

# FANNIE MAE DUS<sup>®</sup>

*Manufactured Housing Community Loans, Arbor's DUS<sup>®</sup> MH product provides competitive pricing, flexible terms and functions as a major source of liquidity for Community Owners.*

## Loan Amount

\$1,000,000 minimum

## Loan Term

Up to 30 Years

## Amortization

25 Years standard MHC  
30 Years age restricted

## Minimum DSC

1.25

## Maximum LTV

80%. If cash-out, 75%.

## Rate Structure

Fixed and adjustable rate options available

## Eligible Property

Manufactured/Mobile Housing with a minimum of 50 sites; 50% or more double-wide sites required. Must be rated a 4 or 5 star property.

## Eligible Borrower

Single-asset entity

## Occupancy Requirement

90% physical occupancy. 5% limit on non-owner occupied.

## Tax and Insurance Escrows

Monthly deposits required.

## Replacement Reserves

Underwritten at a minimum \$25-\$50 per site per annum.

## Recourse

Non-recourse with standard exceptions for fraud and misrepresentation

## Commercial Space

Eligible

## Required Reports

Appraisal, Property Condition Assessment and Phase I

## Prepayment

Yield maintenance or graduated pre-payment provision

## Assumable

Subject to approval and 1% fee

## 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. Extended rate lock options available.

## Application Deposit

\$12,500

## Processing Fee

\$3,000 non-refundable. Included with Application Deposit

## 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



Growing Financial Partnerships