



January 8, 2021

UPDATED MULTIFAMILY ACCELERATED PROCESSING GUIDE PROVIDES EASIER, SINGLE SOURCE ACCESS TO REQUIREMENTS

AN OVERVIEW

The Federal Housing Administration's (FHA) Office of Multifamily Housing Programs now has an updated and restructured Multifamily Housing Accelerated Processing ([MAP](#)) Guide – the cornerstone source used by MAP-approved lenders when originating, underwriting, closing, and servicing mortgages for FHA insurance on multifamily properties, residential care facilities, and hospitals.

The updated MAP Guide integrates guidance issued in previous Mortgagee Letters and Housing Notices, provides expanded consistency and precision in policy presentation, and includes enhanced navigation and restructuring that aligns with lenders' operational processes. This is the first update to the MAP Guide in four years.

"This newest MAP Guide has been four years in the making and represents the incredible work of the FHA Multifamily team to streamline regulations, and to provide additional clarity and consistency to market participants. Working together, we are expanding opportunities for much-needed affordable rental properties and quality healthcare facilities in local communities," said Assistant Secretary for Housing and Federal Housing Commissioner Dana Wade.

"We have achieved a new level of efficiency and effectiveness for Multifamily lenders who are working with the FHA program," said Deputy Assistant Secretary for Multifamily Housing Programs Lamar Seats. "The new MAP guide is more than just a rewrite, it's an end-to-end overhaul of our policies to more accurately reflect the way Multifamily lending is executed."

In addition to reorganization and streamlining throughout, the updated MAP Guide includes:

- The integration of the FHA Multifamily Closing Guide, previously a separate document, as a new chapter;
- A new chapter specific to energy efficiency and FHA's Green Mortgage Insurance Premium (MIP) program;

- Expanded appendices that provide access to tools and forms; and
- Enhanced online navigation that includes bookmarking, hyperlinks, and similar functionality that makes the Guide easier to use.

Lenders approved to participate in the MAP program may begin using the new MAP Guide immediately. MAP protocols provide a streamlined path for approved lenders to submit and process applications for FHA insurance, according to the requirements in the MAP Guide.

####