

Healthy Housing Rewards™ Healthy Design

Fannie Mae Multifamily offers Healthy Housing Rewards Healthy Design, a product feature that provides lower pricing to finance affordable properties with health-promoting design and operational features.

Health-promoting design and operational features include playgrounds, fitness equipment, tobacco-free environments, green spaces, and more.



Pricing	15 basis points discount.
Term	5-30 years.
Amortization	Up to 35 years.
Healthy Design Certification	Certification fee 100% reimbursed by Fannie Mae.
Interest Rate	Fixed- and variable-rate options available.
Maximum LTV	Varies by product type.
Minimum DSCR	Varies by product type.
Prepayment Availability	Flexible prepayment options available including yield maintenance and declining prepayment premium.
Loan Amount	No minimum or maximum.

Benefits

- Lower interest rate
- Reimbursement for Healthy Design Certification
- Flexible underwriting to specific affordable developments
- Flexible loan terms, and fixed- or variable-rate financing options
- Certainty and speed of execution

Eligibility

- Affordable Housing properties with at least 60% of the units affordable at 60% of Area Median Income or less.
- Must obtain Healthy Design certification from an approved Fannie Mae provider.
- One-time benefit per borrower per property. Cannot be combined with Healthy Housing Rewards Enhanced Resident Services™

For More Information

Contact a Fannie Mae representative or visit the Multifamily Affordable Loans and Healthy Housing Rewards Portals for details.

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Rate Lock	30- to 180-day commitments. Borrowers may lock the interest rate using Streamlined Rate Lock option. Confirmation of Healthy Design certification is required prior to rate lock.
Accrual	30/360 and Actual/360.
Recourse	Non-recourse execution is available, with standard carve-outs for “bad acts” such as fraud and bankruptcy required.
Third-Party Reports	Standard third-party reports, including Appraisal, Phase I Environmental Assessment, and a Property Condition Assessment, are required. Confirmation of Healthy Housing Rewards features and eligibility is required.
Assumption	Loans are typically assumable, subject to review and approval of the new borrower’s financial capacity and experience.
