Fixed-Rate Mortgage Loans
Fannie Mae Multifamily provides flexible fixed-rate options for the acquisition or refinance of multifamily properties.

<table>
<thead>
<tr>
<th>Term</th>
<th>5 - 30 years.</th>
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<tbody>
<tr>
<td>Amortization</td>
<td>Up to 30 years.</td>
</tr>
<tr>
<td>Maximum LTV</td>
<td>80% for Conventional properties. See the specific asset class or product type term sheet for details.</td>
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<tr>
<td>Minimum DSCR</td>
<td>1.25x for Conventional properties. See the specific asset class or product type term sheet for details.</td>
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<tr>
<td>Property Considerations</td>
<td>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.</td>
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<tr>
<td>Supplemental Financing</td>
<td>Supplemental loans are available.</td>
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<tr>
<td>Prepayment Availability</td>
<td>Loans may be voluntarily prepaid upon payment of yield maintenance or prepayment premium.</td>
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<tr>
<td>Rate Lock</td>
<td>30- to 180-day commitments. Borrowers may lock the rate with the Streamlined Rate Lock option.</td>
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</tbody>
</table>

Benefits
- Flexible loan terms
- Competitive pricing
- Predictable payment and amortization schedule
- 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
### Accrual

30/360 and Actual/360.

### Recourse

Non-recourse execution is available for most loans greater than $750,000. Standard carve-outs required 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.