

## Credit Facility

Fannie Mae Multifamily provides a credit facility execution that allows borrowers to arrange flexible financing terms for a portfolio of properties on a cross-collateralized and cross-defaulted basis, with property addition, property release, property substitution and borrow-up capabilities for all asset classes.



<b>Credit Facility Size</b>	Minimum initial advance of \$55 million with unlimited expansion capacity.
<b>Term</b>	15 year Credit Facility, with 5 -15 year loan terms, available for maturity laddering.
<b>Interest Rate</b>	Fixed, variable, or a combination thereof. Variable-rate advances may be converted to fixed rate.  An interest rate cap or other hedging arrangement is generally required for all variable-rate advances.
<b>Amortization</b>	Interest-only and amortizing available, based upon property and pool performance.
<b>Maximum LTV</b>	Up to 80% depending upon asset class and product type.
<b>Minimum DSCR</b>	1.20x depending upon asset class and product type.
<b>Structuring Options/Features</b>	<ul style="list-style-type: none"> <li>• Single or multiple loans.</li> <li>• Single or multiple collateral pools.</li> <li>• No rebalancing required.</li> <li>• No unused capacity fees.</li> </ul> <p>All structuring options/features subject to the terms of the Master Credit Facility Agreement.</p>
<b>Prepayment Availability</b>	Flexible prepayment options available, including partially pre-payable debt, yield maintenance and declining prepayment premium.

### Benefits

- MBS execution that allows ultimate flexibility in portfolio management
- Allows opportunistic sale or release of properties
- Expansion feature allows easy addition of properties
- Recognize portfolio improvements with first lien borrow-ups
- Retain favorable interest rates with property substitutions
- Ladder maturities with multiple tranches of debt
- Pre-negotiated loan documents provide for certainty of execution and fast closings for facility expansions

### Eligibility

- New or repeat Fannie Mae Borrowers
- Available for all asset classes

### For More Information

Visit the Multifamily Business Portal for details.

[fanniemae.com/multifamily](http://fanniemae.com/multifamily)



<b>Borrower Entity</b>	A single purpose, bankruptcy-remote entity is required for each borrower and any general partner, managing member, or sole member that is an entity. Borrowers must have common sponsorship.
<b>Rate Lock</b>	30- to 180-day commitments. Borrowers may lock a rate with the Streamlined Rate Lock option.
<b>Recourse</b>	Non-recourse execution with standard carve-outs for “bad acts” such as fraud and bankruptcy.
<b>Escrows</b>	Replacement reserve, tax, and insurance escrows are typically required.
<b>Third-Party Reports</b>	Standard third-party reports required, including Appraisal, Phase I Environmental Site Assessment, and Property Condition Assessment.
<b>Assumption</b>	Assumption of the entire facility is permitted upon satisfaction of the requirements of the Master Credit Facility Agreement.
<b>Fees</b>	Fannie Mae charges the following fees: Structuring fee: 10 basis points on each advance. Due Diligence fee: \$1500 per property. Other fees (e.g. substitution, release, assumption, and review) may apply.
<b>Property Considerations</b>	Financial and operating covenants and geographic diversity requirements determined on a case-by-case basis.