

# FANNIE MAE DUS<sup>®</sup>

**MBS** Arbor provides competitive, tiered pricing for acquisition or refinance of multifamily projects nationwide, including recently completed projects.

## Loan Amount

\$1,000,000 minimum

## Loan Term

Up to 30 Years

## Amortization

Up to 30 Years. Interest-only options also available.

## Minimum DSC

1.25

## Maximum LTV

80%. If cash-out, 75%.  
5 yrs, 75%

## Rate Structure

Fixed and adjustable rate options available.

## Eligible Property

Multifamily, minimum five units

## Eligible Borrower

Single Asset Entity

## Occupancy Requirement

85% Physical Occupancy for 90 days. 80% economic occupancy required.

## Tax and Insurance Escrows

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

## Replacement Reserves

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

## Recourse

Non-recourse with standard exceptions for fraud and misrepresentation

## Commercial Space

Maximum 35% 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

## Subordinate Financing

Not allowed without written approval

## 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

\$12,500. 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, due at rate lock, refundable post closing



Growing Financial Partnerships