

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.

Term	5-30 years.
Amortization	Up to 35 years.
Healthy Design Certification	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.
Interest Rate	Fixed- and variable-rate options available.
Maximum LTV	Varies by product type.
Minimum DSCR	Varies by product type.
Loan Amount	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



Prepayment Availability	Flexible prepayment options available, including yield maintenance and declining prepayment premium.
Rate Lock	30- to 180-day commitments. Borrowers may use the Streamlined Rate Lock option. Confirmation of Healthy Design certification is required prior to Rate Lock.
Accrual	30/360 and Actual/360.
Recourse	Non-recourse execution is available, with standard carve-outs for “bad acts” such as fraud and bankruptcy required.
Third-Party Reports	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.
Assumption	Mortgage Loans are typically assumable, subject to review and approval of the new borrower’s financial capacity and experience.