised North Dakota Security Instrument (December 6, 2005)**

In connection with the repeal of the Short-Term Mortgage Redemption Act, the North Dakota Security Instrument has been revised to remove reference to "Short-Term Mortgage Redemption" from the caption and to delete non-uniform covenant 24 (Short Term Redemption). The Waiver of Homestead covenant has been renumbered accordingly, and the revision date has been changed to "1/01 (rev. 12/05)." You may begin using the form immediately, however, the mandatory use date for the revised form is July 1, 2006.

### **Revised InterestFirst ARM Notes (June 14, 2005)**

We have posted two InterestFirst ARM Notes (Form Nos. 3535 and 3537), which have been revised to reflect substantive changes in Section 3(B) (Amount of My Initial Monthly Payments). The revision dates have been changed to 6/05, and these revised forms should be used immediately.

### **New and Revised Puerto Rico Mortgage Documents (May 13, 2005)**

We have posted a revised Puerto Rico Mortgage (Form No. 3053), Fixed-Rate Note (Form No. 3253), and 5/1 and 5/2 Puerto Rico ARM Notes (Form Nos. 3501.53 and 3502.53, respectively). In addition, we have posted a new Puerto Rico Acceptance of First Mortgage (Form No. 3053.1) to be used with the Puerto Rico Mortgage, a Puerto Rico Condominium Rider (Form No. 3140.53), a Puerto Rico PUD Rider (Form No. 3150.53), a Puerto Rico One to Four Family Rider (Form No. 3170.53), a Puerto Rico Second Home Rider (Form No. 3890.53), as well as new 5/1 and 5/2 Puerto Rico ARM Riders (Form Nos. 3108.53 and 3111.53, respectively.) All of the new and revised documents have a May 2005 revision date to document that substantive changes have been made. Updates have also been made to the summary pages in connection with these revisions. You may begin using these documents immediately, however, the mandatory use date for these forms is January 1, 2006.

### **New Texas Home Equity Documents (March 10, 2005)**

We have posted a new Fannie Mae Texas Home Equity Fixed/Adjustable Rate Note (with conversion option) (Form 3529.44), as well as the accompanying Rider (Form 3188.44) (ARM Plan Nos. 2726 and 2728). We have also posted a new Fannie Mae Texas Home Equity Fixed/Adjustable Rate Note (without conversion option) (Form 3528.44), along with the accompanying Rider (Form 3187.44) (ARM Plan Nos. 2727 and 2729). The ARM Plans for these new Texas 50(a)(6) documents are standard 7/1 and 10/1 LIBORS.

### **Enhancements to InterestFirst™ (February 10, 2005)**

We have posted four new Fannie Mae InterestFirst ARM Notes with a Ten-Year Interest Only Period -- Form 3534 (ARM Plans 3515, 3504, and 3517), Form 3535 (ARM Plans 3516, 3505, and 3518), Form 3536 (ARM Plan 3513), and Form 3537 (ARM Plan 3514). Riders used with these documents are 3182, 3187, 3111, and 3189, respectively.

Note: Loans originated with these documents require a variance/lender approval.

## **Microsoft® Word Versions of Mortgage Documents Now Available on eFannieMae.com (August 18, 2004)**

For the convenience of users, we are now posting all of the mortgage documents in Word format. Fannie Mae will continue to post the PDF version of the forms in addition to the Word version. However, users should be reminded that changes to the mortgage documents should only be made in connection with local recording requirements or as specifically authorized by Fannie Mae as reflected on the summary page to each form. Users making unauthorized changes are subject to nonstandard document warranties and would be required to edit the tagline to indicate that the document has been modified, i.e., "modified by ABC Lender". In the alternative, users may create a second tagline to include this attribution language.

## **Revision of Montana and Vermont Security Instruments (December 16, 2003)**

Revisions have been made to both the Montana and Vermont Security Instruments to include a new non-uniform covenant for homestead waiver. In addition, we have revised all state-specific Notes for Vermont to reflect that the Notice to Co-Signer must be fully capitalized. We have also revised the authorized change for the notary acknowledgement in Louisiana, and have made a few small typographical corrections.

## **Revision to Texas Home Equity Documents (October 10, 2003)**

Revisions have been made to six of our Texas Home Equity forms in connection with recent Constitutional Amendments in Texas. Forms 3044.1 (Texas Home Equity Security Instrument), 3185 (Texas Home Equity Affidavit and Agreement), 3244.1 (Texas Home Equity Fixed-Rate Note), 3263.44, 3522.44, and 3523.44 (Texas Home Equity Fixed/Adjustable-Rate Notes) are included in this revision. While lenders are encouraged to begin using the revised forms immediately in compliance with the amendments that have already taken effect, use of these revised forms will be mandatory beginning January 15, 2004.

## **Revision to Puerto Rico Mortgage Documents and Addition of Two New InterestFirst™ ARM Notes (July 22, 2003)**

The Puerto Rico Security Instrument, Puerto Rico Fixed-Rate Note, and both Puerto Rico ARM Notes have been revised. Among the changes that were made are Spanish translations paragraph by paragraph, rather than interlineations. Lenders may begin using these forms immediately, but use of these revised forms is mandatory beginning November 1, 2003. Lenders must use the 1/01 version of the Puerto Rico Security Instrument and Notes until they are ready to use the new forms. We have also added a 3/1 InterestFirstSM ARM to our InterestFirst product line, and have made some typographical corrections to a few of the mortgage documents and summary pages previously posted.

## **Revision to Rhode Island Mortgage Documents and Other Security Instruments (November 1, 2002)**

In accordance with Rhode Island H.B. 7926, which is effective beginning November 1, 2002, we have made a revision to the Rhode Island Security Instrument (Form 3040) and the Rhode Island Balloon Loan Refinancing Instrument (Form No. 3269.40). We have also made some typographical corrections to a few of the Security Instruments.

## **Revisions to All Security Instruments, Notes, Riders, Assignments and Associated Summary Pages (September 2, 2002)**

We have made various revisions to the Mortgage Documents. Revisions pertaining to all Security Instruments, Notes, Riders and Addendums, Assignments and/or their related summary pages are listed below. Other modifications largely include revisions to authorized changes and editorial corrections.

## **Revisions to All Security Instruments and Summary Pages (September 2, 2002)**

Revisions pertaining to all Security Instruments include deleting the lines on the last page for borrowers' social security numbers, and revising the related summary pages to reflect those changes.

Revisions pertaining to the summary pages for all Security Instruments include: (1) amending authorized change pertaining to initial lines; (2) amending authorized change pertaining to leasehold estates; and (3) adding an authorized change permitting lenders to add Notices in accordance with applicable law.

**Revisions to Summary Pages for All Notes (September 2, 2002)**

Revisions pertaining to the summary pages for all Notes include: (1) deleting authorized change regarding social security numbers; and (2) adding an authorized change permitting lenders to add Notices in accordance with applicable law.

**Revisions to Summary Pages for All Riders and Addendums (September 2, 2002)**

Revisions pertaining to the summary pages for all Riders and Addendums include deleting Selling Guide reference pertaining to inter vivos trusts under "Other Pertinent Information"

**Revisions to All Assignments and Summary Pages (September 2, 2002)**

Revisions pertaining to all Assignments (Forms 3741 through 3746) include correcting formatting and revising summary pages accordingly.

**Revised Summary Pages for Various Security Instruments (April 22, 2002)**

We have posted updated Summary Pages for many of the uniform security instruments that are not addressed individually below. These revisions include the following changes: (1) deleting an outdated Selling Guide cross-reference under Other Pertinent Information; (2) making the authorized change related to leasehold estates a "must" change rather than a "may" change, by revising Authorized Change 8 -- or by revising Authorized Change 7 for the New York Mortgage (Form 3033) and the Guam Mortgage (Form 3054); (3) correcting page number references related to the location of witness lines in Authorized Change 11 -- or in either Authorized Change 9 for the New York Mortgage (Form 3033) or Authorized Change 10 for the Maine Mortgage (Form 3020); making an editorial change related to the authorized change for Definition B in Authorized Change 13 -- or in either Authorized Change 7 for the Texas Home Equity Security Instrument (Form 3044.1), Authorized Change 10 for the Maine Mortgage (Form 3020), Authorized Change 11 for the New York Mortgage (Form 3033), or Authorized Change 12 for the South Carolina Mortgage (Form 3041) and the Virgin Islands Mortgage (Form 3054). We also corrected the reference to the applicable state law or statute in Authorized Change 10 for the District of Columbia Deed of Trust (Form 3009) and in Authorized Change 14 for the Pennsylvania Mortgage (Form 3039), as well as made an editorial correction to Authorized Change 14 for the Idaho Deed of Trust (Form 3013).

**Revised Summary Page for Ohio Mortgage (April 22, 2002)**

We have posted an updated Summary Page for the Ohio Mortgage (Form 3036) to indicate that Authorized Change 8, which relates to leasehold estates, is a "must" change rather than a "may" change; to allow Authorized Change 11 to be amended consistent with Section 5301.01 of Ohio H.B. 279; to make an editorial change to Authorized Change 13; to add a new Authorized Change 14 that allows the addition of language related to the execution date of the document, if the lender wants to comply with the provisions of Ohio H.B. 470; and to delete an outdated Selling Guide cross-reference under Other Pertinent Information.

**Revised Summary Page for Indiana Mortgage (April 22, 2002)**

We have posted an updated Summary Page for the Indiana Mortgage (Form 3015) to indicate that Authorized Change 8, which relates to leasehold estates, is a "must" change rather than a "may" change; to make an editorial change to Authorized Change 13; to add a new Authorized Change 14 that applies if the mortgage contract results from a telephone sales commitment; and to delete an outdated Selling Guide cross-reference under Other Pertinent Information.

**Revised Summary Page for Florida Mortgage (April 22, 2002)**

We have posted an updated Summary Page for the Florida Mortgage (Form 3010) to indicate that Authorized Change 8, which relates to leasehold estates, is a "must" change rather than a "may" change; to correct a page number reference in Authorized Change 11; to make an editorial change to Authorized Change 13; to insert the missing word "no" in the first line of the replacement language in Authorized Change 14 to indicate that no recurring intangible tax is due in the circumstances described by the authorized change; and to delete an outdated Selling Guide cross-reference under Other Pertinent Information.



### **Revised Summary Page for Illinois Mortgage (April 22, 2002)**

We have posted an updated Summary Page for the Illinois Mortgage (Form 3014) to indicate that Authorized Change 8, which relates to leasehold estates, is a "must" change rather than a "may" change; to correct a page number reference in Authorized Change 11; to modify Authorized Change 13 to reflect that Illinois law relates to the waiver of homestead rights (instead of dower rights); and to delete an outdated Selling Guide cross-reference under Other Pertinent Information.

### **Revised Summary Page for Rhode Island Mortgage (April 22, 2002)**

We have posted an updated Summary Page for the Rhode Island Mortgage (Form 3040) to indicate that Authorized Change 8, which relates to leasehold estates, is a "must" change rather than a "may" change; to correct a page number reference in Authorized Change 11; to make an editorial change to Authorized Change 13; to add a new Authorized Change 14 that allows Section 26. Loan Fees to be modified as long as Rhode Island's disclosure requirements are satisfied; and to delete an outdated Selling Guide cross-reference under Other Pertinent Information.

### **Revised Summary Page for Virginia Deed of Trust (April 22, 2002)**

We have posted an updated Summary Page for the Virginia Deed of Trust (Form 3047) to indicate that Authorized Change 8, which relates to leasehold estates, is a "must" change rather than a "may" change; to make an editorial change to Authorized Change 13; to update the references to the Virginia statute in Authorized Change 14; to add a new Authorized Change 15 permitting insertion of language related to the mortgage interest rate in Definition E. Note; to renumber as Authorized Change 16 the previous Authorized Change 15 and to update the reference to the Virginia statutes; and to delete an outdated Selling Guide cross-reference under Other Pertinent Information.

### **Revised Summary Page for Puerto Rico First Mortgage (April 22, 2002)**

We have posted an updated Summary Page for the Puerto Rico First Mortgage (Form 3053) to provide the Spanish translation for the MERS-related language in Authorized Change 5; to indicate that Authorized Change 6, which relates to leasehold estates, is a "must" change rather than a "may" change; and to delete an outdated Selling Guide cross-reference under Other Pertinent Information.

### **Revised PDF File and Summary Page for Louisiana Mortgage (April 22, 2002)**

We have posted a revised version of the Louisiana Mortgage (Form 3019) to correct two formatting errors on Page 1 - by replacing a missing line to the left of the phrase "Space Above This Line for Recording Data" and by correcting the inconsistent spacing that created an extra line at the end of Definition D. Note. We also updated the related Summary Page to correct two page number references in Authorized Change 11 and to make an editorial change to Authorized Change 13.

### **Revised PDF File and Summary Page for Montana Deed of Trust (April 22, 2002)**

We have posted a revised version of the Montana Deed of Trust (Form 3027) to change Section 25. Area of Property to reflect a maximum acreage of 40. We also updated the related Summary Page to indicate that Authorized Change 8, which relates to leasehold estates, is a "must" change rather than a "may" change; to make an editorial change to Authorized Change 13; and to delete an outdated Selling Guide cross-reference under Other Pertinent Information.

### **Revised PDF File and Summary Page for North Dakota Mortgage (April 22, 2002)**

We have posted a revised version of the North Dakota Mortgage (Form 3035) to delete language related to the annual interest rate in Definition D. Note. We also updated the related Summary Page to indicate that Authorized Change 8, which relates to leasehold estates, is a "must" change rather than a "may" change; to correct a page number reference in Authorized Change 11; to make an editorial change to Authorized Changes 13 and 14; and to delete an outdated Selling Guide cross-reference under Other Pertinent Information.

### **Revised PDF File and Summary Page for Washington Deed of Trust (April 22, 2002)**

We have posted a corrected version of the Washington Deed of Trust (Form 3048) to correct two typographical errors in Section 26, Attorneys' Fees. We also updated the related Summary Page to indicate that Authorized Change 8, which relates to leasehold estates, is a "must" change rather than a "may" change; to make an editorial change to Authorized Change 13; and to delete an outdated Selling Guide cross-reference under Other Pertinent Information.

### **New Format for Summary Pages (April 22, 2002)**

We are expanding the information shown on the various Summary Pages that will be posted to the Web site on and after today to make it easier to identify when a document has been revised. The information under the heading Instrument Revision Date will include not only the latest version date, but also any revision date that appears in the document's legend. For example, if a document that has a version date of 1/01 is significantly revised, the legend on the form will include a revision date, and both dates will appear on the Summary Page -- such as 1/01 (rev. 10/01). The information under Instrument Last Modified will include the date the revised document was posted to the Web site and a categorization of the nature of the revision. The revision characterization will use terms such as "Consistency Correction" (which means that minor changes are being made to make the language in the document consistent within the document itself, with other documents, or with Freddie Mac's posted version); "Language Deletion" (which means that certain language that is not in a numbered section is being deleted); "Section Addition," "Section Deletion," or "Section Revision" (which means either that a new numbered section is being added or an existing numbered section is being deleted or revised); "Definition Revision" (which means that one of the defined terms is being redefined by adding, changing, or deleting certain language); etc. To find out more specific information about a revision, you can access the applicable Latest Documents and News Update discussion for the date shown for the revision posting.

### **Revised PDF Files and Summary Documents for West Virginia Notes (March 12, 2002)**

We have posted revised versions of three West Virginia notes -- Forms 3249, 3501.49, and 3502.49 -- to reflect changes made to assure consistency with the late charge provisions of West Virginia Senate Bill 526, which became effective July 13, 2001. We also updated the related Summary Pages, including adding a new authorized change for Section 11 of the ARM notes.

### **PDF Files and Summary Pages for Mortgage Assignments (March 12, 2002)**

We have assigned form numbers to each of our standard assignment forms and have posted PDF files and Summary pages for the following forms -- Forms 3741, 3742, 3743, 3744, 3745, and 3746. Except for a change that references Fannie Mae instead of Federal National Mortgage Association, these forms have the same content as the documents that we released in 1995 as Multistate/1 (Form 3741), Multistate/2 (Form 3742), Multistate/3 (Form 3743), Multistate/4 (Form 3744), Georgia (Form 3745), and Louisiana (Form 3746). Although we prefer that lenders use our standard assignment forms, we do not require their use.

### **Documents for Native American Housing Pilot with Navajo Nation (March 12, 2002)**

We have posted PDF files and Summary Pages for the Mortgage (Form 3070) and Note (Form 3270) that are used in connection with our Native American Housing Pilot with the Navajo Nation. Lenders may use these documents only if they have been approved to participate in this initiative and have an outstanding negotiated contract to cover the mortgages to which these documents relate.

### **Corrected Link for Balloon Note Addendum Summary Page (March 12, 2002)**

When we posted the revised Summary Page for the Balloon Note Addendum (Form 3266) on November 28, 2001, the link for that document incorrectly led to a Word version of the form (instead of to the related Summary Page). We have corrected this erroneous linkage.

### **PDF Files and Summary Pages for HomeStyle Mortgage Products (December 7, 2001)**

We have posted PDF files and the related Summary Pages for several model legal documents that are used in connection with HomeStyle Renovation Mortgages and HomeStyle Construction-to-Permanent Mortgages. The

following riders and addendum were posted -- Construction Loan Addendum to Note (Form 3736), Construction Loan Rider to Security Instrument (Form 3737), and Investor Rider to Security Instrument (Form 3738). The following special purpose documents were also posted -- Construction Contract (Form 3734), Construction Loan Agreement (Form 3735), and Lien Waiver (Form 3739).

#### **Revised PDF File and Summary Page for Kentucky Mortgage (December 7, 2001)**

We have posted a revised version of the Kentucky Mortgage (Form 3018), which was changed to address the "protective advances" provisions of KRS 382.520 in the definition of "note" and in Non-Uniform Covenant 26. We also updated the related Summary Page to indicate that Authorized Change 8, which relates to leasehold estates, is a "must" change rather than a "may" change

#### **Revised PDF File and Summary Page for Louisiana Mortgage (December 7, 2001)**

We have posted a corrected version of the Louisiana Mortgage (Form 3019), which includes the words "notice to" that were omitted from the first line in Section 22 of the document we previously posted. We also updated the related Summary Page to indicate that Authorized Change 8, which relates to leasehold estates, is a "must" change rather than a "may" change.

#### **PDF Files and Summary Pages for InterestFirst™ ARM Notes (December 3, 2001)**

We have posted PDF files and the related Summary Pages for two new Fannie Mae-specific InterestFirst ARM notes -- one based on the WSJ One-Year LIBOR Index (Form 3530) and one based on the One-Year Treasury Index (Form 3531) -- that may be used in connection with ARM Plans 660, 750, 1423, 2725, 2727, and 2729. Lenders should not use these documents unless they have a commitment or contract that specifically provides for the delivery of InterestFirst ARMs to us.

#### **Revised PDF Files and/or Summary Pages for Multistate WSJ LIBOR Fixed/ARM Notes (December 3, 2001)**

We have posted a PDF file of a corrected version of the Multistate Fixed/Adjustable Rate Note (Form 3525), which inserts a word ("is") that was omitted from the third line of the last paragraph in Section 12 of our previously posted document. We updated the related Summary Page accordingly and made a minor change to the authorized change language for Alaska and Vermont. We also updated the Summary Page for the Multistate Fixed/Adjustable Rate Note (Form 3528) to acknowledge that this document should not be used when ARM Plans 2725, 2727, and 2729 are closed as InterestFirst ARMs and to make a minor change to the authorized change language for Alaska and Vermont.

#### **Revised Summary Page for Multistate One-Year Treasury Fixed/ARM Note (December 3, 2001)**

We have posted a revised Summary Page for the Multistate Fixed/Adjustable Rate Note (Form 3522) to acknowledge that this ARM note should not be used when ARM Plans 660, 750, and 1423 are closed as InterestFirst ARMs. We also updated the Summary Page to add authorized changes for Indiana and West Virginia (attorneys' fees); to delete one of the authorized changes for Louisiana (late charges), and to make minor changes to the authorized change language for Alaska, Florida, Maryland, New Hampshire, Texas, Vermont, and West Virginia (late charges).

#### **Revised Summary Page for Multistate InterestFirst™ Fixed Rate Note (December 3, 2001)**

We have posted a revised Summary Page for the Multistate InterestFirst Fixed Rate Note (Form 3271) to add an authorized change for Indiana and to make a minor change to the authorized change language for Texas.

#### **Revised PDF Files and Summary Pages for Balloon Rider and Note Addendum (November 28, 2001)**

We have posted revised letter-sized PDF files for the Rider (Form 3180) and Note Addendum (Form 3266) that are used to add the Conditional Right to Refinance option to a balloon mortgage. This revised version reflects our policy change that allows a borrower to exercise the conditional refinancing option even if he or she uses the security property as an investment property or has obtained subordinate financing for the property. We also updated the related Summary Pages to add an authorized change that requires lenders to amend Section 5. Exercising the Conditional Refinancing Option for mortgages secured by North Carolina properties in accordance with that state's predatory lending law.

### **Revised PDF Files and Summary Pages for Balloon Loan Refinancing Instruments (November 28, 2001)**

We have posted revised PDF files for all of the Balloon Loan Refinancing Instruments (Form 3269 state-specific series) to make their language and format consistent with that of the uniform security instruments and the various notes. We also updated the related Summary Pages accordingly. Lenders that use these instruments to document the exercise of the conditional refinancing option for balloon mortgages should use the revised versions effective with options exercised on and after January 1, 2002.

### **Summary Pages and PDF Files for WSJ One-Year LIBOR Index ARMs (November 13, 2001)**

We have posted Summary Pages and PDF files for the following Fannie Mae-specific notes and riders that are used in connection with the ten new one-year LIBOR ARM plans we announced in August (Announcement 01-06): Forms 3122, 3186, 3187, 3188, 3189, 3525, 3526, 3527, 3528 and 3529.

### **Summary Pages and PDF Files for Timely Payment Rewards Mortgages (November 13, 2001)**

We have posted Summary Pages and PDF files for an addendum to the note and a rider that are used in connection with mortgages for which Desktop Underwriter has authorized the use of the Timely Payment Rewards feature: Forms 1410 and 1412.

### **Revised Summary Pages and PDF Files for Loan Modification Agreement (November 13, 2001)**

We have posted a revised Summary Page for the Loan Modification Agreement (Form 3179) to modify the authorized change language that is used when MERS is the mortgagee of record for a mortgage that is being modified. We also posted a revised PDF file that reflects recent changes made to accommodate Timely Payment Rewards mortgages.

### **Summary Pages and PDF Files for InterestFirst Mortgages (June 29, 2001)**

We have posted Summary Pages and PDF files for the following Fannie Mae-specific notes that are used in connection with our InterestFirst mortgage product: Forms 3271, 3271.02, 3271.10, 3271.20, 3271.30, 3271.33, 3271.46, 3271.47, 3271.49, and 3271.50.

### **Posting of PDF File and Summary Page for DC Deed of Trust (June 29, 2001)**

The security instrument for the District of Columbia (Form 3009) has been revised, by amending Section 22 to reflect changes in foreclosure law that became effective last April. Therefore, we are posting a new PDF file and Summary Page for this document. The revised Summary Page also includes a new authorized change that lenders can make to the definition of "trustee" if needed to comply with 1999 DC Law 263.

### **Posting of PDF File and Summary Page for New York Consolidation, Extension and Modification Agreement (June 29, 2001)**

The New York Consolidation, Extension and Modification Agreement (Form 3172) has been revised to clarify the documents that constitute the Consolidated Note and the Consolidated Mortgage and to provide more detailed instructions, including language that must be inserted at the top of the Consolidated Note for fixed-rate and adjustable-rate mortgages and blank pages to illustrate the documents that are to be included as Exhibits B through D. Therefore, we are posting a new PDF file and Summary Page for this document. The revised Summary Page also includes a new authorized change that lenders may make when the security property is not the borrower's principal residence

### **Posting of PDF File and Summary Page for Illinois Mortgage (October 25, 2000)**

The PDF file for the Illinois Mortgage (Form 3014) that we posted on July 28, 2000 did not include a new Section 25. Placement of Collateral Protection Insurance, and thus differed from the one posted by Freddie Mac. Therefore, we have reposted this document to include the new Section 25. We will not, however, require lenders to use this corrected version. We are also reposting the Summary Page for the Illinois Mortgage (Form 3014), which includes an authorized change that allows lenders to delete Section 25, if they separately provide borrowers with the insurance disclosure required by Illinois law. Lenders, forms companies, software vendors, and others that have already reproduced our original version of Form 3014 do not have to create a version of the document that includes the new Section 25 if doing so will affect their ability to meet our January 1, 2001 mandatory usage date for the revised mortgage documents. Versions of the Illinois Mortgage (Form 3014) that

include the new Section 25 and versions that do not include Section 25 will be acceptable to both Fannie Mae and Freddie Mac.

### **Correction of Miscellaneous PDF Files (October 3, 2000)**

We have posted corrected PDF files for several of the uniform mortgage documents because they contained minor typographical errors and differed from those posted by Freddie Mac. If making these corrections will affect the ability to meet our January 1, 2001 mandatory usage date, lenders (and forms companies, software vendors, etc.) need not make them at this time (but they should schedule a revision of these forms for early next year). Use of an uncorrected version of any of these reposted forms will not affect Fannie Mae's (or Freddie Mac's) acceptance of the form(s).

We have also posted corrected PDF files for several Fannie Mae-specific documents, to correct minor typographical errors or to make the language in the various forms consistent. However, the use of an uncorrected version of any of these reposted forms will not affect Fannie Mae's acceptance of the form(s).

Corrected PDF files have been posted for the following documents: Maine Mortgage (Form 3020), New York Mortgage (Form 3033), Texas Home Equity Security Instrument (Form 3044.1), Vermont Mortgage (Form 3046), Puerto Mortgage (Form 3053), Virgin Islands Mortgage (Form 3054), Fractional Treasury ARM Rider (Form 3135), Fannie Mae LIBOR ARM Rider (Form 3137), Fannie Mae Convertible LIBOR ARM Rider (Form 3139), Fixed/Adjustable Rate Rider (Form 3176), Convertible Fixed/Adjustable Rate Rider (Form 3181), Wall Street Journal LIBOR ARM Rider (Form 3184), Growing Equity Note (Form 3255), Fixed/Adjustable Rate Note (Form 3263), Convertible Fixed/Adjustable Rate Note (Form 3267), New Hampshire 5/1 ARM Note (Form 3501.30), Virginia 5/1 ARM Note (Form 3501.47), Puerto Rico 5/1 ARM Note (Form 3501.53), New Hampshire 5/2 ARM Note (Form 3502.30), Puerto Rico 5/2 ARM Note (Form 3502.53), COF ARM Note (Form 3510), and Wall Street Journal LIBOR ARM Note (Form 3524). Review the specific changes that we made.

### **Summary Pages and PDF Files for Fannie Mae-Specific Documents (August 25, 2000)**

We have posted Summary Pages and PDF files for the following Fannie Mae-specific documents: ARM notes, riders, and addenda (Forms 3109, 3113, 3115, 3116, 3117, 3118, 3124, 3129, 3133, 3134, 3135, 3136, 3137, 3138, 3139, 3176, 3176.44, 3181, 3182, 3182.44, 3183, 3183.44, 3184, 3256, 3263, 3263.44, 3267, 3503, 3505, 3506, 3507, 3508, 3511, 3512, 3515, 3516, 3517, 3518, 3519, 3520, 3521, 3522, 3522.44, 3523, 3523.44, and 3524); balloon notes, riders, and addenda (Forms 3180, 3260, 3260.33, and 3266); biweekly payment notes and riders (Forms 3177, 3178, 3264, and 3265); the Start-Up mortgage graduated-payment note (Form 3268); the growing-equity note (Form 3255); and the Loan Modification Agreement (Form 3179). All of these documents have a 1/01 date and are to be used only in connection with uniform security instruments that also have a 1/01 date.

### **New York Consolidation, Extension and Modification Agreement (August 25, 2000)**

Although the New York Consolidation, Extension and Modification Agreement (Form 3172) is a uniform Fannie Mae/Freddie Mac document, we did not post it when we posted the other uniform documents last month. We have received a final sign-off on this document from New York counsel; therefore, we are now posting a Summary Page and PDF file for it.

### **Revised Summary Pages for Various Riders or Special Purpose Documents (August 25, 2000)**

We posted revised Summary Pages for the following riders -- Forms 3108, 3111, 3120, 3131, 3140, 3150, 3160, 3170, and 3890 -- to update the Other Pertinent Information section. The revisions include a few editorial changes or corrections and the deletion of language related to the signature acknowledgment for mortgages that have inter vivos trusts as borrowers since the acknowledgment is not required for riders. We revised the Summary Page for the Texas Home Equity Affidavit and Agreement (Form 3185) to correct a typographical error.

### **Revised Summary Pages for Various Notes (August 25, 2000)**

We posted revised Summary Pages for the following notes -- Forms 3200, 3501, 3502, 3504, 3510, and 3514 - - to add authorized change language related to Louisiana's maximum allowable late charge and to update the

Other Pertinent Information section to make a few editorial changes or corrections and to delete language related to the signature acknowledgment for mortgages that have inter vivos trusts as borrowers since the acknowledgment is not required for notes. We made similar changes to the Other Pertinent Information section for the following notes -- Forms 3202, 3210, 3220, 3230, 3233, 3244.1, 3246, 3247, 3249, 3250, 3253, 3501.02, 3501.10, 3501.30, 3501.46, 3501.47, 3501.49, 3501.50, 3501.53, 3502.02, 3502.10, 3502.30, 3502.46, 3502.47, 3502.49, 3502.50, and 3502.53.

### **Revised Summary Pages for Balloon Loan Refinancing Instruments (August 25, 2000)**

We posted revised Summary Pages for all of the Balloon Loan Refinancing Instruments (Form 3269 state-specific series) to change the format to the one now used for all documents, to add some of the common authorized changes that apply to all security instruments, and to add authorized change language that can be used when the balloon mortgage that is being refinanced was registered with MERS.

### **Minor Corrections to Previously Posted Documents (August 25, 2000)**

We have reposted PDF files for several documents because they contained minor errors and differed from those posted by Freddie Mac. The following documents have been corrected: Hawaii Mortgage (Form 3012), to change a semicolon to a comma after the first use of RESPA in Section 3, paragraph 2, line 2; Maine Mortgage (Form 3020), to make the last three sentences in Section 7 a separate paragraph; Oregon Deed of Trust (Form 3038), to change an erroneous reference on Page 1 to reflect that the space at the top of the form is for recording data, not acknowledgments; Rhode Island Mortgage (Form 3040), to correct Section 21, line 7 by changing the (3) to (c); and New Hampshire Fixed-Rate Note (Form 3230), to correct the right-hand margin for Section 11. None of these corrections are significant; therefore we will accept documents that do not include these changes. We have also reposted the Summary Page for the Virginia Deed of Trust (Form 3047) to correct a typographical error in the Virginia statute referenced in Authorized Change 14.

### **New Format for List of Documents (August 16, 2000)**

We have reformatted the List of Documents page to reduce the number of documents you have to scroll through to select a specific document for viewing, downloading, or printing. Now, you can choose the type of document you are interested in -- for example, note -- and a list of all of the notes that are available through the Web site will appear. As before, you can then select the actual note you want to see. Currently, the categories of documents include security instruments, notes, riders and addenda, and special purpose documents.

### **Reposting of PDF Files for Minnesota and Oregon Security Instruments (August 7, 2000)**

The PDF file for the Minnesota Mortgage (Form 3024) that we posted on July 28 included an inadvertent renumbering of covenants 21 through 25 (as 20 through 24); therefore, we have reposted a corrected version of this PDF file. The PDF file we posted for the Oregon Deed of Trust (Form 3038) included an unintelligible word in the last paragraph of Section 20; therefore we have posted a corrected PDF file.

### **State-Specific ARM Notes for New Hampshire (August 4, 2000)**

We posted PDF Files and Summary Pages for two New Hampshire state-specific ARM notes -- those used for 5/1 and 5/2 ARM plans (Form 3501.30 and Form 3502.30).

### **Reposting of Certain Documents (August 4, 2000)**

When we posted PDF files and Summary Pages for the 1/01 versions of the uniform mortgage documents last week, we incorrectly linked to the previous versions of the PDF files for the Maine (Form 3020) and New York (Form 3033) security instruments. That link has been corrected and the 1/01 versions of these documents are now posted. We have also reposted PDF files for the following adjustable-rate notes (to correct a capitalization inconsistency between our documents and the ones that Freddie Mac had posted) -- Forms 3501, 3501.02, 3501.10, 3501.47, 3504, 3510, and 3514. As the result of the addition of state-specific ARM notes (Forms 3501.30 and 3502.30) for New Hampshire we have reposted corrected Summary Pages for the following ARM Notes - Forms 3504, 3510, and 3514. We also reposted the Summary Pages for the following ARM notes and riders to reflect the addition of the New Hampshire state-specific note (if applicable) and to provide optional ways to amend the tagline when ARM 5/1 and 5/2 documents are used in connection with 4/1, 4/2, 6/1, or 6/2

ARM plans -- Forms 3108, 3111, 3501, 3501.02, 3501.10, 3501.46, 3501.47, 3501.49, 3501.50, 3501.53, 3502, 3502.02, 3502.10, 3502.46, 3502.47, 3502.49, 3502.50, and 3502.53.

### **New PDF Files and Summary Pages for Uniform Mortgage Documents (July 28, 2000)**

We have reposted PDF files and Summary Pages for all of the uniform security instruments, notes, riders, and affidavits to reflect the 1/01 version of each document. These new versions of the documents must be used on and after January 1, 2001. The most significant change that we made was to incorporate the provisions of our new Multistate Mortgage Insurance Rider (Form 3160) into Section 10 of the security instruments.

Other changes of substance that were made to the security instruments include the addition of a new Section 25. Attorneys' Fees to the New Hampshire document (Form 3030); the addition of a new Section 26. Attorneys' Fees to the Washington document (Form 3048); the addition of a new Section 27. Required Evidence of Property Insurance to the Oregon document (Form 3038); the deletion of references to conveyance "with power of sale" in the Illinois document (Form 3014), the Indiana document (Form 3015), the Kansas document (Form 3017) and the South Carolina document (Form 3041); the addition of "Other" as another choice in the derivation clause of the Tennessee document (Form 3043); and the correction of a few erroneous Spanish translations in the Puerto Rico document (Form 3053). Other changes to the security instruments, which were less substantive in nature, included insertion of missing commas, semicolons, periods, parentheses, quotation marks, letters, words, or spaces when needed or the deletion of extraneous commas, semicolons, periods, parentheses, quotation marks, letters, words, or spaces; capitalization of all defined terms; corrections of formatting inconsistencies (type size or face, line endings, indentations, etc.); and the consistent use of Arabic numbers for all numbers of 10 or above and the percentage sign rather than the word percent. Similar changes were made to the uniform notes and riders.

We also created a new state-specific fixed-rate note for New Hampshire (Form 3230), and added to the Summary Pages for each ARM note authorized change language for New Hampshire that is consistent with this new state-specific fixed-rate note. In addition, we removed the preprinted state name from the place of execution block on the state-specific notes to acknowledge that not all documents are executed in the state in which the security property is located. Summary Pages were updated to add previously announced changes that had not as yet been posted; to make Fannie Mae's authorized changes consistent with Freddie Mac's authorized changes, whenever possible; to address recent changes in New York banking regulations and Virginia law; and to provide for a revised format that enables us to identify the dates that the PDF files and Summary Pages were last updated.

### **PDF File and Summary Page for MI Rider (July 28, 2000)**

Although the Multistate Mortgage Insurance Rider (Form 3160) has been incorporated into the 1/01 version of all security instruments, lenders will still need to have borrowers execute this Rider if their mortgage is closed on a security instrument dated 3/99 or earlier. Therefore, we have posted a PDF file and Summary Page for Form 3160.

### **Corrections to Authorized MERS-Related Changes (May 16, 2000)**

LL04-00, which was mailed May 16, 2000, included corrections to some of the authorized MERS-related changes that were published in Announcement 00-01. The corrections -- which affect the Arkansas, Connecticut, Florida, Hawaii, Oklahoma, Rhode Island, South Carolina, South Dakota, and Wisconsin Mortgages and the Georgia Security Deed -- supersede all previously announced changes for these documents. A correction to the MERS-related authorized changes on our posted Summary Page for the Michigan Mortgage is also included in the letter.

### **New Fannie Mae Disclosure Rider (April 24, 2000)**

Announcement 00-01, which was mailed today, announces a new requirement for any conventional first mortgage that is closed on or after September 1, 2000 and has borrower-purchased mortgage insurance -- borrowers who obtain such mortgages must execute a Multistate Mortgage Insurance Rider (Form 3160). This rider makes additional borrower disclosure and lender flexibility related to mortgage insurance a part of the security instrument. Lenders that prefer to include these mortgage insurance provisions in the security

instrument rather than having the borrower execute a separate rider may incorporate the applicable portions of the rider into the security instrument. We will post a PDF File and a Summary Page for this new rider later this spring.

#### **Mandatory Usage Date for Uniform Instruments Postponed (April 24, 2000)**

Since the 03/99 versions of the revised uniform mortgage instruments were posted, we have made minor typographical, punctuation, or editorial consistency changes (and at least one change of substance) to the documents and reposted them to our Web site. Additional changes have been identified, but corrected documents have not as yet been posted. To assure that lenders, forms companies, loan origination software vendors, and document preparation companies will have sufficient time to obtain, program, and test the latest round of changes once we have posted the corrected documents, we are delaying the mandatory usage date for the revised uniform mortgage instruments to January 1, 2001. Since all of the documents will have some type of change, we are redating them to create a 01/01 version and to eliminate any confusion about which documents must be used as of January 1, 2001. (For more information, see Announcement 00-01.) We will post these new documents later this spring.

#### **Authorized MERS-Related Changes to Mortgage Documents (April 24, 2000)**

Announcement 00-01, which was mailed today, includes corrections to changes to the security instrument that we have authorized lenders to make when MERS is named as the mortgagee of record (as nominee for the beneficiary). These corrections supersede the authorized MERS changes that are posted on the following Summary Pages: Alaska (Form 3002), Arizona (Form 3003), Arkansas (Form 3004), California (Form 3005), Colorado (Form 3006), Connecticut (Form 3007), Florida (Form 3010), Georgia (Form 3011), Hawaii (Form 3012), Maine (Form 3020), New York (Form 3033), North Carolina (Form 3034), Oklahoma (Form 3037), Puerto Rico (Form 3053), Rhode Island (Form 3040), South Carolina (Form 3041), South Dakota (Form 3042), Virginia (Form 3047), and Wisconsin (Form 3050). We will post corrected Summary Pages at a later date.

MERS-related changes have also been authorized for the following mortgage documents -- Balloon Loan Refinancing Instruments (Form 3269 series), Agreement for Modification or Extension of a Mortgage (Form 181), and Loan Modification Agreement (Form 3179). We will correct or add Summary Pages to reflect these changes at a later date.

#### **New PDF File for Revised Texas Home Equity Affidavit and Agreement (April 24, 2000)**

The Texas Home Equity Affidavit and Agreement (Form 3185) has been revised to reflect a change to Section 41.002 of the Texas Property Code that became effective January 1, 2000. We have posted a new PDF file for the revised Form 3185, which lenders may use immediately. The revised document must be used for any Section 50(a)(6) mortgage that is closed on or after July 1, 2000.

#### **Use of Corrected Texas Deed of Trust (April 24, 2000)**

Announcement 00-01, which was mailed today, acknowledges that some lenders may not have seen the corrected PDF file of the Texas Deed of Trust (Form 3044) that we posted on December 6, 1999, and provides new instructions for the use of this document. The version of Form 3044 that is currently posted on this Web site must be used for Texas first mortgages closed on or after July 1, 2000 -- except for those originated as Section 50(a)(6) mortgages.

#### **Corrected PDF File for Texas Deed of Trust (December 6, 1999)**

The version of the Texas Deed of Trust (Form 3044) that we posted initially used the words "conveying indefeasible title to the Property without covenants of general warranty" instead of the words "conveying indefeasible title to the Property with covenants of general warranty" in the first sentence of the third paragraph of Section 22. This error has been corrected in the re-posted PDF file, along with some of the same formatting and punctuation corrections and minor wording changes that are discussed below in connection with the re-posted PDF files for most security instruments.

Because the words "with" and "without" have opposite meanings, this correction is substantive in nature. Therefore, we expect lenders to use the corrected version of this document as soon as possible. Since we do not want to penalize lenders for our error, we will purchase mortgages that have already been closed using the



incorrect version of this document. Lenders should note, however, that they must begin using the correct version of this document before the mandatory effective date for use of the revised mortgage instruments.

### **Corrected PDF Files for Most Security Instruments (December 6, 1999)**

Since our initial posting of the revised mortgage instruments, several people have pointed out a number of inconsistencies in formatting and punctuation among the various security instruments and we have identified a few minor wording changes that need to be made to some of these documents. As a result, we are re-posting corrected PDF files for all security instruments in the Form 3000 series (except for Form 3044.1). Some of the types of changes that are reflected in the corrected PDF files for most of the security instruments include (1) consistent use of the plural possessive of the word "attorneys' " throughout each document and among the various documents; (2) use of the letters "a," "b," "c," etc. instead of "(i)," "(ii)," "(iii)," etc. to itemize entries in lists that appear in subsections or numbered sections; (3) consistent use of semicolons to separate items in any list that is set out with a colon and commas to separate items in a list that is not set out by a colon; (4) insertion of missing commas, semicolons, periods, or parentheses where needed or deletion of unnecessary commas, semicolons, periods, parentheses, or spaces; (5) consistent use of the hyphenated form of the term "Non-Uniform Covenants"; (6) capitalization of defined terms when they are used elsewhere in the document; and (7) consistent use of quotation marks and apostrophes (instead of inch and foot marks).

Nonsubstantive changes were also made to the security instruments for certain states. These changes included: (1) Arizona -- Form 3003, fully justifying the last sentence before the signature spaces; (2) Illinois -- Form 3014, amending the waiver of homestead language in Section 24 to more closely track the Illinois statute; (3) Iowa -- Form 3016, inserting oral agreements language immediately after Section 26; (4) Louisiana -- Form 3019, left justifying the notary title and signature space, spelling out social security under the borrower signature lines, deleting a comma after the words "Articles 2639" in Section 23, inserting a closing parenthesis after the words "Article 2347" in Section 35, and deleting the "19" from the year blank in the last sentence before the signature spaces; (5) Maine -- Form 3020, inserting a missing word "its" in definition (P), changing the word "mean" to "means" in definition (R), making the words "Sections" and "genders" on page 3 singular, and reformatting the document to make it consistent with the New York plain language document whenever possible; (6) Michigan -- Form 3023, adding a new second sentence for insertion of the borrower's address under definition (B); and (7) New York -- Form 3033, changing the word "mean" to "means" in definition (M), changing the words "threat or release" to "threat of release" in the third paragraph of Section 21, and reformatting the document to make it consistent with the Maine plain language document whenever possible.

Because none of these changes affect the legal enforceability of the documents, lenders may continue to use our earlier posted versions of these security instruments. However, we encourage lenders to begin using the more up-to-date versions as soon as possible.

### **Corrected PDF Files for Most Notes and Riders (December 6, 1999)**

Since our initial posting of the revised mortgage instruments, we have made several changes to the formatting and punctuation of the various notes and riders to correct inconsistencies. As a result, we have posted corrected PDF files for most riders (or affidavits) in the Form 3100 series (except for Forms 3140.44, 3150.44, 3176.44, 3182.44, 3183.44, and 3185); most fixed-rate notes in the Form 3200 series (except for Forms 3244.1 and 3263.44, and the state-specific versions of Form 3269); most adjustable rate notes in the Form 3500 series (except for Forms 3522.44 and 3523.44); and Form 3890. The changes are similar to those discussed above in connection with the re-posted PDF files for most security instruments.

Because none of these changes affect the legal enforceability of the documents, lenders may continue to use our earlier posted versions of these notes and riders. However, we encourage lenders to begin using the more up-to-date versions as soon as possible.

### **Updated Summary Pages for Alaska, Arizona, California, and Colorado Security Instruments (December 6, 1999)**

We have updated the summary pages for the Alaska Deed of Trust (Form 3002), the Arizona Deed of Trust (Form 3003), the California Deed of Trust (Form 3005), and the Colorado Deed of Trust (Form 3006) to correct

the authorized change related to MERS-registered mortgages. Our original pages omitted the following instruction: Delete the last sentence in the definition of "Lender."

#### **Updated Summary Page for Maryland Deed of Trust (December 6, 1999)**

We have updated the summary page for Form 3021 to modify the authorized change that can be made for Purchase Money Mortgages, by deleting the instruction to modify the first line of the document.

#### **Updated Summary Pages for Multistate and State-Specific Adjustable Rate Notes for 5/2 ARMs (December 6, 1999)**

We have updated the summary pages for the Multistate Form 3502 and the state-specific versions of it -- Forms 3502.02 (Alaska), 3502.10 (Florida), 3502.46 (Vermont), 3502.47 (Virginia), 3502.49 (West Virginia), 3502.50 (Wisconsin), and 3502.53 (Puerto Rico) -- by deleting the references to their use for ARM Plans 660 and 750. The correct Adjustable Rate Note for those ARM plans is Form 3522 (which is a Fannie Mae-specific form that will be posted to this site early next year).

#### **New Puerto Rico Documents (December 6, 1999)**

Our initial posting of the revised mortgage instruments did not include the revised documents for Puerto Rico. We have now posted new PDF files and updated summary pages for the revised Puerto Rico First Mortgage (Form 3053), Fixed-Rate Note (Form 3253), Adjustable Rate Note - 5/1 ARM (Form 3501.53), and Adjustable Rate Note - 5/2 ARM (Form 3502.53).

#### **Withdrawal of Multistate Balloon Loan Refinancing Instrument (August 6, 1999)**

In April, we posted the Multistate Balloon Loan Refinancing Instrument (Form 3269) and 27 state-specific versions of the document (which are identified by the number 3269 followed by a two-digit state identifier, such as 3269.03 for the Arizona document). Effective immediately, we are withdrawing the Multistate Balloon Loan Refinancing Instrument (Form 3269), although the state-specific versions of the document remain in effect. For a short period of time, we will accept the delivery of mortgages that are documented on the Multistate Balloon Loan Refinancing Instrument (Form 3269) as an accommodation to lenders that may have printed or downloaded this form. As long as the balloon refinance mortgage is closed prior to October 1, 1999, the Multistate Balloon Loan Refinancing Instrument (Form 3269) may be used to document the refinancing of a balloon mortgage secured by a property located in a jurisdiction other than one for which we developed a state-specific version of this form. For more information, see LL08-99 (dated August 6, 1999).

#### **New Maine Documents (June 25, 1999)**

Our initial posting of the revised mortgage instruments did not include the revised documents for Maine. We have now posted new PDF files and updated summary pages for the revised Maine Mortgage (Form 3020) and Maine Fixed Rate Note (Form 3220). The updated summary page for Form 3020 includes authorization to reprint the document without the lines for the borrowers' social security numbers; revisions to the authorized changes that must be used when MERS is nominee for the beneficiary; and a caution that this document should not be used for certain ARM plans for which the applicable revised note or rider is not yet available.

We also initially posted PDF files and summary pages for two Maine Adjustable Rate Riders (Forms 3501.20 and 3502.20). It has since been decided that these state-specific riders will not be required, and that the Multistate Adjustable Rate Riders for 5/1 (Form 3501) and 5/2 (Form 3502) ARMs should be used instead. We have, therefore, removed Forms 3501.20 and 3502.20 from the list of documents available for download and deleted the PDF files and summary pages we previously posted for them.

#### **Corrected PDF File for California Deed of Trust (June 25, 1999)**

The version of Form 3005 that we initially posted was missing two sentences at the beginning of Non Uniform Covenant 23. We corrected this oversight and made other changes throughout the document to assure that the same characters were used consistently for quotation marks, apostrophes, and check boxes.

#### **Corrected PDF File and Updated Summary Page for New York Mortgage (June 25, 1999)**

We posted a corrected PDF file for Form 3033 on 5/20/99, but have since identified the need to delete an extra blank from the second sentence under Description of Property on Page 3. This latest PDF file corrects this

oversight. The updated summary page includes revisions to the authorized changes that must be used when MERS is nominee for the beneficiary, and a caution that this document should not be used for certain ARM plans for which the applicable revised note or rider is not yet available.

#### **Corrected PDF File for Virginia Deed of Trust (June 25, 1999)**

The version of Form 3047 that we initially posted included a Non-Uniform Covenant 25, Identification of Note, which we have since deleted. We also made other changes throughout the document to assure that the same characters were used consistently for quotation marks, apostrophes, and check boxes.

#### **Corrected PDF File for Multistate Adjustable Rate Rider for 3-Year ARMs (June 25, 1999)**

The version of Form 3114 that we initially posted included an extraneous comma in the first sentence of the last paragraph of Section 4(B). We have corrected this oversight and made other changes throughout the document to assure that the same characters were used consistently for quotation marks and apostrophes.

#### **Updated Summary Page for Multistate Fixed Rate Note (June 25, 1999)**

We have revised the summary page for Form 3200 by deleting optional authorized changes for the District of Columbia and Maryland, Idaho, and Missouri and by modifying another optional authorized change for Maryland (which is now listed as number "6" as the result of the deletions).

#### **Updated Summary Page for Multistate Adjustable Rate Note for 5/1 ARMs (June 25, 1999)**

We have revised the summary page for Form 3501 by deleting Maine as one of the states for which this document is not used; deleting optional authorized changes for the District of Columbia and Maryland, Idaho, and Missouri; and modifying another optional authorized change for Maryland (which is now listed as number "7" as the result of the deletions).

#### **Updated Summary Page for Multistate Adjustable Rate Note for 5/2 ARMs (June 25, 1999)**

We have revised the summary page for Form 3502 by deleting Maine as one of the states for which this document is not used; deleting optional authorized changes for the District of Columbia and Maryland, Idaho, and Missouri; and modifying another optional authorized change for Maryland (which is now listed as number "7" as the result of the deletions). We also added a caution that this document should not be used for ARM Plans 660 and 750 until the revised rider for those plans becomes available.

#### **Updated Summary Pages for State-Specific Adjustable Rate Notes for 5/2 ARMs (June 25, 1999)**

We have revised the summary pages for Forms 3502.02 (Alaska), 3502.10 (Florida), 3502.46 (Vermont), 3502.47 (Virginia), 3502.49 (West Virginia), and 3502.50 (Wisconsin) by adding a caution that these documents should not be used for ARM Plans 660 and 750 until the revised rider for those plans becomes available.

#### **Updated Summary Page for Multistate Adjustable Rate Note for 3-Year ARMs (June 25, 1999)**

We have revised the summary page for Form 3504 by deleting optional authorized changes for the District of Columbia and Maryland, Idaho, and Missouri and by modifying another optional authorized change for Maryland (which is now listed as number "7" as the result of the deletions).

#### **Updated Summary Page for Multistate Adjustable Rate Note for COF ARMs (June 25, 1999)**

We have revised the summary page for Form 3510 by deleting optional authorized changes for the District of Columbia and Maryland, Idaho, and Missouri and by modifying another optional authorized change for Maryland (which is now listed as number "7" as the result of the deletions).

#### **Corrected PDF File for Condominium Rider (June 16, 1999)**

The version of Form 3140 that we initially posted was missing the word "of" in the second line of Paragraph D. We corrected this oversight and made other changes throughout the document to assure that the same characters were used consistently for quotation marks and apostrophes.

#### **Corrected PDF File for Nevada Deed of Trust (June 16, 1999)**

The version of Form 3029 that we initially posted included the words "and without charge" in the second sentence of Non Uniform Covenant 23. We deleted these words, added a new final sentence to this Covenant

to address when reconveyance fees may be charged, and made other changes throughout the document to assure that the same characters were used consistently for quotation marks, apostrophes, and check boxes.

#### **Corrected PDF File for Montana Deed of Trust (June 16, 1999)**

The version of Form 3027 that we initially posted included a Non-Uniform Covenant 26, Waiver of Homestead, which we have since deleted. We also made other changes throughout the document to assure that the same characters were used consistently for quotation marks, apostrophes, and check boxes.

#### **Corrected PDF File for Louisiana Deed of Trust (June 16, 1999)**

The version of Form 3019 that we initially posted was missing language in Non-Uniform Covenant 35, which we have inserted in the third and fourth lines up from the bottom of Page 16. We also corrected a reference in the first sentence of Non-Uniform Covenant 29 and made a minor editorial change in Non-Uniform Covenant 30. In addition, we changed the "footer" on Page 1 to reflect that the document is 17 pages in length and made other changes throughout the document to assure that the same characters were used consistently for quotation marks, apostrophes, and check boxes.

#### **Corrected PDF File for Idaho Deed of Trust (June 16, 1999)**

The version of Form 3013 that we initially posted was missing a comma in Line 7 of the second paragraph of Non Uniform Covenant 22. We corrected this oversight and made other changes throughout the document to assure that the same characters were used consistently for quotation marks, apostrophes, and check boxes.

#### **Corrected PDF File for Georgia Security Deed (June 16, 1999)**

The version of Form 3011 that we initially posted identified two Uniform Covenants by the number "4". We changed the number of the Uniform Covenant titled "Property Insurance" to "5," which resulted in a re-numbering of all subsequent Covenants. We also made other changes throughout the document to assure that the same characters were used consistently for quotation marks, apostrophes, and check boxes.

#### **Corrected PDF File for Colorado Deed of Trust (June 16, 1999)**

The version of Form 3006 that we initially posted did not address the use of a public trustee in Definition D on Page 1. We clarified the definition of Trustee and made other changes throughout the document to assure that the same characters were used consistently for quotation marks, apostrophes, and check boxes.

#### **Corrected PDF File for Arizona Deed of Trust (June 16, 1999)**

The version of Form 3003 that we initially posted was unclear about which address was to be used in Definitions B through D on Page 1, had improper capitalization in the first two sentences at the top of Page 15, and had a singular word instead of a plural word in the second sentence of Non Uniform Covenant 23 on that same page. We clarified that the mailing address should be provided, corrected the other errors, and made other changes throughout the document to assure that the same characters were used consistently for quotation marks, apostrophes, and check boxes.

#### **Corrected PDF File for Arkansas Mortgage (June 16, 1999)**

The version of Form 3004 that we initially posted included the words "with power of sale" in the first line on Page 3. We deleted these words and made other changes throughout the document to assure that the same characters were used consistently for quotation marks, apostrophes, and check boxes.

#### **Corrected PDF File for Alaska Deed of Trust (June 16, 1999)**

The version of Form 3002 that we initially posted did not include a space for insertion of the identification of the applicable judicial district in Line 4 at the top of Page 3. We corrected this oversight, as well as made other changes throughout the document to assure that the same characters were consistently used for quotation marks, apostrophes, and check boxes.

#### **Mandatory Usage Date Postponed (May 20, 1999)**

In response to customer requests, the mandatory usage date for the revised uniform mortgage instruments has been postponed until July 1, 2000. An official announcement of this change (LL05-99) will be mailed on May 26, 1999.

### **Authorized Change to All Security Instruments (May 20, 1999)**

All of the revised security instruments include lines for witness signatures. Since not all states require that the borrowers' signing of the security instrument be witnessed, lenders are authorized to delete the witness lines in any state in which witnesses are not required. We will add this authorized change to the summary pages for individual security instruments in the near future.

### **Corrected PDF File for New York and South Carolina Security Instruments (May 20, 1999)**

The version of Form 3033 (New York) that we initially posted had incorrect line spacing on Page 3. The version of Form 3041 (South Carolina) that we initially posted was missing the number for Non Uniform Covenant 26. We posted a corrected PDF file for each document.

### **Error Messages Related to Printing PDF Files (May 20, 1999)**

Some viewers get the following message when they try to open the PDF file for one of the security instruments: "Unable to find or create the font 'WP Typographical Symbols'. Some characters may not display or print correctly."

The referenced typographical symbols are the "check boxes" that are used to identify which Riders are to be executed by borrowers (which typically appear on Page 1 or 2 of the document, although they appear on Page 9 of the Texas Form 3044.1) or the "check boxes" that are used to indicate that certain conditions apply (as is the case for Page 18 of the New York Form 3033 and Page 16 of the Texas Form 3044). Instead of "check boxes," viewers may see "filled-in bullets."

We are making every effort to enable all viewers to print the security instruments correctly. We believe that we have identified the source of the problem, and will be using a different process for creating future PDF files. To see if this new process will enable you to view, print, or download the documents without receiving an error message, you should open up the PDF file for either the New York or South Carolina Security Instrument (Form 3033 or 3041). We needed to correct an error (as explained above) on each of these documents, so we created revised PDF files using the new process. You should now see "check boxes" instead of "filled-in bullets" on Page 1 of these documents. Some viewers may notice a slightly different typeface in the area of the "check boxes" than that used for the rest of the form, based on how the printer they use treats True Type fonts. We will be replacing PDF files for the other security instruments as time permits, and will announce those postings in this section.

### **Corrected 3-Year ARM Note (April 23, 1999)**

Paragraph 4 of the version of Form 3504 that we initially posted included language that applied to 1-year ARMs instead of 3-Year ARMs. We posted a corrected PDF file.

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