

# FANNIE MAE HEALTHY HOUSING REWARDS™

## ENHANCED RESIDENT SERVICES™

Fannie Mae Multifamily offers Healthy Housing Rewards Enhanced Resident Services, a product feature that provides lower pricing to finance affordable properties with enhanced resident services that improve the health and stability of their residents.

Enhanced Resident Services include health and wellness services, work and financial capability support, and more.

<b>PRICING</b>	Up to 30 basis points discount.
<b>TERM</b>	5-30 years.
<b>AMORTIZATION</b>	Up to 35 years.
<b>SPONSOR CERTIFICATION</b>	Cost of initial Sponsor certification 100% paid by Fannie Mae. Sponsor must obtain recertification every 5 years.
<b>PROPERTY LEVEL CERTIFICATION</b>	Initial certification cost of property-level compliance will be 100% reimbursed by Fannie Mae. Borrower must obtain yearly property certification.
<b>INTEREST RATE</b>	Fixed- and variable-rate options available.
<b>MAXIMUM LTV</b>	Varies by product type.
<b>MINIMUM DSCR</b>	Varies by product type.
<b>PREPAYMENT AVAILABILITY</b>	Flexible prepayment options available including yield maintenance and declining prepayment premium.
<b>LOAN AMOUNT</b>	No minimum or maximum.
<b>RATE LOCK</b>	30- to 180-day commitments. Borrowers may lock the interest rate using Streamlined Rate Lock option. Confirmation of Sponsor-level and property-level certifications is required prior to rate lock.

**ACCRUAL** 30/360 and Actual/360.

<b>RECOURSE</b>	Non-recourse execution is available, with required standard carve-outs for “bad acts” such as fraud and bankruptcy, as well as failure to maintain Sponsor/property level certifications or Sponsor control requirements.
<b>THIRD-PARTY REPORTS</b>	Standard third-party reports, including Appraisal, Phase I Environmental Assessment, and a Property Condition Assessment, are required. Confirmation of Healthy Housing Rewards features and eligibility is required.
<b>ASSUMPTION</b>	Loans are typically assumable, subject to review and approval of the new borrower’s financial capacity and experience.

### ELIGIBILITY

- Affordable Housing properties with at least 60% of the units affordable at 60% of Area Median Income or less.
- Sponsors must obtain certification from an approved Fannie Mae provider.
- Borrowers must obtain property-level certification from an approved Fannie Mae provider.
- One-time benefit per borrower per property. Cannot be combined with Healthy Housing Rewards Healthy Design benefits

### BENEFITS

- Lower interest rate.
- Fannie Mae pays for initial Sponsor and property Enhanced Resident Services certifications.
- Flexible underwriting to specific affordable developments.
- Flexible loan terms, and fixed- or variable-rate financing options.
- Certainty and speed of execution