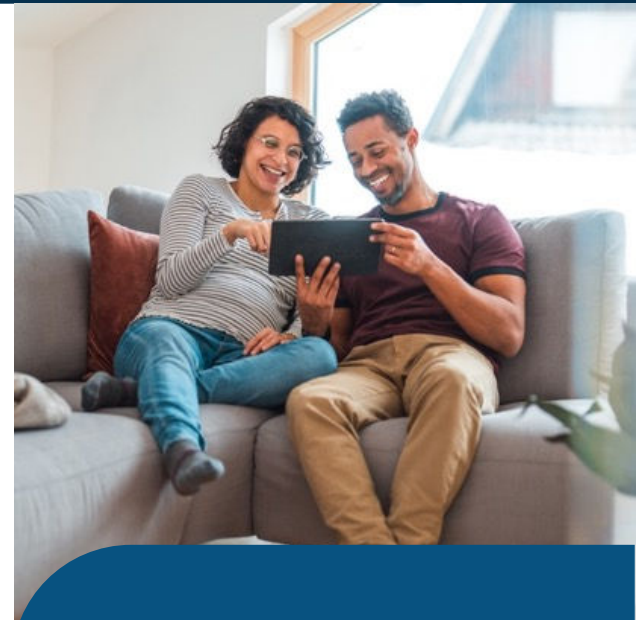


Unfunded Forward Commitment for 9% LIHTC Properties

Fannie Mae Multifamily offers an unfunded forward commitment to issue an MBS upon completion of construction and conversion to a permanent Mortgage Loan for Multifamily Affordable Properties using 9% LIHTC.

Benefits

- Ability to lock the interest rate and other key deal terms prior to construction
- Single asset security allows for customized loan structures
- Certainty and speed of execution



Eligibility

- LIHTC new construction and Properties undergoing substantial rehabilitation, including preservation and rural transactions
- Lenders approved to deliver forward commitments under Fannie Mae's Multifamily Affordable Housing product line

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

multifamily.fanniemae.com

Interest Rate	Fixed Rate
Good Faith Deposit	1% of the amount of the Forward Commitment, due at issuance of the Forward Commitment, and refundable upon conversion to the permanent Mortgage Loan.
Forward Rate Lock	36- month commitments. One delegated six-month extension available.
Forward Commitment Standby Fee	10 bps paid upfront prior to Rate Lock.
Conversion to Permanent Mortgage Loan	The permanent Mortgage Loan will close upon project completion and the issuance of certificates of occupancy for all units and at least 90% occupancy for 90 consecutive days. The permanent Mortgage Loan must meet Fannie Mae's underwriting requirements.
Additional Considerations	Second Lien Delivery Assurance Note and Security Instrument are necessary if required by Fannie Mae or the Bond Investor.
Term	10 to 30 years
Delivery Tolerance	The original principal amount of the permanent Mortgage Loan must not be (i) greater than 105%, or (ii) less than 90% of the amount of the Unfunded Forward Commitment, subject to Maximum LTV and Minimum DSCR constraints.
Amortization	Up to 35 years

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Maximum LTV	90%
Minimum DSCR	1.15x

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