

BENEFITS	<ul style="list-style-type: none"> • Flexible loan terms. • Competitive pricing. • Predictable payment and amortization schedule. • Speed in processing and underwriting.
ELIGIBILITY	<ul style="list-style-type: none"> • Existing, stabilized Conventional properties, Multifamily Affordable Housing properties, Seniors Housing properties, Student Housing properties and Manufactured Housing Communities. • Properties with a minimum of five units (50 pad sites for Manufactured Housing Communities). • Credit-worthy single asset U.S. Borrower with U.S. Ownership. • Borrowers may have indirect foreign ownership interests, subject to proper structuring of the borrowing entity and its parent.
TERM	5 – 30 years.
AMORTIZATION	Up to 30 years.
MAXIMUM LTV	80% for Conventional properties.
MINIMUM DSCR	1.25x for Conventional properties.
PROPERTY CONSIDERATIONS	Properties must have stabilized occupancy (typically 90%) for 90 days prior to funding. Loan commitments for pre-stabilized properties will be considered on a case-by-case basis.
SUPPLEMENTAL FINANCING	Supplemental loans are available.
PREPAYMENT AVAILABILITY	Loans may be voluntarily prepaid upon payment of yield maintenance or prepayment premium.
RATE LOCK	30- to 180-day commitments. Borrowers may lock the rate with the Streamlined Rate Lock option.
ACCRUAL	30/360 and Actual/360.
RECOURSE	Non-recourse execution is available for most loans greater than \$750,000. Standard carve-outs required for “bad acts” such as fraud and bankruptcy.
ESCROWS	Replacement reserve, tax and insurance escrows are typically required.
THIRD-PARTY REPORTS	Standard third-party reports required, including Appraisal, Phase I Environmental Site Assessment and Property Condition Assessment.
ASSUMPTION	Loans are typically assumable, subject to review and approval of the new Borrower’s financial capacity and experience.

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