

FANNIE MAE SMALL MORTGAGE LOAN PROGRAM

Fannie Mae's Multifamily Mortgage Business offers a streamlined loan process for fixed- and variable-rate mortgage loans up to \$6 million nationwide.

LOAN AMOUNT	Up to \$6 million nationwide
TERM	5-30 years.
AMORTIZATION	Up to 30 years.
INTEREST RATE	Fixed- and variable-options available.
MAXIMUM LTV	80%
MINIMUM DSCR	1.25x.
SUPPLEMENTAL FINANCING	Supplemental Mortgage Loans are available.
PREPAYMENT AVAILABILITY	Flexible prepayment options available including yield maintenance and declining prepayment premium.
RATE LOCK	30- to 180-day commitments. Borrowers may lock a rate with the Streamlined Rate Lock option.
ACCRUAL	30/360 and Actual/360.
RECOURSE	Non-recourse execution is available with standard carve-outs for "bad acts" such as fraud and bankruptcy.
ESCROWS	Lenders are delegated the authority to waive the Replacement Reserve for certain transactions. Replacement Reserve, tax, and insurance escrows are typically required for higher leverage transactions.
THIRD-PARTY REPORTS	Streamlined inspection and Environmental Screening using the ASTM E-1528-14 protocol.
ASSUMPTION	Non-recourse loans are typically assumable, subject to review and approval of the new borrower's financial capacity and experience

ELIGIBILITY

- Conventional properties; Multifamily Affordable Housing Properties; Cooperative Properties (market rate); and Manufactured Housing Communities
- Existing, stabilized multifamily properties
- Properties with 5 or more units
- Loans for acquisition or refinance

BENEFITS

- Lower cost of execution
- Competitive rates
- Delegated model provides lenders and borrowers speed of execution
- Team with experience and scale to support this unique market
- Single asset security allows the most flexibility in the market
- Extensive experience serving the small loan market
- Streamlined third-party reports