

# FANNIE MAE DUS<sup>®</sup>

## **Cooperative Apartment Financing**

*Arbor's Cooperative Apartment Financing program provides blanket mortgage financing for cooperative multifamily housing.*

### **Loan Amount**

\$1,000,000 minimum — \$75,000,000 maximum

### **Loan Term**

Up to 30 years

### **Amortization**

Up to 30 years

### **Minimum DSC**

1.25 for fixed rate

1.0 for variable rate

### **Maximum LTV**

80% of value as a rental project. If cash-out, 75%.

5 yrs, 75%

### **Rate Structure**

Fixed and adjustable rate options available.

### **Eligible Property**

Cooperative projects, minimum five units

### **Eligible Borrower**

Single-asset cooperative corporations

### **Market Acceptance**

Property must be located in an area evidencing strong market acceptance of Cooperative housing

### **Occupancy Requirement**

85% physical occupancy with no limit on sublets, 80% economic occupancy for the preceding 90 days.

Loans greater than 65% LTV require 90% pre-sales.

Loans less than 65% LTV require 60% pre-sales.

### **Tax and Insurance Escrows**

Monthly deposits required.

### **Replacement Reserves**

Underwritten at a minimum \$150 per unit per annum.

### **Recourse**

Non-recourse with standard exceptions for fraud and misrepresentation

### **Commercial Space**

Eligible

### **Required Reports**

Appraisal (to determine value as a rental project), Property Condition Assessment and Phase I

### **Prepayment**

Yield maintenance

### **Subordinate Financing**

Available through Fannie Mae Supplemental Loan Program

### **Pricing**

Tiered Pricing Matrix. More favorable terms available for higher DSC and lower LTV.

### **Rate Lock**

Standard 10-day rate lock period

### **Application Deposit**

\$15,000. Covers all estimated underwriting costs (including processing fee).

### **Processing Fee**

\$3,000 non-refundable

### **Origination Fee**

Minimum 1%. Par pricing available.

### **Legal / Closing Fee**

Arbor's Counsel Fee will be determined at application

### **Good Faith Deposit**

2% of loan amount, due at rate lock, refundable post-closing



Growing Financial Partnerships