



# Servicing Guide Announcement(SVC-2026-01)

Feb. 18, 2026

The *Servicing Guide* has been updated to include changes to the following:

- [Update language for government mortgage loan modifications](#): Prioritizes the applicability of the requirement to remove an MBS mortgage loan when a government mortgage loan modification program requires transfer of the mortgage loan to the insurer or guarantor to obtain the insurance or guaranty benefit.
- [Miscellaneous update](#):
  - Custodial account reconciliation forms (Forms 496/496A)

View the list of [impacted topics](#).

## Update language for government mortgage loan modifications

We updated the Guide to clarify, for an MBS mortgage loan, the servicer must first determine whether the government mortgage loan modification program requires transfer of the mortgage loan to the insurer or guarantor to obtain the insurance or guaranty benefit. If no such transfer is required, the servicer must follow the requirements in [D2-3.1-02, Conditions of a First and Second Lien Mortgage Loan Modification for an MBS Mortgage Loan](#).

**Effective:** This clarification is effective immediately.

## Miscellaneous update

**Custodial account reconciliation forms (Forms 496/496A):** To provide a more efficient reconciliation process and greater flexibility for servicers, we have updated the *Principal and Interest (P&I) Custodial Account Analysis (Form 496)* and the *Taxes and Insurance (T&I) Custodial Account Analysis (Form 496A)* to improve usability and functionality. These forms have been converted to Excel format, supporting a streamlined reconciliation process and giving servicers improved tools for custodial account management.

**Effective:** Servicers are encouraged to implement these changes immediately.

See the *Servicing Guide* for details about these updates.

Servicers who have questions about this Announcement should contact their Fannie Mae Servicing Manager, or Fannie Mae's Single-Family Servicer Resource Center at 1-800-2FANNIE (1-800-232-6643).

Have Guide questions? Get answers to all your policy questions, straight from the source. [Ask Poli](#).



## Impacted Topics

Section of the Announcement	Updated <i>Servicing Guide</i> Topics (Dated Feb. 18, 2026)
Government mortgage loan modifications	<ul style="list-style-type: none"><li data-bbox="602 321 1235 352">• <a href="#">D2-3.2-03, Government Mortgage Loan Modifications</a></li></ul>
Custodial account reconciliation forms (Forms 496/496A)	<ul style="list-style-type: none"><li data-bbox="602 453 1300 485">• <a href="#">F-1-03, Establishing and Implementing Custodial Accounts</a></li></ul>