

DUS Mortgage Loans

Fannie Mae Multifamily provides first lien permanent mortgage loan financing options for the acquisition and/or refinancing of multifamily properties.



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| Term | 5 - 30 years. |
| Amortization | Up to 30 years. |
| Interest Rate | Fixed- and variable-rate options available. |
| Maximum LTV | Varies by asset class and product type. |
| Minimum DSCR | Varies by asset class and product type. |
| Property Considerations | Properties must have stabilized occupancy (typically 90%) for 90 days prior to funding. Loan commitments for pre-stabilized properties will be considered on a case-by-case basis. |
| Supplemental Financing | Supplemental loans are available. |
| Prepayment Availability | Flexible prepayment options available including yield maintenance and declining prepayment premium. |

Benefits

- Flexible loan terms
- Competitive pricing
- Certainty of execution
- Speed in processing and underwriting

Eligibility

- Existing, stabilized Conventional Properties, Multifamily Affordable Housing Properties, Seniors Housing Properties, Student Housing Properties, and Manufactured Housing Communities
- Properties with a minimum of five units (50 pad sites for Manufactured Housing Communities)
- Credit-worthy single-asset U.S. borrower with U.S. ownership
- Borrowers may have indirect foreign ownership interests, subject to proper structuring of the borrowing entity and its parent.

For More Information

Contact a Fannie Mae representative or visit the Multifamily Business Portal for details.

fanniemae.com/multifamily



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| 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 | 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 | Loans are typically assumable, subject to review and approval of the new borrower’s financial capacity and experience. |