

FANNIE MAE DUS[®]

Multifamily Affordable Housing (MAH): Arbor's DUS[®] MAH product provides flexible terms for acquisition or refinance of multifamily projects nationwide which qualify as affordable housing. Eligible properties are those that participate in the Low Income Housing Tax Credit (LIHTC) program, are encumbered by a Housing Assistance Payment (HAP) contract or participate in the Section 8 program (either through vouchers or direct payments). Other, special uses can be considered for MAH status.

Loan Amount

\$1,000,000 minimum

Loan Term

Up to 30 Years

Amortization

Up to 30 Years

Minimum DSC

1.20

Maximum LTV

90%

Fixed Rate

Yes

Adjustable Rate

Available. Priced off the one month or three month LIBOR. Convertible and non-convertible options available.

Eligible Property

Multifamily, minimum five units

Eligible Borrower

Single-asset entity

Occupancy Requirement

85% physical occupancy, 80% economic occupancy

Tax and Insurance Escrows

Monthly deposits required.

Replacement Reserves

Underwritten at a minimum \$200 per unit per annum.

Recourse

Non-recourse with standard exceptions for fraud and misrepresentation can be waived for 100% restricted properties.

Commercial Space

Maximum 20% of net rentable area and maximum 20% of effective gross income

Required Reports

Appraisal, Property Condition Assessment and Phase I

Prepayment

Yield maintenance

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. Early / extended rate lock options available.

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 to be determined at application

Good Faith Deposit

2% of loan amount



Growing Financial Partnerships