

PROPRIETARY LENDING

NewPoint Fixed-Rate Flex

NewPoint offers a flexible fixed-rate lending solution for the acquisition or refinance of stabilized or soon-to-be stabilized multifamily properties.

BENEFITS	<ul style="list-style-type: none">• Flexible loan terms and prepayment provisions tailored to a Borrower's business plan.• NewPoint provides smooth transition to in-house Agency or other permanent debt takeout.• In-house servicing provides effective and efficient future fundings and draw requests.• Loan proceeds can be utilized to complete capital improvements.• Competitive pricing with exit fees waived if permanent debt provided by NewPoint.
ELIGIBILITY	<ul style="list-style-type: none">• Conventional properties that meet NewPoint's permanent debt offerings. Affordable, student and seniors housing 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	5-year to 10-year term.
LOAN AMOUNT	\$10 million to \$30 million with loans up to \$50 million considered on a case-by-case basis.
MAXIMUM LTC	75%, including planned capital improvements and closing costs.
MAXIMUM LTV	75%, with customized options available on a case-by-case basis.
INTEREST RATE	Competitive fixed rates.
AMORTIZATION	Interest only.
PREPAYMENT PROVISIONS	Varies depending on loan term.
TAX AND INSURANCE ESCROW	Required.
REPLACEMENT RESERVE DEPOSIT	Required.
RECOURSE REQUIREMENTS	Non-recourse except for standard carve-out provisions.
SUBORDINATE FINANCING	Subordinate financing considered on a case-by-case basis.
FEES	Standard origination, application and exit fees apply, with NewPoint waiving exit fees when loans are refinanced through one of its permanent Agency financing options.
ASSUMPTION	Loans are typically not assumable.

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