

NewPoint offers a customized and flexible Bridge lending solution providing short-term, interim financing for the acquisition, rehabilitation or stabilization of Multifamily properties.

<b>BENEFITS</b>	<ul style="list-style-type: none"> <li>• Flexible loan terms and prepayment provisions tailored to borrower's business plan.</li> <li>• Balance sheet lender with smooth transition to in-house Agency takeout.</li> <li>• In-house servicing provides effective and efficient future fundings and draw requests.</li> <li>• Competitive pricing with exit fees waived if permanent debt provided by NewPoint.</li> <li>• Loan proceeds can be utilized to complete capital improvements.</li> </ul>
<b>ELIGIBILITY</b>	<ul style="list-style-type: none"> <li>• Conventional and affordable multifamily properties that meet NewPoint's permanent debt offerings; student housing and seniors considered on a case-by-case basis.</li> <li>• Properties located in primary and secondary markets; tertiary markets considered on a case-by-case basis.</li> <li>• Loans may be used for acquisition, refinance or recapitalization.</li> </ul>
<b>TERMS</b>	Generally, three-year initial terms with extensions up to a maximum of five years.
<b>LOAN AMOUNT</b>	\$10 million to \$100 million, with larger loan sizes considered on a case-by-case basis.
<b>MAXIMUM LTC</b>	Up to 80%, including planned capital improvements and closing costs.
<b>MAXIMUM LTV</b>	Generally, 75% upon stabilization, subject to being able to qualify for Fannie Mae, Freddie Mac or FHA refinancing upon maturity.
<b>MINIMUM DSCR</b>	Generally, 1.25x upon stabilization, subject to being able to qualify for Fannie Mae, Freddie Mac or FHA refinancing upon maturity.
<b>INTEREST RATE</b>	Competitive risk adjusted spreads floating over 30-day SOFR.
<b>PAYMENT PROVISIONS</b>	Flexible, with customized prepayments available depending on borrower strategy.
<b>TAX AND INSURANCE ESCROW</b>	Generally, required.
<b>REPLACEMENT RESERVE DEPOSIT</b>	Generally, waived during renovation period for items being addressed through capital structure.
<b>RECOURSE REQUIREMENTS</b>	Non-recourse except for standard carve-out provisions.
<b>SUBORDINATE FINANCING</b>	Generally, not allowed.
<b>FEES</b>	Standard origination, application and exit fees apply, with NewPoint waiving exit fees when loans are refinanced through one of its permanent financing options.
<b>ASSUMPTION</b>	Loans are typically not assumable.

[NEWPOINT.COM](http://NEWPOINT.COM)



This sheet sets out the general guidelines of a loan program and is designed solely as an aid to prospective borrowers and other clients. It does not represent or imply a contract or a commitment to lend funds. A commitment to lend funds may only be made by a written letter issued by NewPoint to a prospective borrower. This term sheet is subject to change at any time without notice at the sole discretion of NewPoint Real Estate Capital LLC. Arizona Commercial Mortgage Banker License CBK - 0926535; California Finance Law License 603 F812. California commercial real estate broker activities are conducted through NewPoint Real Estate Capital Corporation (California Department of Real Estate Broker License No. 01995692, which is a wholly owned subsidiary of NewPoint Real Estate Capital LLC. New York Real Estate Broker Company License No. 10991236549. To view NewPoint's complete licensing information please visit [newpoint.com/licensing-disclosures](http://newpoint.com/licensing-disclosures).

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