

# FANNIE MAE

## LOANS UP TO \$6 MILLION NATIONWIDE.

Fixed- and variable-rate financing  
for smaller rental properties



Fannie Mae®

### SMALL LOAN PROGRAM AT-A-GLANCE

|                                |   |
|--------------------------------|---|
| <b>LOAN AMOUNT</b>             | Up to \$6 million nationwide  |
| <b>TERM</b>                    | 5 - 30 years.   |
| <b>AMORTIZATION</b>            | Up to 30 years.   |
| <b>INTEREST RATE</b>           | Fixed- and variable-options available.  |
| <b>MAXIMUM</b>                 | LTV 80%.  |
| <b>MINIMUM</b>                 | DSCR 1.25x.   |
| <b>SUPPLEMENTAL FINANCING</b>  | Supplemental Mortgage Loans are available.  |
| <b>PREPAYMENT AVAILABILITY</b> | Flexible prepayment options available, including yield maintenance and declining prepayment premium.  |
| <b>RATE LOCK</b>               | 30- to 180-day commitments.   |
| <b>ACCRUAL</b>                 | 30/360 and Actual/360.  |
| <b>RECOURSE</b>                | Non-recourse execution is available with standard carve-outs for "bad acts" such as fraud and bankruptcy.   |
| <b>ESCROWS</b>                 | Replacement Reserves may be waived for certain transactions. Replacement Reserve, tax, and insurance escrows are typically required for higher leverage transactions. |
| <b>THIRD-PARTY REPORTS</b>     | Streamlined inspection and Environmental Screening using the ASTM E-1528-14 protocol.   |
| <b>ASSUMPTION</b>              | Non-recourse loans are typically assumable, subject to review and approval of the new borrower's financial capacity and experience                                    |

### FANNIE MAE PROGRAM HIGHLIGHTS

#### BENEFITS

- Lower cost of execution
- Competitive rates
- Certainty and speed of execution for borrowers
- Team with experience and scale to support this unique market
- Single asset security allows the most flexibility in the market
- Extensive experience serving the small loan market
- Streamlined third-party reports

#### ELIGIBILITY

- Existing, stabilized, conventional multifamily properties
- Properties with 5 or more units
- Loans for acquisition or refinance

**NEED YOUR DEAL DONE? REACH OUT.**  
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