



## Fannie Mae Small Loan Program

*Fannie Mae's Small Loan Program streamlines the entire process for loan amounts up to \$3,000,000. Reduced documentation requirements, streamlined report formats and flexible legal/closing requirements apply for both refinance and acquisition transactions.*

<b>Loan Amount</b>	\$500,000 minimum - \$3,000,000 maximum
<b>Maximum Loan to Value</b>	75%. Eligible for 80% based on certain criteria
<b>Loan Term</b>	Up to 30 years
<b>Amortization</b>	Up to 30 years
<b>Adjustable Rate</b>	Available. Priced off the 1 Mo. or 3 Mo. LIBOR. Convertible and non-convertible options available
<b>Eligible Property</b>	Multifamily, minimum 5 units
<b>Eligible Borrower</b>	Individuals, Co-tenants and Single Asset entities acceptable
<b>Occupancy Requirements</b>	90% physical occupancy for 60 days at application. 90 days at commitment
<b>Minimum Debt Service Coverage Ratio (DSCR)</b>	1.25
<b>Tax and Insurance Escrows</b>	Monthly deposits required. May be waived if certain criteria are met
<b>Replacement Reserves</b>	Underwritten at a minimum \$200 per unit per annum. Monthly deposits may be waived if certain criteria are met
<b>Recourse</b>	Recourse for loans less than \$1.5MM. Non-recourse only if certain criteria are met. Loans greater than \$1.5MM will be non-recourse
<b>Required Reports</b>	1050 Form Appraisal, Reduced Physical Needs Assessment and Environmental Screen
<b>Prepayment</b>	Yield Maintenance or Defeasance
<b>Assumable</b>	Subject to approval and 1% fee
<b>Subordinate Financing</b>	Not allowed
<b>Supplemental Loans</b>	Eligible for secondary financing after 12 months and in 12 month intervals thereafter
<b>Pricing</b>	Tiered Pricing Matrix. More favorable terms available for higher DSC and lower LTV
<b>Rate Lock</b>	Standard 10-day rate lock period. Extended rate lock options available
<b>Application Deposit</b>	\$10,000. Covers estimated transaction costs (including Processing Fee of \$1,500)
<b>Origination Fee</b>	Minimum 1.25%. Par Pricing Available
<b>Legal/Closing Fee</b>	Arbor's Counsel Fee estimated at \$ 3,500 plus costs
<b>Good Faith Deposit</b>	2% of Loan Amount, due at Rate Lock, refundable post closing