

## Healthy Housing Rewards Enhanced Resident Services™



### Have a property that goes above and beyond for its residents? See how we can help.

Together we can help create more sustainable communities by investing in the well-being and stability of renters. Enhanced Resident Services provides a lower borrowing rate for affordable properties that offer high-quality resident services to improve the well-being of renters. Qualifying services include wellness programs, day care, food access, education programming, job training, and more.

#### Flexible and Certain

- Lower interest rate
- Initial Borrower certification and Property certification reimbursed by Fannie Mae (up to \$5,500 for the service provider CORES certification and \$750 for the property-level ERS certification)
- Flexible loan terms, and fixed- or variable-rate financing options
- Flexible underwriting may be available for Multifamily Affordable Housing properties

#### Rely on us

- Single-asset security allows for customized Mortgage Loan structures
- Delegated risk-sharing model provides certainty of execution, faster decisions, and quicker loan closings
- Dedicated experts know the business and understand complex transactions
- Life-of-loan servicing means seamless post-closing activities

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

<b>Term</b>	5-30 years.
<b>Amortization</b>	Up to 35 years.
<b>Affordability</b>	Rent or income restrictions where at least 50% of the units are affordable to households earning no more than 80% area median income (AMI).
<b>Service Provider Certification</b>	Borrowers or third-party service providers must obtain CORES certification from an approved Fannie Mae provider.  Cost of initial Service Provider certification up to \$5,500 will be reimbursed by Fannie Mae. Service Provider must obtain recertification every 5 years.
<b>Property Level Certification</b>	Borrowers must obtain property-level Enhanced Resident Services (ERS) certification from an approved Fannie Mae provider.  Cost of initial property-level certification up to \$750 will be reimbursed by Fannie Mae. Borrower must obtain yearly Property re-certification.
<b>Interest Rate</b>	Fixed- and variable-rate options available.
<b>Prepayment Availability</b>	Flexible prepayment options available including yield maintenance and declining prepayment premium.
<b>Loan Amount</b>	No minimum or maximum.
<b>Rate Lock</b>	30- to 180-day commitments. Borrowers may use the Streamlined Rate Lock option. Confirmation of Sponsor-level and Property-level Enhanced Resident Services certifications is required prior to Rate Lock.
<b>Accrual</b>	30/360 and Actual/360.
<b>Recourse</b>	Non-recourse execution is available, with required standard carve-outs for “bad acts” such as fraud and bankruptcy, as well as for failure to maintain required Service Provider and Property-level certifications throughout the loan term.
<b>Third-Party Reports</b>	Standard third-party reports, including Appraisal, Phase I Environmental Assessment, and a Property Condition Assessment, are required. Confirmation of Healthy Housing Rewards eligibility is required.
<b>Assumption</b>	Mortgage Loans are typically assumable, subject to review and approval of the new borrower’s financial capacity and experience.