

# Transitional Line of Credit

<b>TERM</b>	<ul style="list-style-type: none"> <li>• 5-year interest-only.</li> <li>• Two 1-year extension options.</li> </ul>
<b>COMMITMENT AMOUNT</b>	<ul style="list-style-type: none"> <li>• \$100 million preferred minimum.</li> <li>• Up to 50% of initial commitment amount in expansion rights.</li> </ul>
<b>GUARANTOR FINANCIAL COVENANTS</b>	Net worth and liquidity requirements set relative to the TLC.
<b>INTEREST RATE TYPE</b>	Floating.
<b>COLLATERAL</b>	First-lien mortgages of Conventional, Seniors Housing, Student Housing, Targeted Affordable Housing (TAH) and Manufactured Housing Communities (MHC).
<b>CROSSED FACILITY</b>	<ul style="list-style-type: none"> <li>• LTV/DSCR sublimits measured at the TLC level with no limits at the property level.</li> <li>• No minimum occupancy requirement.</li> </ul>
<b>UNCROSSED FACILITY</b>	<ul style="list-style-type: none"> <li>• Each property is evaluated individually and must meet the sublimit requirements individually.</li> <li>• No minimum occupancy requirement.</li> </ul>
<b>TYPICAL LTV RANGE</b>	55% - 70%.
<b>MINIMUM DSCR</b>	<p>Minimum DSCR varies by product type:</p> <ul style="list-style-type: none"> <li>• Conventional Multifamily: 1.45x.</li> <li>• Manufactured Housing Communities: 1.45x.</li> <li>• Seniors Assisted Living: 1.60x.</li> <li>• Seniors Independent Living: 1.50x.</li> <li>• Seniors with Skilled Nursing Facility: 1.65x.</li> <li>• Student Housing: 1.50x.</li> <li>• TAH: 1.40x.</li> <li>• Uncrossed Pools: +0.10.</li> </ul>
<b>UNDERWRITING RATE (FOR MOST MARKETS)</b>	<ul style="list-style-type: none"> <li>• Without interest rate cap: index floor + stress rate (100 bps) + gross spread.</li> <li>• With interest rate cap: cap strike rate + gross spread.</li> </ul>
<b>INTEREST RATE CAP</b>	Not required.
<b>LEGAL DEPOSIT</b>	Based on deal complexity, typically \$45,000.
<b>COMMITMENT FEE AND PROPERTY ADDITION FEE</b>	<ul style="list-style-type: none"> <li>• Commitment fee: 5 basis points.</li> <li>• Addition fee: 10 basis points.</li> </ul>
<b>EXTENSION FEE</b>	\$50,000 for each extension year.
<b>UNUSED COMMITMENT FEE</b>	20 basis points charged annually on the difference between the commitment amount and UPB drawn.
<b>SEASONING FEE</b>	50 basis points charged annually at the asset level beginning in the fourth year the asset is in the TLC.

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### Securitized Product Exit

- No release fee.
- If exit into floating-rate securitized product, increased call protection may be required.

### ASSET RELEASE FEE

#### Property Sale

1% of the allocated loan amount; waived if new buyer finances with a Freddie Mac securitized product.

#### All Other Exits

- Years 1 to 3 of facility: 2% of the allocated loan amount.
  - After year 3 of facility: 1% of the allocated loan amount.
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