

Underwriting Bulletin: UNNAT-2024-011

Date: September 5, 2024

To: All FNTI Agents

From: FNTI Underwriting Department

RE: **Freddie Mac Multifamily Seller/Servicer Guide Updates (Freddie Mac Bulletin M2024-4)**

All FNTI Agents -

Please note that on August 15, 2024, Freddie Mac issued [Bulletin M2024-4](#) updating its [Freddie Mac Multifamily Seller/Servicer Guide](#) to include the following requirement(s):

Requiring the use of a Title Insurance Underwriter on acquisition loans for all escrow and settlement functions for both the Mortgage transaction and the acquisition of the Property (i.e., the Title Insurance Underwriter must receive and disburse all funds from all sources related to the acquisition and prepare the settlement statement for the acquisition of the Property and the acquisition financing), as described in Sections 29.1 and 29SBL.1

Under these changes, the Title Insurance Underwriters will handle the funding aspects of the acquisition transactions and prepare the settlement statements. The closing of the loan, recording of the documents and issuance of the Title Policy can still be handled by the Title Agent selected by the Borrower or the Seller/Servicer.

These changes are effective for Mortgages (multifamily) taken under Seller Application on or after August 15, 2024.

Multifamily "Property" is defined by Freddie Mac as real property containing five or more dwelling units and must be designed, in whole or in part, for residential use.

First National Title Insurance Company stands ready to team up with our agents to meet the new Freddie Mac requirements. Please contact your friendly underwriter for any upcoming commercial closings falling within the new guidelines and/or any additional questions.

As always, thank you for being part of the FNTIC family.

This Underwriting Bulletin becomes a part of the principles and practices with which you are to comply under the terms of your Underwriting Agreement with First National Title Insurance Company. Should the content of this bulletin address the closing and escrow function, this information should be considered a directive and part of the principles and practices if non-compliance would result in liability to FNTI under either the insured closing service letter or policy of title insurance notwithstanding that the Underwriting Agreement does not include the closing and escrow functions of your agency.