



Job Aid for DUS Gateway Collateral Event

This guide highlights enhancements made to DUS Gateway® to enable functionality for Mortgage Loans that comprise the Collateral Events for Multifamily *Additions* and *Borrow-ups* on Credit Facilities. It will help the Lender take advantage of the new and updated functionality within the Credit Facility Module for Collateral Events.

PLEASE NOTE: *This guide is applicable for Structured Credit Facility Additions and Borrow-ups only.*

The following steps are **necessary for deal submission** of Additions and Borrow-ups:





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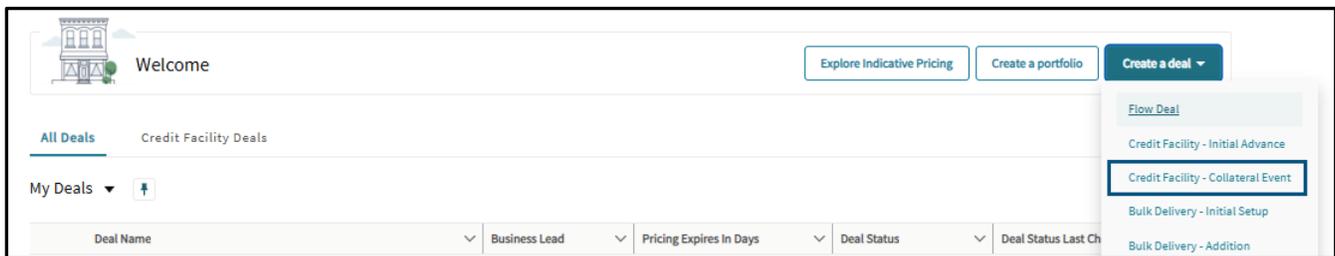
Credit Facility – Collateral Event Overview (New)

To support Lenders who use origination and acquisition for Credit Facility Addition and Borrow-up Collateral events, the Credit Facility solution is an expansion of the unified user-experience and modern platform that will continue the transformation of the end-to-end process and systems.

This solution provides a high-value customer experience for lenders to set up and manage Additions and Borrow-ups for a Credit Facility. It will seamlessly capture data and ensure that data flows across the loan life cycle with limited need for manual intervention.

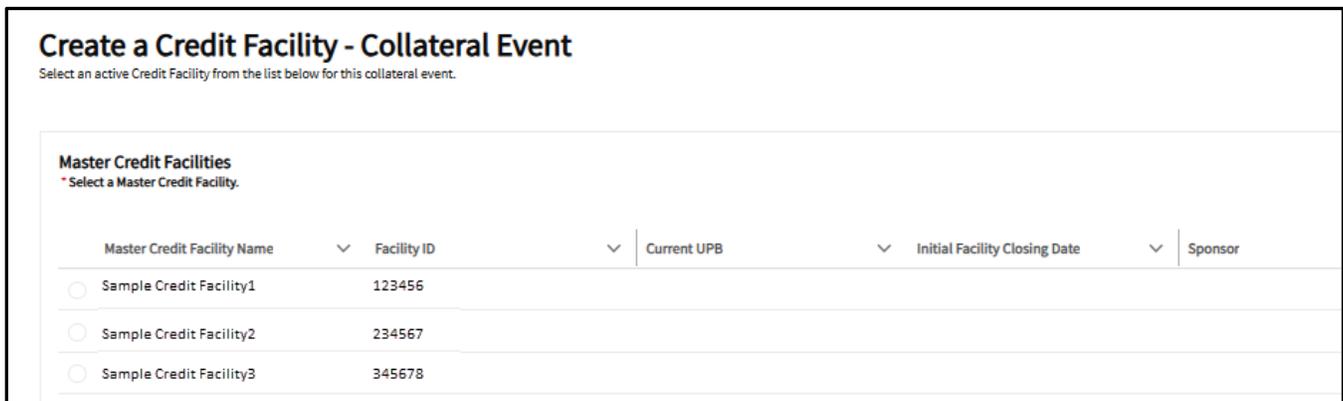
A. Create a Collateral Event (New)

To create a Credit Facility- Collateral Event deal, go to **Create a deal** and select **Credit Facility – Collateral Event** from the dropdown.



B. Select a Master Credit Facility (New)

You are navigated to the Master Credit Facility screen. Select an existing Credit Facility under which the Addition or Borrow-up needs to be created. Save your selection to proceed.



*An automated case gets created in **DUS Gateway**, when the system is unable to fetch the list of existing credit facilities.



C. Add a Collateral Event: ADDITION or BORROW-UP (New)

Once the Master Credit Facility is selected, review the Facility information to ensure you have selected the correct Facility and select the type of collateral event from the drop-down. The drop-down lists the following events:

- Addition
- Borrow-up
- Substitution Advance
- Tranche Refinance
- Conversion

The screenshot displays the 'Master Credit Facility' interface. At the top, there is a header with a logo and the text 'Master Credit Facility'. Below this, a summary row shows: Total Facility UPB: 78158000, Sponsor Name, Initial Facility Closing Date: 05/30/2023, and # of Properties: 1. A button labeled 'Back to All Credit Facilities' is located below the summary. The main section is titled 'Credit Facility Detail' and is divided into three expandable sections: 'Facility Terms', 'Recourse', and 'Financial Covenants'. The 'Facility Terms' section is expanded, showing a table of details: Master Credit Facility Name, Master Credit Facility ID (99999), # of Properties (1), Total Facility UPB (78158000), Minimum Facility DSCR (Fixed) (1.2), Minimum Facility DSCR (Variable) (1), Maximum Facility LTV (75), and Initial Facility Closing Date (05/30/2023). The 'Recourse' section shows Loss Sharing Type as 'Pari Passu' and Loss Sharing % as blank. The 'Financial Covenants' section shows 'Financial Covenants' as 'No'. On the right side of the interface, a dropdown menu titled 'Add Collateral Event' is open, listing the following options: Addition, Borrow-up, Substitution Advance, Tranche Refinance, and Conversion.



1. New Collateral Event Details (New)

After selecting Addition or Borrow-up from the prior *Add a Collateral Event* page, the corresponding **New Collateral Event - Deal Overview** page will display. The Deal Overview page remains the same except for the changes shown below.

ADDITION

- a. Structured *defaults* to **Credit Facility – Addition**
- b. Upon selecting Save and Add, these dropdown values display:
 - Add a Deal Participant
 - Add a Property

BORROW-UP

- a. Structured *defaults* to **Credit Facility – Borrow-up**
- b. Upon selecting Save and Add, this dropdown value displays:
 - Add a Deal Participant

New Collateral Event

Fill out deal details for the new Credit Facility collateral event.
* All fields are required unless otherwise mentioned.

Deal Overview

Account Name: Multifamily Capital, Inc. | Is this deal part of a portfolio?: No

* Deal Name: Demo | % Mission Driven: 53.0%

* Deal Amount: 73,500,000.00 | * Estimated Loan Closing Date: Mar 12, 2025 | * Scheduled MBS Settlement Date: [Calendar]

* Lender Contact: LenderUser | * Originator: Demo

* Execution Type: MBS | * Agreement Type: DUS

* Submission Type: Pre-Review | Expanded PD: --None-- | * Loan Purpose: Acquisition

* Green Financing Type: N/A | **Structured Credit Facility - Addition**

Interest Rate Conversion Type: N/A | * Chapter 9 Small Loans: No

* Deal Status: Pre-Registered | Application Issued to the Borrower?: No

* Broker or Correspondent?: No | Forward Type: N/A

Broker Correspondent Type: --None--

Cancel Save and Close Save and Add ▾
Add a Deal Participant
Add a Property

New Collateral Event

Fill out deal details for the new Credit Facility collateral event.
* All fields are required unless otherwise mentioned.

Deal Overview

Account Name: Multifamily Capital, Inc. | Is this deal part of a portfolio?: No

* Deal Name: Demo | % Mission Driven: 53.0%

* Deal Amount: 73,500,000.00 | * Estimated Loan Closing Date: Mar 12, 2025 | * Scheduled MBS Settlement Date: [Calendar]

* Lender Contact: LenderUser | * Originator: Demo

* Execution Type: MBS | * Agreement Type: DUS

* Submission Type: Pre-Review | Expanded PD: --None-- | * Loan Purpose: Acquisition

* Green Financing Type: N/A | **Structured Credit Facility - Borrow Up**

Interest Rate Conversion Type: N/A | * Chapter 9 Small Loans: No

* Deal Status: Pre-Registered | Application Issued to the Borrower?: No

* Broker or Correspondent?: No | Forward Type: N/A

Broker Correspondent Type: --None--

Cancel Save and Close Save and Add ▾
Add a Deal Participant



2. Add Properties (Additions Only)

- You can only add new property for **Addition** deals.
- All the existing properties under the master facility will be automatically populated by the system. You cannot edit these system-extracted properties.

Property Name	Created User	Property Type	MAH	Number of U...	Address ↑	Year Built / Ye...	Potential Dual Registrat
1	LenderUser1	Conventional Multifamily	No	292		1 /	
2	LenderUser1	Conventional Multifamily	No	292		1 /	
3	LenderUser1	Conventional Multifamily	No	127		1 /	
4	LenderUser1	Conventional Multifamily	No	248		1 /	
5	LenderUser1	Conventional Multifamily	No	180		1 /	
6	LenderUser1	Conventional Multifamily	No	100		1 /	
7	LenderUser1	Conventional Multifamily	No	151		2020 /	

*An automated case gets created in **DUS Gateway**, when the system is unable to fetch the list of properties from selected Master Credit Facility.

**Fetch properties button will be made available ([Preliminary Underwriting Tab](#)) for such failures and the property fetch can be manually initiated at a later point post deal Registration

D. Register the Deal

Prior to registering the deal, perform the existing steps as usual:

1. Add Deal Participants
2. Upload Loan Options

Then you can click on the **Register Deal** button to Register the Deal.

Deal Amount	Originator	Lender Contact	Deal Status	Submission Type	Loan Purpose
\$73,500,000.00	LenderUser1	LenderUser1	Pre-Registered	Pre-Review	Acquisition

Prepare deal for registration

Deal may be registered 0 issue(s)



E. Credit Facility Module

Now select the **Credit Facility Module** button on the Deal page.

The screenshot shows the top section of a deal page. At the top left, there is a deal icon and the text "Deal CF Collateral Event Demo-Additions". To the right are links for "+ Follow", "Edit", and "Printable View". Below this is a table of deal details:

Deal Amount	Originator	Lender Contact	Deal Status	Submission Type	Loan Purpose
573,500,000.00	LenderUser1	LenderUser1	Registered	Pre-Review	Acquisition

Below the table, there is a "Credit Facility Module" button highlighted with a red box. To the right of the button, there is a status indicator "Deal may not be submitted yet" and three buttons: "8 Issue(s)", "Record Deal Decision", and "Submit for Review". At the bottom of the screenshot, there is a note: "You have confirmed receipt of Borrower's authorization to request pricing from Fannie Mae on this deal."

There are five tabs in the Credit Facility Module for Addition and Borrow-up deals:

1. Preliminary Underwriting
2. Outstanding Loans
3. Loan Options
4. Facility Terms
5. Combined Analytics

The screenshot shows the header of the Credit Facility Module. It features a blue icon with a house and a person, followed by the text "CF Collateral Event Demo-Additions". Below this, there is a line of text: "Deal ID: 656215 | Lender Name: LenderUser1 | Related Master Facility Name: Demo Credit Facility". At the bottom, there is a horizontal bar with five tabs: "Preliminary Underwriting", "Outstanding Loans", "Loan Options", "Facility Terms", and "Combined Analytics". The "Preliminary Underwriting" tab is highlighted with a red box.



1. Preliminary Underwriting

The main purpose of this tab is for you to upload Preliminary Underwriting data.

For a **Credit Facility Collateral Event – Addition**, the Preliminary Underwriting tab will look like the below screenshot.

The screenshot shows the 'Preliminary Underwriting' tab with the following elements:

- Buttons: Back to Deal, Fix errors to proceed (8 error(s)), Add Property, Download Template, Upload Financials.
- Summary: Total Properties, Total Units, Underwritten Value (\$0.00), Underwritten NCF, Economic Vacancy.
- Table: Property Financials with columns for Property Name, Property Type, City, State, # Units, Requested Individ..., Underwritten NCF, Underwritten Val..., and New to Facility?.
- Annotations:
 - 'Error Pill will house all the errors pertaining to Preliminary Underwriting tab' points to the 'Fix errors to proceed' button.
 - 'An additional Property can be added to the current collateral deal on this Screen by clicking here' points to the 'Add Property' button.
 - 'Clicking this will download a template for Preliminary Underwriting for all the Properties on this Screen' points to the 'Download Template' button.

- New properties added for Addition deals will have New to Facility? = Yes.
- Existing properties for Addition deals will have New to Facility? = No.

The screenshot shows the 'CF Collateral Event - Addition for JOBAID' interface with the following elements:

- Buttons: Back to Deal, Please proceed to Outstanding Loans (0 issue(s)), Add Property, Download Template, Upload Financials.
- Summary: Total Properties (7), Total Units (1382), Underwritten Value (\$180,350,000.00), Underwritten NCF (\$7,494,853.00), Economic Vacancy (13.18%).
- Table: Property Financials with columns for Property Name, Property Type, City, State, # Units, Requested Individ..., Underwritten NCF, Underwritten Val..., and New to Facility?.
- Annotation: 'New Collateral for the Credit Facility' points to a 'Yes' value in the 'New to Facility?' column of the first row.



CF Collateral Event - Addition for JOBAID
Deal ID: [redacted] Lender Name: [redacted] Related Master Facility Name: [redacted]

Preliminary Underwriting Outstanding Loans Loan Options Facility Terms Combined Analytics

Back to Deal Please proceed to Outstanding Loans 0 issue(s) Add Property Download Template Upload Financials

Total Properties: 7 Total Units: 1382 Underwritten Value: \$180,350,000.00 Underwritten NCF: \$7,494,853.00 Economic Vacancy: 13.18%

Go to Combined Rollup

Property Financials

Property Name	Property Type	City	State	# Units	Requested Individ...	Requested	Underwritten NCF	Underwritten Val...	New to Facility?
	Conventional Mu...			151	1.25	80%	\$919,561.00	\$22,590,000.00	Yes
	Conventional Mu...			246	1.25	80%	\$457,208.00	\$12,790,000.00	No
	Conventional Mu...			127	1.25	80%	\$919,561.00	\$22,590,000.00	No
	Conventional Mu...			168	1.25	80%	\$,407,190.00	\$9,000,000.00	No
	Conventional Mu...			252	1.25	80%	\$862,175.00	\$19,225,000.00	No
	Conventional Mu...			252	1.25	80%	\$944,024.00	\$21,875,000.00	No
	Conventional Mu...			186	1.25	80%	\$,235,534.00	\$9,000,000.00	No

Filter Property By Name or Type

Existing collaterals from master facility

For a **Credit Facility Collateral Event - Borrow-up**, the Preliminary Underwriting tab will look like the below screenshot. Major differences you can notice from Collateral Event – Addition will be:

- No Add Property Button
- No Property with New to Facility? = 'Yes'

CF CE Borrow-Up DEAL (Job-Aid)
Deal ID: [redacted] Lender Name: [redacted] Related Master Facility Name: [redacted]

Preliminary Underwriting Outstanding Loans Loan Options Facility Terms Combined Analytics

Back to Deal Fix errors to proceed 6 error(s) Download Template Upload Financials

Total Properties: 6 Total Units: 1231 Underwritten Value: \$0.00 Underwritten NCF: \$0.00 Economic Vacancy: [redacted]

Go to Combined Rollup

Property Financials

Property Name	Property Type	City	State	# Units	Requested Individ...	Requested individ...	Underwritten NCF	Underwritten Val...	New to Facility?
	Conventional Mu...			246			\$0.00		No
	Conventional Mu...			127			\$0.00		No
	Conventional Mu...			168			\$0.00		No
	Conventional Mu...			252			\$0.00		No
	Conventional Mu...			252			\$0.00		No
	Conventional Mu...			186			\$0.00		No

Filter Property By Name or Type



Preliminary Underwriting can be submitted to Fannie Mae in two ways.

1. Via **Upload Financials** button: Clicking on this button (Download Template) will download a blank Excel template (sample below) with all the property names and their corresponding ID's, which can be used to submit the Preliminary Underwriting financials to Fannie Mae by clicking button (Upload Financials).

	Property 1	Property 2
1 Property Name		
2 Property ID	PROP216442	PROP216441
3 Property Underwritten Financial Statement Status Type	Preliminary	Preliminary
4 Financial as of Date		
5 Underwritten Value as of Date		
6 Gross Potential Rent		
7 Less Vacancy		
8 Less Bad Debt		
9 Less Concessions		
10 Laundry / Vending Income		
11 Parking Income		
12 Commercial Income		
13 Medicare and Medicaid Income (Seniors)		
14 Nursing Medical Income (Seniors)		
15 Secondary Residential Income (Seniors)		
16 Meal Income (Seniors)		
17 Cooperative Maintenance Fee Arrears (Cooperatives)		
18 Other Income		
19 Management Expense		
20 General & Administrative Expenses		
21 Payroll & Benefits Expenses		
22 Utilities		
23 Water & Sewer		
24 Advertising & Marketing Expenses		
25 Professional Fees		
26 Ground Rent		
27 Repairs & Maintenance Expenses		
28 Real Estate Tax Expense		
29 Insurance Expense		
30 Housekeeping Expense (Seniors)		
31 Meal Expense (Seniors)		
32 Other Expense		
33 Annual Capital Expenditures (Replacement Reserves)		
34 Actual Cooperative Net Cash Flow (Cooperatives)		
35 Loan Allocation		
36 Purchase Price		
37 Built-Up Cost		
38 Underwritten Value		
39 Requested Individual Property Min Amortizing LTV NCF DSCR for Loan Sizing		
40 Requested Individual Property Maximum LTV		
41 Requested Individual Property Maximum LTC		
42 Trailing One Month Net Rental Income		
43 Trailing Three Months Net Rental Income		
44 Trailing Six Months Net Rental Income		
45 Trailing Twelve Months Net Rental Income		



CF CE ADDITION DEAL (Job-Aid)
Deal ID: _____ Lender Name: _____ Related Master Facility Name: _____

Preliminary Underwriting Outstanding Loans Loan Options Facility Terms Combined Analytics

Back to Deal *Fix errors to proceed* 7 error(s) Add Property Download Template **Upload Financials** 1

Total Properties: 7 Total Units: 1358 Underwritten Value: \$0.00 Underwritten NCF: \$0.00 Economic Vacancy: _____ [Go to Combined Rollup](#)

Property Financials Filter Property By Name or Type

Property Name	Property Type	City	State	# Units	Requested Individ...	Requested Individ...	Underwritten NCF	Underwritten Val...	New to Facility?	
	Conventional Mu...			127			\$0.00		Yes	▼
	Conventional Mu...			127			\$0.00		No	▼
	Conventional Mu...			168			\$0.00		No	▼
	Conventional Mu...			246			\$0.00		No	▼
	Conventional Mu...			252			\$0.00		No	▼
	Conventional Mu...			186			\$0.00		No	▼
	Conventional Mu...			252			\$0.00		No	▼

CF CE ADDITION DEAL (Job-Aid)
Deal ID: _____ Lender Name: _____ Related Master Facility Name: _____

Preliminary Underwriting Outstanding Loans Loan Options Facility Terms Combined Analytics

Back to Deal *Fix errors to proceed* 7 error(s) Add Property Download Template **Upload Financials**

Total Properties: 7 Total Units: 1358 Underwritten Value: \$0.00 Underwritten NCF: \$0.00 Economic Vacancy: _____ [Go to Combined Rollup](#)

Property Financials Filter Property By Name or Type

Upload Property Financials

Please Note: Ensure Property ID listed in the upload file is mapped to the correct Property Name.

Attach File

2

Property Name	Property Type	City	State	# Units	Requested Individ...	Requested Individ...	Underwritten NCF	Underwritten Val...	New to Facility?	
	Conventional Mu...								Yes	▼
	Conventional Mu...								No	▼
	Conventional Mu...			168			\$0.00		No	▼
	Conventional Mu...			246			\$0.00		No	▼
	Conventional Mu...			252			\$0.00		No	▼
	Conventional Mu...			186			\$0.00		No	▼
	Conventional Mu...			252			\$0.00		No	▼



CF CE ADDITION DEAL (Job-Aid)

Deal ID: Lender Name: Related Master Facility Name:

Preliminary Underwriting Outstanding Loans Loan Options Facility Terms Combined Analytics

Back to Deal Fix errors to proceed 7 error(s) Add Property Download Template Upload Financials

Total Properties 7 Total Units 1358 Underwritten Value

Go to Combined Rollup

Filter Property By Name or Type

Underwritten Val... New to Facility?

Property Name	Property Type	City	State	# Units	Requested Individ...	Requested Individ...	Underwritten NCF	Underwritten Val...	New to Facility?
Conventional Mu...	Conventional Mu...			127	1.25	80%	\$919,361.00	\$22,350,000.00	Yes
Conventional Mu...	Conventional Mu...			127	1.25	80%	\$919,361.00	\$22,350,000.00	No
Conventional Mu...	Conventional Mu...			168	1.25	80%	\$2,407,190.00	\$53,000,000.00	No
Conventional Mu...	Conventional Mu...			246	1.25	80%	\$487,208.00	\$12,750,000.00	No
Conventional Mu...	Conventional Mu...			252	1.25	80%	\$944,024.00	\$21,675,000.00	No
Conventional Mu...	Conventional Mu...			186	1.25	80%	\$1,235,534.00	\$35,000,000.00	No
Conventional Mu...	Conventional Mu...			252	1.25	80%	\$582,175.00	\$13,225,000.00	No

CF CE ADDITION DEAL (Job-Aid)

Deal ID: Lender Name: Related Master Facility Name:

Preliminary Underwriting Outstanding Loans Loan Options Facility Terms Combined Analytics

Back to Deal Please proceed to Outstanding Loans 0 issue(s) Add Property Download Template Upload Financials

The Error pill will should be free of errors

4

Total Properties 7 Total Units 1358 Underwritten Value \$180,350,000.00 Underwritten NCF \$7,494,853.00 Economic Vacancy 13.18%

Go to Combined Rollup

Filter Property By Name or Type

Property Name	Property Type	City	State	# Units	Requested Individ...	Requested Individ...	Underwritten NCF	Underwritten Val...	New to Facility?
Conventional Mu...	Conventional Mu...			127	1.25	80%	\$919,361.00	\$22,350,000.00	Yes
Conventional Mu...	Conventional Mu...			127	1.25	80%	\$919,361.00	\$22,350,000.00	No
Conventional Mu...	Conventional Mu...			168	1.25	80%	\$2,407,190.00	\$53,000,000.00	No
Conventional Mu...	Conventional Mu...			246	1.25	80%	\$487,208.00	\$12,750,000.00	No
Conventional Mu...	Conventional Mu...			252	1.25	80%	\$944,024.00	\$21,675,000.00	No
Conventional Mu...	Conventional Mu...			186	1.25	80%	\$1,235,534.00	\$35,000,000.00	No
Conventional Mu...	Conventional Mu...			252	1.25	80%	\$582,175.00	\$13,225,000.00	No

- Manual Entry - Individual Property Financials: Clicking on property name will open a page like screenshot below, where the lender can enter the specifics of property income and expenses by clicking on **Edit** button.



[Edit](#)

Underwritten Net Cash Flow

Financial as of Date ¹	6/2/2025
Gross Potential Rent ¹	\$4,419,169.96
Less Vacancy ¹	\$0.00
Less Bad Debt ¹	\$0.00
Less Concessions ¹	\$0.00
Economic Vacancy ¹	\$0.00
Net Rental Income ¹	\$4,419,169.96
Laundry / Vending Income ¹	\$0.00
Parking Income ¹	\$0.00
Commercial Income ¹	\$0.00
Medicare and Medicaid Income ¹	\$0.00

CF CE ADDITION DEAL (Job-Aid)
Deal ID: | Lender Name: | Related Master Facility Name:

Preliminary Underwriting | Outstanding Loans | Loan Options | Facility Terms | Combined Analytics

Individual Property Underwriting | CF CE ADDITION DEAL (Job-Aid)

Edit property level financial information. * indicates required field.

[Back to Deal](#) [Back to Property List](#) [Cancel](#) [Save and Calculate](#)

Property Information

Number of Units
127

Underwritten Physical Occupancy (%) ¹
100.0%

City State

MSA Name

Underwritten Net Cash Flow

Gross Potential Rent Amount ¹

Less Vacancy ¹

Less Bad Debt ¹

Economic Vacancy Amount ¹
0.00

This button will navigate the user back to Preliminary Underwriting Tab

NOTE: To see the descriptions of new fields for this section, go to [Preliminary Underwriting Field Descriptions](#) in the **Appendix**.



2. Outstanding Loans (New)

The Outstanding Loans page displays the latest Outstanding loan data for Collateral Events. The system will perform the following:

- Automatically calculate the Net Cash Flow Reduction of the Outstanding Loans. This information will flow to the Loan Option page so the system can size the new loan with the correct Net Cash Flow (NCF), accounting for the debt service of existing liens.
- Allow the lender to enter loan data related to SARM loans.
- For each outstanding loan, the system will size based on the Available NCF.

Example 1: Outstanding Loans with 1 Fixed and 1 Variable Loan Type:

a. Select the **Outstanding Loans** tab. This page displays as follows:

CF Collateral Event Demo- Additions

Deal: [] Lender Name: [] Related Master Facility Name: []

Preliminary Underwriting Outstanding Loans Loan Options Facility Terms Combined Analytics

Back to Deal

Variable Data Entry Required.

Fix errors to proceed (1 error(s)) Fetch Latest Data Run Calculations

Most recent data fetch: 12/6/2024, 12:46 AM

⚠ There are one or more variable interest loans, which requires manual data entry for certain fields.

Combined Outstanding Loans

Total NCF Reduction ⓘ

Total Debt Service Amount ⓘ

Loan 1720003033

Interest Type ⓘ	Fixed	Estimated Balloon Payment Amount ⓘ	
Original Loan Amount ⓘ	\$39,521,000.00	Remaining Loan Term ⓘ	
Loan Current Actual Interest Rate (%) ⓘ	3.180%	Remaining IO Period ⓘ	
Loan Term (Months) ⓘ	60	Loan Constant ⓘ	
Interest Only Period (Months) ⓘ	0	Debt Service Amount ⓘ	
Amortization Term (Months) ⓘ	360	Interest Only Debt Service Amount ⓘ	
Interest Basis ⓘ	Actual/360	NCF Reduction UW DSCR for Lien Debt ⓘ	
Loan Maturity Date ⓘ	6/1/2026		
Current UPB Amount ⓘ	\$36,814,251.22		
Minimum Facility Fixed DSCR ⓘ	1.35		
Loan IO Period End Date ⓘ			

Loan 1720003034

⚠ This loan is variable interest, which requires manual entry for certain fields.

Interest Type ⓘ	Variable	Loan Mortgage Margin (%) ⓘ	2.500%
Original Loan Amount ⓘ	\$16,938,000.00	Cap Cost Factor ⓘ	
Loan Current Actual Interest Rate (%) ⓘ	7.660%	Advance Min Underwriting Strike Rate (%) ⓘ	
Actual Fixed Equivalent Interest Rate (%) ⓘ		Hedge Required? ⓘ	
Loan Term (Months) ⓘ	120	Purchased Hedge Cap Strike Rate (%) ⓘ	
Interest Only Period (Months) ⓘ	60	Hedge Termination Date ⓘ	
Amortization Term (Months) ⓘ	360	Estimated Balloon Payment Amount ⓘ	
Variable UW Interest Rate (%) ⓘ		Remaining Loan Term ⓘ	
Interest Basis ⓘ	Actual/360	Remaining IO Period ⓘ	
Loan Maturity Date ⓘ	6/1/2031	Loan Constant ⓘ	
Current UPB Amount ⓘ	\$16,938,000.00	Debt Service Amount ⓘ	
Minimum Facility Variable DSCR ⓘ	1.1	Interest Only Debt Service Amount ⓘ	
Loan IO Period End Date ⓘ	6/1/2026	NCF Reduction UW DSCR for Lien Debt ⓘ	

Edit Variable Loan Data

Select to enter and edit Variable Loan

*An automated case gets created in **DUS Gateway**, when the system is unable to fetch the list of existing loans from selected credit facility.



b. Now select **Edit Variable Loan Data** link: (for Variable Interest Rate loans only). Upon selection, the below **Edit Variable Loan Data** page appears with the following fields:

- Cap Cost Factor
- Advance Min Underwriting Strike Rate (%)
- Actual Fixed Equivalent Interest Rate (%)
- Hedge Required
- Purchased Hedge Cap Strike Rate (%)
- Hedge Termination Date

NOTE: All fields must be completed and saved for all Variable loans.

- c. Once you have entered variable loan data for all the variable rate Outstanding Loans, the button “Run Calculation” will be enabled.
- d. Clicking on “Run Calculation” button, the system will perform the calculation to return these values for each Outstanding Loan:
- Estimated Balloon Payment Amount
 - Remaining Loan Term
 - Remaining IO Period
 - Loan Constant
 - Debt Service Amount
 - Interest Only Debt Service Amount
 - NCF Reduction UW DSCR for Lien Debt

NOTE: To see the descriptions of new fields for this section, go to [Outstanding Loans Field Descriptions \(New fields\)](#) in the **Appendix**.

*An automated case gets created in **DUS Gateway**, when the system is unable to run calculations on the list of existing loans from selected credit facility.



3. Loan Options

The Loan Options section has been enhanced to provide Collateral Events.

- In the Property Financials section, the system will automatically *roll-up* the Preliminary Underwriting data from all properties.
- The Maximum Constrained Loan Amount is calculated based taking the NCF Reduction UW DSCR for Lien Debt from all the Outstanding Loans.
- The Loss Sharing Percent will be automatically populated from the Master Facility.

NOTE: To see the descriptions of new fields for this section, go to [Loan Options Field Descriptions](#) in the **Appendix**.

4. Facility Terms *(New)*

The next tab is the **Facility Terms** tab. This tab shows information and data from the Master Credit Facility that has been selected along with Associated Loan Options.

Facility Terms sections:

- Facility Summary
- Facility Terms
- Resource
- Financial Covenants
- Associated Loan Options



Back to Deal Please proceed to Combined Analytics [Request Elected Coverage](#)

Facility Details

Facility Name

Facility ID

Number of Properties

Total Facility UPB

Loan Cross Collateralized?

Loan Cross Defaulted?

Additional Collateral Allowed Indicator?

Collateral Release Allowed Indicator?

Substitution Allowed Indicator?

Additional Loan Allowed Indicator?

Facility Term

Elected Coverage Requested? Yes

Facility Minimum DSCR (Fixed)

Facility Minimum DSCR (Variable)

Facility Maximum LTV

Facility Term (Months)

Elected Coverage Facility Minimum DSCR (Fixed)

Elected Coverage Facility Minimum DSCR (Variable)

Elected Coverage Facility Maximum LTV

Initial Facility Closing Date

Latest Facility Termination Date

Recourse

Loss Sharing Type

Loss Sharing Percent

Financial Covenants

Financial Covenants

Associated Loan Options (2)

Loan Option	Loan Term	IO Period (Months)	Interest Rate	DSCR	LTV	Prepayment	Maximum Constraint Loan Amount
L0727684	120	120	4.36% Fixed Rate	1.25	75%	Yield Maintenance	\$38,097,354.36
L0727685	120	120	4.98% Variable Rate	1.25	75%	Declining Premium	\$38,097,354.36

Request Elected Coverage

- When leveraging Elected Coverage, the Facility DSCR and LTV can be updated in the fields below.
 - Facility Minimum DSCR (Fixed)
 - Facility Minimum DSCR (Variable)
 - Facility Maximum LTV
- By clicking on the Request Elected Coverage button above, you will be navigated to the Request Elected Coverage page shown below.
- The Elected Coverage toggle can be used to “Enable” and “Disable” your selection. If Elected Coverage has been enabled, enter values in the required fields and click Save to continue.
- When the Elected Coverage has been updated the Loan Options will be sized based on the Elected Coverage DSCR & LTV values.

NOTE: The Elected Coverage DSCR & LTV values are specific to the Individual Collateral event that is being created until the deal goes to Authorized to Close status. After Authorized to Close, the Credit Facility will have the updated DSCRs and LTV.



Preliminary Underwriting Outstanding Loans Loan Options **Facility Terms** Combined Analytics

[Back to Facility Terms](#) [Save](#)

Request Elected Coverage

* All fields are required unless otherwise mentioned. Request Elected Coverage Disabled

Set up Elected Coverage

Facility Minimum DSCR (Fixed) ⓘ Facility Minimum DSCR (Variable) ⓘ Facility Maximum LTV ⓘ

* Elected Coverage Facility Minimum DSCR (Fixed) ⓘ * Elected Coverage Facility Minimum DSCR (Variable) ⓘ * Elected Coverage Facility Maximum LTV ⓘ

∨ Associated Loan Options (2)

Loan Option	Loan Term	IO Period (mos)	Interest Rate	DSCR	LTV	Prepayment	Maximum Constraint Loan Amount
LO865636	180	120	3.06% Fixed Rate	1.25	75%	Yield Maintenance	\$62,031,470.74
LO865637	120	120	9.46% Variable Rate	1.25	75%	Declining Premium	\$62,031,470.74

[Back to Facility Terms](#) [Save](#)

NOTE: To see the descriptions of new fields for this section, go to [Facility Terms Field Descriptions \(New fields\)](#) in the **Appendix**.



5. Combined Analytics (New)

Combined analytics section will evaluate the net metrics for the collateral event using the credit facility's outstanding loans with Fannie Mae (Book) and current ask (Addition or Borrow-up). You must Run Combined Analytics before submitting the deal to Fannie Mae.

CF CE ADDITION DEAL (Job-Aid)
Deal ID: [] Lender Name: [] Related Master Facility Name: []

Preliminary Underwriting Outstanding Loans Loan Options Facility Terms **Combined Analytics**

Back to Deal Fix errors to proceed 1 error(s) Run Combined Analytics

Combined Analytics
Click the Run Combined Analytics button to run calculations on new collateral.

COMBINED ANALYTICS Running Combined Analytics is required for deal submission.

Facility Minimum DSCR (Fixed) 1.35 Facility Min DSCR (Variable) 1.10 Facility Max LTV 65%

	LO878733	LO878734
Interest Type	Variable Rate	Fixed Rate
Requested Loan Amount	\$40,000,000	\$40,000,000
Max Constrained Loan Amount	\$1,260,167	\$24,753,890
Mezzanine and Preferred Equity Debt Service	\$0.00	\$0.00
Individual Tranche Estimated Balloon Payment Amount	\$1,032,363.40	\$19,680,620.10

CF CE ADDITION DEAL (Job-Aid)
Deal ID: [] Lender Name: [] Related Master Facility Name: []

Preliminary Underwriting Outstanding Loans Loan Options Facility Terms **Combined Analytics**

Back to Deal Fix errors to proceed 1 error(s) Run Combined Analytics

Combined Analytics
Click the Run Combined Analytics button to run calculations on new collateral.

COMBINED ANALYTICS Running Combined Analytics is required for deal submission.

Facility Minimum DSCR (Fixed) 1.35 Facility Min DSCR (Variable) 1.10 Facility Max LTV 65%

	LO878733	LO878734
Interest Type	Variable Rate	Fixed Rate
Requested Loan Amount	\$40,000,000	\$40,000,000
Max Constrained Loan Amount	\$1,260,167	\$24,753,890
Mezzanine and Preferred Equity Debt Service	\$0.00	\$0.00
Individual Tranche Estimated Balloon Payment Amount	\$1,032,363.40	\$19,680,620.10

*An automated case gets created in **DUS Gateway**, when the system is unable to run calculations on the list of loan options for collateral events deal.



Clicking on the enabled **Run Combined Analytics** button run the calculation and return the results on this screen. Upon successful completion of data rendering process, 3 updates reflect on the screen.

1. Most recent Combined Analytics run, will populate the run time
2. Green banner with the following message: **Deal is ready for submission. Please go Back to Deal to submit.**
3. Combined loan metrics is populated for the loan options.

CF CE ADDITION DEAL (Job-Aid)

Deal ID: _____ Lender Name: _____ Related Master Facility Name: _____

Ready to submit deal to Fannie Mae 0 issue(s) Run Combined Analytics

Most recent Combined Analytics run: 11/18/2024, 06:08 AM 1

✓ Deal is ready for submission. Please go Back to Deal to submit. 2

Combined Analytics

Click the Run Combined Analytics button to run calculations on new collateral.

Facility Minimum DSCR (Fixed)	Facility Min DSCR (Variable)	Facility Max LTV
1.35	1.10	65%

	LO878733	LO878734
Interest Type	Variable Rate	Fixed Rate
Requested Loan Amount	\$40,000,000	\$40,000,000
Max Constrained Loan Amount	\$1,260,167	\$24,753,890
Mezzanine and Preferred Equity Debt Service	\$0.00	\$0.00
Individual Tranche Estimated Balloon Payment Amount	\$1,032,363.40	\$19,680,620.10 3
Combined Loan Amount	\$55,012,418.23	\$78,506,141.28
Combined Loan Amount Per Unit	\$40,509.88	\$57,810.12
Blended Interest Rate	4.611%	4.415%
Combined Actual Cooperative DSCR (no Floor)		
Combined Underwritten DSCR per Guide Requirements	0.41	0.32

NOTE: To see the descriptions of new fields for this section, go to [Combined Analytics Field Descriptions](#) in the **Appendix**.



F. Resubmission

The resubmission process remains the same for resubmitting a Collateral Event. The enhancement of resubmission is defined by the ability to add property financials for an Addition, to modify new Loan Options resubmitted for Addition or Borrow-Up, and to Fetch Latest Data and Run Combined Analytics if needed. Lender can view previously Elected Coverage at this time if opted in the original submission of the Collateral Event.

- If a new Loan Option was added please run Combined Analytics warning message is seen

Lender DUS Gateway 2.0

Search... Search Newmark Knight F... ▾

! If a new Loan Option was added please run Combined Analytics.

Resubmission Reason

Save Draft Save & Resubmit Cancel

Record Resubmission for DealMorganAddition1 | Required Information

Reason for Resubmission	Available	Chosen
	<ul style="list-style-type: none">Additional WaiverChange to Existing QuoteExpired Quote or PricingLoan Doc ModificationsMaterial Change to UnderwritingNew OptionPricing ChangeResubmission for Final ApprovalOther	

Describe Request

Rich text editor toolbar: B I U S [Icons]



G. Appendix

1. Preliminary Underwriting Field Descriptions *(New fields)*

Go back to the [Preliminary Underwriting](#) section.

Field Name	Description	Notes
New to Facility?	<p>This field indicates whether a Credit Facility property is a new property created through DUSG. This is applicable only for Credit Facility deals.</p> <p>If the property is new to the Credit Facility then it is a Yes (i.e., newly created). Map to Collibra allowable value = Created.</p> <p>If the property is not then it is an existing property. Map to Collibra Allowable value = Active.</p>	
Financial as of Date	The end date of the underwritten or ongoing financial operating statement.	MM/DD/YYYY
Underwritten Value as of Date	The date on which the collateral event valuation is effective.	MM/DD/YYYY
Medicare and Medicaid Income (Seniors)	The underwritten dollar amount from state or federal agencies for medical assistance	Positive Value
Nursing Medical Income (Seniors)	The underwritten annual dollar amount of income derived from residents that require additional medical services.	Positive Value
Secondary Residential Income (Seniors)	The underwritten annual dollar amount of income generated by a second or additional resident occupying the same unit.	Positive Value
Meal Income (Seniors)	The underwritten dollar amount representing the income provided when tenants utilize on site meal service for the property	Positive Value
Cooperative Maintenance Fee Arrears (Cooperatives)	The ratio of total amount of maintenance arrears to the gross annual maintenance amount for the cooperative property, expressed as a percentage	Positive Value



Trailing Fields	Description	Notes
Trailing One Month Net Rental Income	The dollar amount of annualized net rental income calculated based on the average monthly rental income collected in the month immediately prior to underwriting for a property	Positive Value
Trailing Three Month Net Rental Income	The dollar amount of annualized net rental income calculated based on the average monthly rental income collected in the 3 months immediately prior to underwriting for a property	Positive Value
Trailing Six Month Net Rental Income	The dollar amount of annualized net rental income calculated based on the average monthly rental income collected in the 6 months immediately prior to underwriting for a property.	Positive Value
Trailing Twelve Month Net Rental Income	The dollar amount of annualized net rental income calculated based on the average monthly rental income collected in the 12 months immediately prior to underwriting for a property.	Positive Value

2. Outstanding Loans Field Descriptions (New fields)

Go back to the [Outstanding Loans \(New\)](#) section.

Field Name	Description	Notes
Interest Type	A code indicating the type of interest payable by a borrower on the loan at acquisition.	
Original Loan Amount	<i>The unpaid principal balance of the loan when acquired by Fannie Mae.</i>	
Loan Current Actual Interest Rate (%)	The current interest rate of the loan.	



Field Name	Description	Notes
Loan Term (Months)	The number of months from the date the loan starts accruing interest (i.e., one month before the first payment due date) to the maturity date.	
Interest Only Period (Months)	The number of months in which there are interest-only payments per the original loan documents.	
Amortization Term (Months)	The number of months over which the loan unpaid principal balance is scheduled to be amortized, as determined at the origination date.	
Interest Basis	A code indicating the "number of days" convention used to calculate interest.	
Loan Maturity Date	The date the final scheduled payment of principal and interest is due per the loan documents, captured at the time of acquisition.	
Current UPB Amount	The scheduled or stated principal balance for a loan (defined in the servicing agreement) as of the end of the current reporting period.	
Minimum Facility Fixed DSCR	The minimum debt service coverage ratio (DSCR) factor for fixed-rate loans within a credit facility option.	
Loan IO Period End Date	The date of the last interest-only payment, as stated in the Loan Documents for a loan that has a full or partial interest-only period.	
Estimated Balloon Payment Amount	The dollar amount of outstanding balance that must be paid in a lump sum at the end of the maturity term of the proposed loan option.	Calculated after Run Calculations
Remaining Loan Term	The number of remaining months to the maturity of the loan, as of the current reporting date.	Calculated after Run Calculations
Remaining IO Period	The number of remaining months over which there are interest-only payments at the time of loan additions/borrow-ups.	Calculated after Run Calculations
Loan Constant	The ratio of the annual debt service amount to the total loan amount, expressed as percentage. This percent is calculated using the actual interest rate and an amortizing payment schedule at the time of loan additions/borrow-ups. For a Structured Adjustable-Rate Mortgage (SARM) loan, the interest rate is the sum of the	Calculated after Run Calculations



Field Name	Description	Notes
	cap strike rate (higher of the purchase strike rate and the advance minimum underwriting strike rate), mortgage margin (i.e., the sum of investor spread, guaranty fee, and servicing fee).	
Debt Service Amount	The dollar amount of annual debt service for a structured facility, for the current period. Payments include actual principal and/or interest as required by the documents.	Calculated after Run Calculations
Interest Only Debt Service Amount	The derived loan's annualized interest only (IO) debt service amount, expressed as a dollar amount.	Calculated after Run Calculations
NCF Reduction UW DSCR for Lien Debt	The net cash flow (NCF) reduction amount allocated to an existing loan in a credit facility, expressed as a dollar amount. It is calculated based on the loan's current annualized debt service amount, and the credit facility's minimum underwritten debt service coverage ratio (DSCR). This value is used in determining the maximum supporting loan amount for a new loan option (i.e., additions or borrow-ups).	Calculated after Run Calculations
Actual Fixed Equivalent Interest Rate (%)	The interest rate on the subject loan, expressed as a percentage. For a Variable Rate loan option, this is the fixed rate equivalent interest rate.	
Loan Mortgage Margin (%)	The spread added to the index of an ARM loan to determine the Note Rate at Contribution (securitization), expressed as a percent.	
Cap Cost Factor	An interest rate used in the overall variable underwriting rate for a Structured Adjustable Rate Mortgage (SARM) Deal Option. This interest rate is reflective of the cost associated with the borrower purchasing an interest rate cap from an approved 3rd party interest rate cap provider.	
Advance Min Underwriting Strike Rate (%)	The underwriting interest rate threshold that will trigger a payment obligation by the interest rate cap provider for the Structured Adjustable Rate Mortgage (SARM) loan, expressed as a percentage. For each SARM advance on an existing loan in a credit facility, the percentage determined by the lender pursuant to the Underwriting and Servicing Requirements as	



Field Name	Description	Notes
	set forth on the Schedule of Advance Terms for such Advance.	
Hedge Required?	Fannie Mae requires a hedge for the associated variable rate loan.	
Purchased Hedge Cap Strike Rate (%)	The interest rate threshold that will trigger a payment obligation by the hedge provider, expressed as a percentage. In case of a swap hedge agreement, the borrower pays the difference in interest rate until the Strike Rate threshold is met.	
Hedge Termination Date	The date on which the hedge instrument terminates.	
Total NCF Reduction	Sum total of calculated NCF Reduction amounts of all outstanding loans for an active Credit Facility.	Calculated after Run Calculations
Total Debt Service Amount	Sum total of calculated Debt Service amounts of all outstanding loans for an active Credit Facility.	Calculated after Run Calculations

3. Loan Options Field Descriptions *(New Fields)*

Go back to the [Loan Options](#) section.

Field Name	Description	Notes
Property Financials section in Loan Options		
UW NCF for Overall Facility	<p>Full name: Underwritten Net Cash Flow for Overall Facility</p> <p>The underwritten dollar amount of net cash flow. This is generated by all underlying properties after deducting operating expenses and capital expenditures (replacement reserves) from Effective Gross Income.</p>	Additions only
UW NCF for Existing Properties	<p>Full name: Underwritten Net Cash Flow for Existing Properties</p> <p>Once the latest Property Financials are added to all the New and Existing Properties, the sum of the NCF for all the Existing properties is calculated.</p>	Additions only



Field Name	Description	Notes
UW NCF for Addition	Full name: Underwritten Net Cash Flow for Addition Once the latest Property Financials are added to all the New and Existing Properties, the sum of the NCF for all the Newly added properties in this addition is calculated.	Additions only
UW Value Amount for Overall Facility	Full name: Underwritten Value Amount for Overall Facility The dollar amount of estimated value of the related mortgaged property for the subject loan, as reported to Fannie Mae by the Lender, which value may equal either the appraised value (based on the third party appraisal) or the Lender's underwriting value (based on the Lender's evaluation of the mortgaged property and the Lender's analysis of market rent, sales comparables, and projected market trends). The property value will never exceed the appraised value.	Additions only
UW Value Amount for Existing Properties	Full name: Underwritten Value Amount for Existing Properties Once the latest Property Financials are added to all the New and Existing Properties, the sum of the Property Values for all the Existing properties is calculated.	Additions only
UW Value Amount for Addition	Full name: Underwritten Value Amount for Addition Once the latest Property Financials are added to all the New and Existing Properties, the sum of the Property Values for all the Newly added properties in this addition is calculated.	Additions only



4. Facility Terms Field Descriptions (*New fields*)

Go back to the [Facility Terms](#) section.

Field Name	Description	Notes
Elected Coverage Requested?	A code identifying if the borrower is choosing to elect the Elected Coverage and Loan To Value (LTV) test in accordance with the respective Master Credit Facility Agreement (MCFA).	
Elected Coverage Facility Minimum DSCR (Fixed)	Upon borrower's election of the Elected Coverage and Loan To Value (LTV) Test, this ratio represents the new minimum Aggregate Debt Service Coverage Ratio (DSCR) applicable to all fixed-rate execution loans within the credit facility that will remain in place throughout the remaining term of the credit facility, including all future collateral events.	
Elected Coverage Facility Minimum DSCR (Variable)	Upon borrower's election of the Elected Coverage and Loan To Value (LTV) Test, this ratio represents the new minimum Aggregate Debt Service Coverage Ratio (DSCR) applicable to all variable-rate execution loans within the credit facility that will remain in place throughout the remaining term of the credit facility, including all future collateral events.	
Elected Coverage Facility Maximum LTV	Upon borrower's election of the Elected Coverage and Loan To Value (LTV) Test, this LTV represents the new maximum Aggregate LTV Ratio requirement that will remain in place throughout the remaining term of the credit facility, including all future collateral events.	

5. Combined Analytics Field Descriptions (*New fields*)

Go back to the [Combined Analytics](#) section.

Field Name	Description	Notes
Interest Type	A code indicating the type of interest payable by borrower.	
Requested Loan Amount	The proposed loan amount for the loan option.	
Max Constrained Loan Amount	The maximum supportable loan amount for the loan option which is the minimum of a	



Field Name	Description	Notes
	comparison of the supportable loan amounts for Actual Cooperative [if Coop], Min UW DSCR per Guide Requirements, Min Amortizing UW NCF DSCR for Loan Sizing, LTV, and Loan to Cost (LTC). If the Interest Type for the option is "Variable Rate", then also use the Fixed Rate Test supportable loan amounts.	
Individual Tranche Estimated Balloon Payment Amount	The dollar amount of outstanding balance that must be paid in a lump sum at the end of the maturity term of the proposed loan option.	
Combined Loan Amount	The total loan amount of all outstanding debt secured by the property plus the proposed loan amount for the option.	
Combined Loan Amount Per Unit	The total loan amount of all outstanding debt secured by the property plus the proposed loan amount for the option, per unit.	
Blended Interest Rate	The weighted average interest rate on the entire debt (weighted by the loan amount)	
Combined Actual Cooperative DSCR (no Floor)	The Debt Service Coverage Ratio for a Cooperative deal, inclusive of all additional debt (based on outstanding balance only) and net cash flows. This is calculated using the actual property operations net cash flow, the actual interest rate for the identified deal option and an amortizing deal payment schedule for fully amortizing and partial interest-only options. For full interest-only liens, an interest-only basis should be used.	
Combined Underwritten DSCR per Guide Requirements	The Debt Service Coverage Ratio, inclusive of all additional debt actual debt service and net cash flows. This is calculated using the Underwriting Interest Rate pursuant to the Multifamily Guide Requirements and an amortizing deal payment schedule for the identified deal option. For existing full interest-only liens, an interest-only basis should be used. This was formerly known as Combined Underwritten DSCR.	
Combined Amortizing UW NCF DSCR for Loan Sizing	The Debt Service Coverage Ratio, inclusive of all additional debt and net cash flows. This is calculated using the actual interest rate and an amortizing deal payment schedule for the identified deal option. For existing full interest-	



Field Name	Description	Notes
	only liens, an interest-only basis should be used. This was formerly known as Combined Actual DSCR.	
Combined UW NCF DSCR (IO)	The Debt Service Coverage Ratio identified for interest only deal options. This is inclusive of all additional debt and net cash flows, and is calculated using an interest-only basis. This was formerly known as Combined Underwritten DSCR with IO.	
Estimated Combined Balloon Payment Amount	The dollar amount of outstanding balance that must be paid in a lump sum at the end of the maturity term of the proposed loan option, inclusive of the outstanding balance on any prior existing lien(s).	
Combined Debt Yield	The ratio of the underlying property's net cash flow to the loan amount, including any prior existing lien(s), expressed as a percentage.	
All-In UW debt Service per Guide Requirements	The annualized underwritten principal and/or interest for all underlying properties, including mezzanine and preferred equity. This is calculated using the Underwritten Interest Rate per the Guide Requirements.	
Combined Actual LTV	The combined Loan-to-Value ratio of all lien(s) associated with the proposed loan option. This is calculated as the ratio of the quoted unpaid principal balance, including any prior existing lien(s), to the combined value of all underlying properties, expressed as a percentage.	
Blended Min DSCR for Facility Test	The weighted average of the required Aggregate Debt Service Coverage Ratio (DSCR) for fixed-rate and the required Aggregate DSCR for variable-rate execution loans within a credit facility. It is equal to (total outstanding fixed rate advances multiplied by the required minimum Aggregate DSCR applicable to fixed rate advances), plus (total outstanding variable rate advances multiplied by the required minimum Aggregate DSCR applicable to variable rate advances) divided by (total outstanding advances).	
Combined Amortizing Debt Service for Loan Sizing	The dollar amount of monthly principal and interest payments on an amortizing basis for the proposed loan option, including any	



Field Name	Description	Notes
	additional debt. This will use the actual debt service from existing debt plus either the Actual Fixed Interest Rate (fixed interest loans) or the 'Underwritten Variable / Max Lifetime Interest Rate' (ARM loans). This field will be populated for fully amortizing, partial interest-only, and full interest-only deal options.	
Combined Interest Only Debt Service	The dollar amount of monthly interest payments on an interest-only basis for the proposed loan option, including any additional debt. This field will be populated for partial interest-only and full interest-only deal options.	
Combined Amortizing Cap Strike Rate	The calculated interest rate threshold that will obligate the purchase of an interest rate hedge. This is the maximum supportable Cap Strike Rate that can be purchased by the Borrower and is calculated with amortization.	
Combined Interest Only Cap Strike Rate	The calculated interest rate threshold that will obligate the purchase of an interest rate hedge. This is the maximum supportable Cap Strike Rate that can be purchased by the Borrower and is calculated on an Interest Only basis.	