

# Conventional Properties

Fannie Mae Multifamily provides first lien permanent mortgage loan financing options for the acquisition or refinance of conventional multifamily properties

## Benefits

- Flexible loan terms
- Competitive pricing
- Certainty of execution
- Speed in processing and underwriting



## Eligibility

- Existing, stabilized conventional properties
- Properties with a minimum of five units
- Credit-worthy single-asset U.S. borrower with U.S. ownership
- Borrowers may have indirect foreign ownership interests, subject to proper structuring of the borrowing entity and its parent

For More Information contact a Fannie Mae representative or visit the Multifamily Financing Options site for details.

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<b>Term</b>	5 - 30 years
<b>Amortization</b>	Up to 30 years
<b>Interest Rate</b>	Fixed- and variable-rate options available
<b>Maximum LTV</b>	80%
<b>Minimum DSCR</b>	1.25x
<b>Property Considerations</b>	Properties must have stabilized occupancy (typically 90%) for 90 days prior to funding. Loan commitments for pre-stabilized properties will be considered on a case-by-case basis.
<b>Supplemental Financing</b>	Supplemental Loans are available.
<b>Prepayment Availability</b>	Loans may be voluntarily prepaid upon payment of yield maintenance for fixed-rate loans and declining prepayment premium for variable-rate loans.
<b>Rate Lock</b>	30- to 180-day commitments. Borrowers may lock the rate with Streamlined Rate Lock option.

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<b>Accrual</b>	30/360 and Actual/360
<b>Recourse</b>	Non-recourse execution is available for most loans greater than \$750,000. Standard carve-outs required for “bad acts” such as fraud and bankruptcy.
<b>Escrows</b>	Replacement reserve, tax, and insurance escrows are typically required.
<b>Third-Party Reports</b>	Standard third-party reports required, including Appraisal, Phase I Environmental Site Assessment, and Property Condition Assessment.
<b>Assumption</b>	Loans are typically assumable, subject to review and approval of the proposed new borrower’s financial capacity and experience.

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