

FANNIE MAE DUS[®]

Student Housing: Arbor's DUS[®] Student Housing product provides attractive terms and competitive prices for the purchase or refinance of properties that, because of construction and location, specifically cater to a student tenant base that may or may not be readily convertible to conventional multifamily housing.

Loan Amount

\$1,000,000 minimum

Amortization

Up to 25 Years. Longer amortization may be available for higher DSC and lower LTV.

Minimum DSC

1.30 for anything over 20% student tenancy

Maximum LTV

75%. If cash-out, 70%.

Rate Structure

Fixed and adjustable rate options available.

Eligible Property

Specifically cater to a student tenant base. Not readily convertible to conventional multifamily housing. Must be greater than 80% student occupied. Requires 12-month leases and parental guarantees. Food services not permitted.

Occupancy Requirement

Minimum 90%

Tax and Insurance Escrows

Monthly deposits required. May be waived if certain criteria are met.

Replacement Reserves

Underwritten at a minimum \$300 per unit per annum. Must be funded.

Recourse

Non-recourse with standard exceptions for fraud and misrepresentation

Commercial Space

Eligible

Student Population Requirement

Minimum 10,000 students

Required Reports

Appraisal, Property Condition Assessment and Phase I Environmental

Prepayment

Yield maintenance

Assumable

Subject to approval and 1% fee

Subordinate Financing

Not allowed

Supplemental Loans

Eligible for secondary financing after 12 months

Pricing

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

Rate Lock

Standard 10-day rate lock period

Application Deposit

\$20,500. 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 to be determined at application

Good Faith Deposit

2% of loan amount, refundable at closing



Growing Financial Partnerships