
QUALIFIED PROPERTIES	Affordable multifamily properties
LOAN AMOUNT	The maximum supportable loan is limited by the lesser of: a) An amount that meets the Loan to Value (LTV) threshold of 90% b) An amount that meets the Debt Service Coverage (DSC) threshold of 1.15x
TERM	10-30 years
AMORTIZATION	Up to 30 years
PREPAYMENT	Yield maintenance and other graduated prepayment options are available
ASSUMPTION	Loan is assumable, subject to Lender approval
INTEREST RATE STRUCTURE	Pricing is “tiered” and based on risk attributes of the loan; fixed rate.
RATE LOCK	Typically, rate lock occurs after loan commitment is issued
PERSONAL LIABILITY	Non-recourse with standard carve-outs for “bad acts”
SECONDARY FINANCING	Permitted under certain conditions
SUPPLEMENTAL FINANCING	Fannie Mae supplemental financing is available after first year subject to certain conditions
ESCROWS AND RESERVES	✓ Taxes and insurance are escrowed monthly ✓ Replacement reserve is required and the monthly deposit amount is determined in accordance with the Physical Needs Assessment and Fannie Mae guidelines
THIRD PARTY REPORTS	Appraisal, Phase I Environmental Report, and Physical Needs Assessment are required; a Seismic Report may be required for properties in Seismic Zones 3 and 4
APPLICATION FEE	Covers third party reports and processing costs
FINANCING FEE	Earned at borrower’s acceptance of loan commitment and payable at closing
TIMELINE	60-90 days; depends upon timing of third party reports and borrower’s submission of due diligence
