**Mortgage Documents**

**Multistate 1-4 Family Rider - Single-Family - Fannie Mae/Freddie Mac UNIFORM INSTRUMENT (Form 3170)**

**Type of Instrument Instrument Revision Date**

Rider 07/2021

**Instrument Last Modified Summary Page Last Modified**

N/A 09/21 (removed extraneous authorized change)

**Printing Instructions**

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

**Use This Document For**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| State | Lien Type | Product Type | Property Type | Occupancy Type |
| **All, except PR** | **First** | **All ‑ except for Texas Section 50(a)(6) mortgages** | **All, except cooperatives** | **All** |

**Required Changes**

The following changes MUST always be made to this document:

None

**Authorized Changes**

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

1. Lenders MAY include at the bottom of each page “initial lines” on which borrowers may insert their initials to acknowledge that all pages of the document are present. If these lines are added, lenders MUST require the borrowers to initial the lines on each page of the document.

2. Lenders MAY adjust cross-references to section, paragraph, or page numbers, if needed to reflect changes in section, paragraph, or page numbers that result from adding, modifying, or deleting certain language in accordance with another authorized change.

3. Lenders MAY delete Section C. Borrower’s Occupancy, if the security property is a two- to four-family property in which the borrowers occupy at least one of the dwelling units.

4. Lenders MUST delete Section C. Borrower’s, if the security property is a second home.

5. Lenders MAY delete Section D. Assignment of Leases.

**Other Pertinent Information**

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

1. If the borrower is an *inter vivos* revocable trust, we may require: a special rider, a different signature form for the trustee signature, and a special signature acknowledgment for the settlor/credit applicant(s). Lenders are responsible for making any modifications, including the use of different terminology, needed to conform to the signature forms customarily used in the applicable jurisdiction and will be held fully accountable for the use of any invalid signature form(s).

- Each of the trustees must sign this document in a signature block substantially similar to the following, which should be inserted in the Borrower signature lines.

*\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, Trustee of the \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Trust under trust instrument dated \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.*

2. When a lender uses the *New York Consolidation, Extension and Modification Agreement* (Form 3172) in connection with the refinancing of a mortgage secured by a one- to four-unit investment property or a two- to four-unit principal residence, it must also have the borrower execute this rider.