

NewPoint offers attractive short-term financing solutions for the acquisition or refinance of Build-to-Rent (BTR) communities.

BENEFITS	<ul style="list-style-type: none"> • Provides financing during lease-up and stabilization before agency take-out • Delayed draw acquisition facility to support the purchase of newly constructed homes during the term of the loan • Non-recourse loan
ELIGIBLE PROPERTIES	Purpose-built communities of single-family rental homes, including town homes, attached homes, and detached homes.
COLLATERAL	Crossed first lien mortgages, assignments of rents and equity pledge.
LOAN PURPOSE	Purchase, rate-term refinance or cash-out refinance.
TERMS	2-year initial term with extension options.
LOAN AMOUNT	\$10 million to \$50 million, with larger loans considered on a case-by-case basis.
MAXIMUM LTV	Up to 75%.
INTEREST RATE	Competitive risk adjusted spreads floating over SOFR.
AMORTIZATION	None.
INTEREST ONLY	Full-term interest only.
LOCK-OUT PERIOD	None.
PREPAYMENT PROVISIONS	Spread maintenance.
TAX AND INSURANCE ESCROW	Required.
DEBT SERVICE RESERVE	Required.
REPLACEMENT RESERVE	Generally, required.
RECOURSE REQUIREMENTS	Non-recourse except for standard carve-out provisions.
CASH MANAGEMENT	Springing lockbox.
FEES	Standard origination, application and exit fees apply, with NewPoint waiving exit fees when loans are refinanced through one of its permanent financing options.

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