

# Healthy Housing Rewards™

## Healthy Design

Fannie Mae Multifamily offers Healthy Housing Rewards Healthy Design, a product feature that provides lower pricing to finance affordable properties with health-promoting design and operational features.

Health-promoting design and operational features include playgrounds, fitness equipment, tobacco-free environments, green spaces, and more.



<b>Term</b>	5-30 years.
<b>Amortization</b>	Up to 35 years.
<b>Healthy Design Certification</b>	The Property must obtain a Healthy Design certification from an approved Fannie Mae provider before Rate Lock. Certification fee cost (up to \$6,500) reimbursed by Fannie Mae.
<b>Interest Rate</b>	Fixed- and variable-rate options available.
<b>Maximum LTV</b>	Varies by product type.
<b>Minimum DSCR</b>	Varies by product type.
<b>Loan Amount</b>	No minimum or maximum.

### Benefits

- Lower interest rate
- Reimbursement for Healthy Design Certification (up to \$6,500)
- Flexible underwriting to specific affordable developments
- Flexible loan terms, and fixed- or variable-rate financing options
- Certainty and speed of execution

### Eligibility

- Property must have a Healthy Design Certification that is recognized and approved by Fannie Mae per Form 4248.
- Multifamily properties with rent or income restrictions where at least 50% of the units are affordable to households earning no more than 80% of Area Median Income.
- Eligible Properties include:
  - Multifamily Affordable Housing (MAH);
  - Properties subject to Sponsor Initiated Affordability (SIA); and
  - Sponsor Dedicated Workforce Housing (SDW).
- One-time benefit per Borrower per Property. Cannot be combined with Healthy Housing Rewards Enhanced Resident Services™.

### For More Information

Contact a Fannie Mae representative or visit the Multifamily Affordable Loans and Healthy Housing Rewards Portals for details.

[fanniemae.com/multifamily/healthy-housing-rewards](https://fanniemae.com/multifamily/healthy-housing-rewards)



<b>Prepayment Availability</b>	Flexible prepayment options available, including yield maintenance and declining prepayment premium.
<b>Rate Lock</b>	30- to 180-day commitments. Borrowers may use the Streamlined Rate Lock option. Confirmation of Healthy Design certification is required prior to Rate Lock.
<b>Accrual</b>	30/360 and Actual/360.
<b>Recourse</b>	Non-recourse execution is available, with standard carve-outs for “bad acts” such as fraud and bankruptcy required.
<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 features and 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.