



Special Feature Codes

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

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

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



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



Code	Whole Loan/MBS	Description/Definition	Delivery Type*
175	Both	Flood Insurance—Not a Special Flood Hazard Area Used to identify a mortgage for which no part of a principal or residential detached structure on the property securing the mortgage loan is located in a Special Flood Hazard Area but that flood insurance coverage is in place on the principal and/or residential detached structure. <i>Delivery is optional – code is auto-derived</i>	Both
180	Both	No Flood Insurance — Not a Special Flood Hazard Area Used to identify a mortgage for which no part of a principal or residential detached structure on the property securing the mortgage loan is located in a Special Flood Hazard Area and that no flood insurance coverage is in place on the principal or residential detached structure. Also used to indicate that there is a non-residential detached structure attached to the land for which any part is in a Special Flood Hazard Area and that no flood insurance coverage is in place. <i>Delivery is optional – code is auto-derived</i>	Both
184	Both	Housing Counseling Used to apply the applicable loan-level price adjustment credit to the lender for HomeReady® loans where the borrower completes housing counseling in accordance with the requirements in the <i>Selling Guide</i> .	Both
202	Both	HUD Section 184 and 184A Mortgage Used to identify a HUD-guaranteed Section 184 or Section 184A mortgage.	Both
211	Both	Correspondent Third-Party Origination Used to identify a mortgage loan that is originated by a party other than a mortgage loan seller and is then sold to a mortgage loan seller. A lender correspondent performs the loan processing functions (such as taking loan applications; ordering credit reports, appraisals, and title reports; and verifying a borrower's income and employment) without the assistance of a broker. The lender correspondent typically underwrites the mortgage loan, but correspondent loans may also include mortgage loans where the correspondent has not received delegated underwriting authority from a mortgage loan seller and, accordingly, did not underwrite the loan. The lender correspondent funds the mortgage loan at settlement, and the mortgage loan is closed in the name of the lender correspondent, which may or may not service the mortgage loan. <i>Delivery is optional – code is auto-derived</i>	Both
212	Both	Broker Third-Party Origination Used to identify a mortgage loan that is originated under circumstances where a person or firm other than a mortgage loan seller or lender correspondent is acting as a "broker" and receives a commission for bringing together a borrower and a lender. The broker performs some of the loan processing functions (such as taking loan applications; ordering credit reports, appraisals, and title reports; and verifying a borrower's income and employment), but does not underwrite the loan, fund the loan at settlement, or service the loan. Typically, the mortgage loan is closed in the name of the mortgage loan seller or lender correspondent that commissioned the broker's services, but may also include so-called "table-funded" mortgage loans where the loan is closed in the broker's name, but is funded by the mortgage loan seller or the lender correspondent. <i>Delivery is optional – code is auto-derived</i>	Both
215	Both	HomeStyle® Renovation Mortgage with Recourse Used to identify a HomeStyle Renovation mortgage where the renovation is not complete at time of delivery to Fannie Mae. HomeStyle Renovation mortgages can be used to both purchase a property and finance renovations or to refinance a property that is already owned and finance renovations. The use of SFC 215 indicates that Fannie Mae has recourse to the lender should a mortgage become 120 days delinquent before the rehabilitation is completed.	Negotiated
220	Both	RD Section 502 Leveraged (Blended) Loan Program Used to identify conventional first mortgage loans delivered under the Rural Development Section 502 Leveraged (Blended) Program that also have an eligible Section 502 subordinate lien. SFC 118 must also be reported to indicate that the subordinate lien originated in connection with this conventional first mortgage is eligible as a Community Seconds.	Both



Code	Whole Loan/MBS	Description/Definition	Delivery Type*
221	Both	Native American Conventional Lending Initiative (NACLI) Used to identify a conventional first mortgage that is made to a Native American who lives on trust or restricted land and is a member of a tribe that Fannie Mae has approved to participate in this initiative. The mortgage may be secured by new, existing, or rehabilitated property, but any construction or rehabilitation must be complete.	Negotiated
235	Both	Manufactured Home Used to identify a mortgage loan secured by a manufactured home built on a permanent chassis, attached to permanent foundation system and legally classified as real property. Note: This code should be used for single-width and multi-width units (including MH Advantage) but should not be used to identify mortgages secured by other types of manufactured housing (such as prefabricated, panelized, modular, or sectional housing units). <i>Delivery is optional – code is auto-derived</i>	Both
279	Both	HomeStyle Renovation Mortgage without Recourse Used to identify a HomeStyle Renovation mortgage where the renovation is complete at time of delivery to Fannie Mae. HomeStyle Renovation mortgages can be used to both purchase a property and finance renovations or to refinance a property that is already owned and finance renovations. The renovations must be complete at time of delivery to Fannie Mae when this SFC is used.	Both
281	Both	Financed Mortgage Insurance Used to identify mortgages that have a borrower-paid mortgage insurance premium that is financed in whole or in part into the loan amount. <i>Delivery is optional – code is auto-derived</i>	Both
296	Both	Project Eligibility Waiver Used to identify loans for which Fannie Mae has provided a project eligibility waiver.	Negotiated
304	Both	Texas Section 50(a)(6) Mortgage Used to identify a mortgage that is originated under the provisions of Article XVI, Section 50(a)(6), of the Texas Constitution. This SFC must be used in conjunction with either SFC 003 (if the transaction is classified by Fannie Mae as a cash-out refinance transaction) or SFC 007 (if the transaction is classified by Fannie Mae as a limited cash-out refinance transaction). <i>Delivery is optional – code is auto-derived</i>	Both
343	Both	DU Recommendation Override Used to identify loans originally underwritten through DU that are subsequently manually underwritten due to erroneous credit report data.	Both
375	Both	HomeStyle Energy Improvement Used to identify a loan that is used to finance energy-related improvements and that meets the requirements of Fannie Mae's energy improvement feature.	Both
416	Both	SF Disaster Response–Refinance Enhancement to Facilitate Rebuilding in Disaster Areas Used to identify limited cash-out refinance loans secured by a property located in a FEMA-designated disaster area eligible for Individual Assistance; permits inclusion of subordinate financing or cash-back to the borrower where the funds were used for documented disaster-related repairs to the property. This SFC must be used in conjunction with SFC 007 (Limited Cash-out Refinance).	Both
508	Both	eMortgage Used to identify a mortgage as an eMortgage loan.	Both
588	Both	Detached Condominium Unit Used to identify detached units in an attached or detached condominium project. <i>Delivery is optional – code is auto-derived</i>	Both
630	Both	Resale Restrictions Terminate at Foreclosure with LTV ratio Based on Market Value Used to identify a mortgage secured by a property with resale restrictions that expire or terminate in the event of foreclosure or acceptance of a deed in lieu of foreclosure and the lender is using an optional LTV ratio calculation based on the appraised value of the property without resale restriction.	Both



Code	Whole Loan/MBS	Description/Definition	Delivery Type*
631	Both	Resale Restrictions Survive at Foreclosure Used to identify a mortgage secured by a property with resale restrictions that remain in place or survive in the event of foreclosure or acceptance of a deed in lieu of foreclosure.	Both
679	Both	HomePath Properties with an Eligible Exception Used to identify a loan secured by a HomePath property if the multiple financed property and/or the interested party contribution exceptions apply to the transaction. This SFC should not be used for a loan secured by a HomePath property that is subject solely to the resale restriction exception.	Both
707	Both	Employment Contract Used to identify mortgage loans that meet the <i>Selling Guide</i> requirements to document and verify income and employment using a legally enforceable, unconditional contract of employment. The loan is delivered prior to the borrower starting employment under the contract.	Both
777	Both	Approved Vendor Tool: SEI Used to identify loans eligible for representation and warranty relief on the amount of self-employment income entered in DU when that amount is calculated using an approved vendor tool (subject to certain conditions).	Both
785	Both	ARM with Fallback Language Used to track ARM loans originated with the updated note and rider containing new fallback language that applies if the index is no longer a viable index (not applicable to SOFR ARM loans).	Both
791	Both	Single-width Manufactured Home Used to identify a mortgage loan secured by a single-width manufactured home built on a permanent chassis and attached to a permanent foundation system and legally classified as real property. <i>Delivery is optional – code is auto-derived</i>	Both
798	Both	FHA Higher Balance Mortgage Loans Used to identify certain higher balance FHA loans.	Negotiated
801	Both	Property Inspection Waiver (PIW) Used to identify a DU loan for which the lender has exercised an appraisal waiver offer (previously known as a PIW).	Both
807	Both	High LTV Refinance Appraisal Waiver Used to identify a high LTV refinance or DU Refi Plus loan for which the lender has exercised an appraisal waiver offer. This SFC must be used in conjunction with SFC 007 (Limited Cash-out Refinance) and SFC 839 (High LTV Refinance Option-Standard) or SFC 147 (DU Refi Plus), as applicable. <i>Delivery is optional – code is auto-derived</i>	Both
808	Both	High-Balance Conventional Mortgage Loans Used to identify mortgages with original loan amounts in excess of Fannie Mae's general conforming limits and up to the permissible high-cost area limits, which may vary depending on the property location and the loan origination date.	Both
818	Both	HomeReady "Thin File" Used to identify a HomeReady loan where one or more borrowers do not meet the minimum credit score of 620, and the lender determines the low score is the result of a thin file, i.e., the borrower has an insufficient credit history documented by reason codes on the credit report indicating a lack of credit accounts, accounts not open long enough, lack of usage, etc. The thin file has been supplemented with nontraditional credit to establish eligibility. Must be used in conjunction with SFC 900.	Both
839	Both	High LTV Refinance Option - Standard Used to identify a refinance of an existing Fannie Mae loan that meets the requirements of the high LTV refinance option. This SFC is used in conjunction with SFC 007 (Limited Cash-out Refinance). <i>Delivery is optional – code is auto-derived</i> (Acquisition of high LTV refinance loans is suspended)	Both



Code	Whole Loan/MBS	Description/Definition	Delivery Type*
840	Both	High LTV Refinance – Alternative Qualification Path Used to identify a refinance of an existing Fannie Mae loan that meets the requirements of the high LTV refinance option that is manually underwritten in accordance with the Alternative Qualification Path. This SFC is used in conjunction with SFC 007 (Limited Cash-out Refinance). (Acquisition of high LTV refinance loans is suspended)	Both
841	Both	Student Loan Cash-Out Refinance Used to identify loans where borrower's equity in the property is utilized to payoff student debt as part of a cash-out refinance transaction.	Both
859	Both	MH Advantage™ Used to identify a loan secured by a property that meets the MH Advantage requirements.	Both
861	Both	Remote Notarization Used to identify any loan in which the notarization of the security instrument or amendment to the security instrument is conducted through the use of audio visual technology in which the borrower and notary are not in the same physical location and the notarization is an electronic notarization.	Both
868	Both	RefiNow™ Used to identify loans originated in accordance with the eligibility requirements for RefiNow.	Both
900	Both	HomeReady® Mortgage Used to identify HomeReady mortgage loans.	Both
919	Both	COVID-19 Forbearance Plan Used to identify loans that went into forbearance after closing and before sale to Fannie Mae due to a COVID-19 hardship.	Both
920	Both	Remote Ink-Signed Notarization (RIN) Used to identify loans that are closed where the notarizations have been performed via use of audio-video technologies in lieu of a traditional in-person closing. RIN is a temporary flexibility only permitted in conjunction with the COVID-19 national emergency and the notarization is a traditional, manual notarization to a paper document.	Both

*Delivery Type Definitions

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

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