

Program Overview:	Provides a fixed rate, fully-amortizing loan for stabilized market rate and affordable multifamily properties nationwide
Borrower Type:	For-Profit or Non-Profit single asset borrower entity
Recourse/Guaranty:	Non-recourse
Loan Term/Amortization:	Maximum term of 35 years, fully-amortizing, subject to 75% of the project useful life
Interest Rate:	Determined by market conditions and fixed for the full term of the loan
Commercial Space:	Limited to 25% of Net Rentable Area & 20% of Effective Gross Income
Loan Parameters:	

	Loan Amounts UNDER \$130M			Loan Amounts OVER \$130M		
Property Type	LTV	Min DSCR	LTV (Cash Out)	LTV	Min DSCR	LTV (Cash Out)
Market Rate	87%	1.15x	80%	75%	1.30x	70%
Subsidized ¹	90%	1.11x	80%	87%	1.15x	80%
Affordable ²	90%	1.11x	80%	80%	1.25x	70%
¹ At least 90% of the units must be encumbered by a project-based rental assistance contract						
² Requires Regulatory Agreement in place for at least 15-years following closing with minimum LIHTC restrictions of 40% of units at 60% AMI or 20% of units at 50% AMI, with a rent advantage to market						

Prepayment	Negotiable. Typically, 10-year call protection with a combination of lockout and/or step-down pre-payment penalty
Assumption:	Loans are fully assumable, subject to HUD approval.
HUD Application Fee:	0.3% of the loan amount, due at Firm Application submission
HUD Inspection Fee:	Amount equal to: (1) \$1,500 when repairs are less than \$100,000; (2) \$30 per unit when repairs are greater than \$100,000 but less than \$3,000/unit; or (3) the greater of \$30 per unit or 1% of repair cost when repairs are greater than \$3,000/unit
HUD MIP:	0.25% due at closing and annually, for all property types
3rd Party Reports:	Appraisal, Phase I Environmental, Project Capital Needs Assessment (PCNA), and Zoning. Lead Based Paint, Asbestos, Radon, and other specialty testing on as-needed basis per program requirements
Reserves:	Typical Tax and Insurance escrows (including MIP) and Replacement Reserves as determined by PCNA and program requirements with a minimum annual deposit of \$250/unit
Escrows:	Repair Escrow equal to 20% of the repair cost for market rate properties and 10% of repair cost for affordable properties. Escrow may be funded with cash or letter of credit.