

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

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

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