



Small Loans



Your small loans are a very big deal to the dedicated experts at Fannie Mae.

Only Fannie Mae has the experience, geographic reach, and flexibility to meet the needs of lenders and borrowers seeking multifamily small loans. Rely on our team of small loans professionals and suite of flexible products to help you thrive in this very big market with streamlined underwriting, quick closing, and an easy execution that's predictable and reliable across all market cycles.

Our Small Loans program offers fixed- and variable-rate financing for smaller rental properties – loans up to \$6 million nationwide. Fannie Mae has more than 20 years of proven success financing small loans and has provided more than \$24 billion of liquidity to this market since 2009.

Experienced and flexible

- Declining prepayment options provide borrowers more prepayment flexibility
- Competitive interest rates
- Supplemental financing
- Simplified asset management
- Dedicated team of small loans professionals

Rely on us

- Single-asset security allows for customized loan structures
- Delegated risk-sharing model provides certainty of execution, faster decisions, and quicker loan closings
- Experts who know the business and understand complex transactions
- Life-of-loan servicing means no other master or special servicer and seamless post-closing activities

Contact a Fannie Mae representative to learn more about how our financing solutions can help you compete.



Experience and expertise you can rely on

Ann Atkinson, Director, Multifamily Customer Engagement

Fannie Mae has been financing small loans for over 20 years. We have the experience, scale, and expertise to deliver on these unique deals – and the commitment to keep delivering, year after year and deal after deal. Three factors differentiate us from our competitors: our Delegated Underwriting and Servicing (DUS®) model, which encourages flexibility and certainty of execution; our broad range of products, tailored to meet the needs of small loans borrowers; and our long history as Multifamily Small Loans market leaders.

Fannie Mae Small Loans

Servicing	Single-asset model ensures simplified asset management; no other master servicer or B-piece buyer involved
Delegated model	Yes
Eligible properties	<ul style="list-style-type: none"> • Conventional multifamily (including Section 8 vouchers) • Cooperatives (New York City MSA; Boston, MA; Chicago, IL; Los Angeles, CA or Washington DC MSA) • Manufactured Housing Communities
Markets	Nationwide
Loan amount	Up to \$6 million nationwide
Loan terms	5- to 30-year fixed-rate
Interest only	Part- or full-term available
Prepayments	Yield maintenance and graduated prepayment options available
Rate lock	30- to 180-day commitments. Borrowers may lock a rate with the Streamlined Rate Lock option
Securitization	Simple single-asset security model