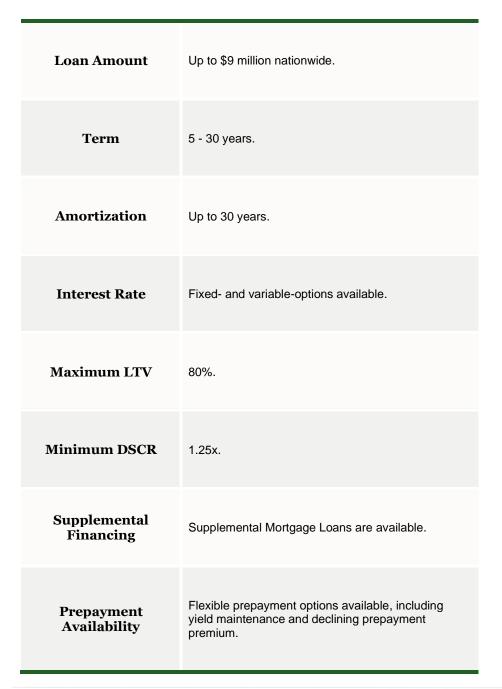


## **Small Mortgage Loan Program**

Fannie Mae's Multifamily Mortgage Business offers a streamlined loan process for fixed- and variable-rate Mortgage Loans up to \$9 million nationwide.





## **Benefits**

- · Low cost of execution
- Competitive rates
- Delegated model provides Lenders and Borrowers speed of execution
- 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**

- Conventional Properties; Multifamily Affordable Housing Properties; Cooperative Properties (market rate); and Manufactured Housing Communities
- Existing, stabilized multifamily Properties
- Properties with 5 or more units
- Loans for acquisition or refinance

## **For More Information**

Contact a Fannie Mae representative or visit the Multifamily Small Loan Business Portal for details.

fanniemae.com/multifamily/small-loans











Rate Lock	30- to 180-day commitments. Borrowers may rate lock using the Streamlined Rate Lock option.
Accrual	30/360 and Actual/360.
Recourse	Non-recourse execution with standard carve-outs for "bad acts" such as fraud and bankruptcy.
Escrows	Replacement reserves, tax, and insurance escrows are typically required for higher leverage transactions.
Third-Party Reports	Streamlined inspection and Environmental Screening using the ASTM E-1528-14 protocol.
Assumption	Non-recourse Small Mortgage Loan are typically assumable, subject to review and approval of the new borrower's financial capacity and experience





