

TAH EXPRESS

CHEAPER. FASTER. EASIER.



With TAH Express you'll benefit from easier prescreening, standardized underwriting and prepayment flexibility when financing stabilized properties under \$10 million.

TARGETED AFFORDABLE HOUSING EXPRESS AT-A-GLANCE

Markets	Nationwide
Maximum Loan Amount	\$10 million or less in all markets
Loan Purpose	Acquisition or Refinance
Loan Terms	5-, 7-, 10-, or 15-year fixed-rate loan 5-, 7-, or 10-year floating-rate loan
Amortization	30 years
Interest-Only	Partial-term interest-only; full-term interest-only may be available
Prepayments	Declining Schedule and Yield Maintenance for all loan types Defeasance also available for fixed-rate loans 5 year - (5, 4, 3, 2, 1) 7 year - (5, 5, 4, 4, 3, 2, 1) 10 year - (5, 5, 4, 4, 3, 3, 2, 2, 1, 1) 15 year - (5, 5, 5, 4, 4, 4, 3, 3, 3, 2, 2, 1, 1, 1)
Net Worth and Liquidity	Net Worth: Equal to loan amount Liquidity: Equal to 9 months of principal and interest
Recourse	Non-recourse with standard carve-out provisions required
Eligible Transactions	Uncapped multifamily stabilized properties with one or more to the following affordable characteristics; <ul style="list-style-type: none"> • LIHTC properties in at least year 11 of their compliance period • Long-term HAP Contracts • Regulatory Agreements that impose rent/income restrictions • Tax Abatements • Section 8 Vouchers

PROGRAM HIGHLIGHTS

- ARM and fixed-rate options
- Full-Term Interest Only Available
- Up to 80% LTV/1.20x min DSCR in Top Markets
- 30-year amortization
- Declining prepayment option
- Lower transaction costs
- Certainty of execution

**LOANS UP
TO \$10M**
—
**SMALLER,
SIMPLER DEALS**
—
**FASTER
TURN AROUND
TIMES**

WANT MORE
INFORMATION?

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