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.

<table>
<thead>
<tr>
<th>Credit Facility Size</th>
<th>Minimum initial advance of $55 million with unlimited expansion capacity.</th>
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</thead>
<tbody>
<tr>
<td>Term</td>
<td>15 year Credit Facility, with 5-15 year loan terms, available for maturity laddering.</td>
</tr>
<tr>
<td>Interest Rate</td>
<td>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.</td>
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<tr>
<td>Amortization</td>
<td>Interest-only and amortizing available, based upon property and pool performance.</td>
</tr>
<tr>
<td>Maximum LTV</td>
<td>Up to 80% depending upon asset class and product type.</td>
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<tr>
<td>Minimum DSCR</td>
<td>1.20x depending upon asset class and product type.</td>
</tr>
<tr>
<td>Structuring Options/Features</td>
<td>• Single or multiple loans. • Single or multiple collateral pools. • No rebalancing required. • No unused capacity fees.</td>
</tr>
<tr>
<td>Prepayment Availability</td>
<td>Flexible prepayment options available, including partially pre-payable debt, yield maintenance and declining prepayment premium.</td>
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</tbody>
</table>

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

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**Borrower Entity**
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.

**Rate Lock**
30- to 180-day commitments. Borrowers may lock a rate with the Early Rate Lock option.

**Recourse**
Non-recourse execution with standard carve-outs for “bad acts” such as fraud and bankruptcy.

**Escrows**
Replacement reserve, tax, and insurance escrows are typically required.

**Third-Party Reports**
Standard third-party reports required, including Appraisal, Phase I Environmental Site Assessment, and Property Condition Assessment.

**Assumption**
Assumption of the entire facility is permitted upon satisfaction of the requirements of the Master Credit Facility Agreement.

**Fees**
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.

**Property Considerations**
Financial and operating covenants and geographic diversity requirements determined on a case-by-case basis.