



Ahead of the Curve

# FREDDIE MAC

## Small Balance Loan Program

As a leader in multifamily small balance loans, Sabal brings your clients the affordability they need and the streamlined process you rely on.



### SBL PROGRAM AT-A-GLANCE

<b>LOAN AMOUNTS &amp; UNIT LIMITATIONS</b>	\$1 million to \$7.5 million in all markets Note: Loans between \$6 million and \$7.5 million in Small and Very Small Markets by exception. Loans less than \$6 million no unit limitations. Loans between \$6 million and \$7.5 million up to 100 units (exceptions permitted above 100 units)	
<b>LOAN PURPOSE</b>	Acquisition or Refinance (Cash-Out available)	
<b>ELIGIBLE PROPERTIES</b>	Conventional multifamily housing with five residential units or more. Mixed use subject to limitations.	
<b>LOAN TERMS &amp; RATE STRUCTURE</b>	20 Year Hybrid ARM with initial 5-, 7-, or 10-year fixed-rate period 5-, 7-, or 10-year fixed-rate mortgage. Partial interest-only and full-term interest-only may be available.	
<b>AMORTIZATION</b>	Up to 30 years	
<b>PREPAYMENTS</b>	Declining schedules and yield maintenance available for all loan types	
<b>DEBT SERVICE COVERAGE</b>	1.20x Top 1.30x Small	1.25x Standard 1.40x Very Small
<b>MAXIMUM LTV</b>	80% available in Top and Standard Markets	
<b>RECOURSE</b>	Non-recourse with standard carve-out provisions	
<b>NET WORTH &amp; LIQUIDITY</b>	Net worth equal to or exceeding loan amount. Liquidity equal to or greater than 9 months P&I prior to closing	
<b>CREDIT</b>	Minimum FICO score of 650	
<b>OCCUPANCY</b>	Minimum 90% occupancy of units for 90 days prior to underwriting	

### PROGRAM HIGHLIGHTS

- Non-recourse
- Highly competitive rates
- Flexible terms and prepayment options
- Streamlined process – faster closing times
- Interest-only available
- Up to 80% LTV in certain areas

### TOP MARKETS (MSA)

- Boston, Chicago, Dallas, Denver, Los Angeles, Miami, Minneapolis, New York, Portland, San Diego, Sacramento, San Francisco, San Jose, Seattle and Washington D.C.
- Standard Markets Generally greater than 60,000 rental population

CALL YOUR SABAL LENDING SPECIALIST TODAY | (844) 894-SNAP | [lending@sabal.com](mailto:lending@sabal.com) | [sabal.com](http://sabal.com)

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