## Cooperative Properties
Fannie Mae Multifamily provides financing options for properties in which the residents collectively own the building and property through their shares in the cooperative corporation. The cooperative corporation grants occupancy rights to the shareholder tenants through proprietary leases.

### Term
- 5 - 30 years.

### Amortization
- Up to 30 years.

### Interest Rate
- Fixed-rate.

### Maximum LTV
- 55% (on a market rental basis).

### Minimum DSCR
- 1.0x on actual underwritten operations; 1.55x when utilizing market rate rentals.

### Property Considerations
- The property management company is required to have experience with cooperative properties of like size and market.
- Reserve balance must be equal to or greater than 10% of annual maintenance fees.
- Maintenance fees must be sufficient to achieve a balanced budget.
- High levels of ownership by one sponsor or investor (in excess of 40%) will require additional due diligence.

### Supplemental Financing
- Supplemental Loans are available.

### Prepayment Availability
- Loans may be voluntarily prepaid upon payment of yield maintenance.

### Benefits
- Flexible loan terms
- Competitive pricing
- Certainty and speed of execution
- Customized solutions

### Eligibility
- Existing stabilized Cooperative Properties in eligible Cooperative Property markets
- Cooperative corporations with strong management and solid operating history
- Limited equity cooperative properties for low- and moderate-income families are also eligible
- Overall Property condition rating of two or better

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**For More Information**
Contact a Fannie Mae representative or visit the Multifamily Business Portal for details.

[fdanniemae.com/multifamily](http://fdanniemae.com/multifamily)
<table>
<thead>
<tr>
<th>Rate Lock</th>
<th>30- to 180-day commitments. Borrowers may lock a rate with the Streamlined Rate Lock option.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recourse</td>
<td>Non-recourse execution is available with standard carve-outs for “bad acts” such as fraud and bankruptcy.</td>
</tr>
<tr>
<td>Escrows</td>
<td>Replacement reserve, tax, and insurance escrows are typically required.</td>
</tr>
<tr>
<td>Third-Party Reports</td>
<td>Standard third-party reports required, including Appraisal, Phase I Environmental Site Assessment, and Property Condition Assessment.</td>
</tr>
<tr>
<td>Assumption</td>
<td>Loans are typically assumable, subject to review and approval of the new borrower’s financial capacity and experience.</td>
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</tbody>
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