

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.

<b>BENEFITS</b>	<ul style="list-style-type: none"> <li>• Flexible loan terms and prepayment provisions tailored to a Borrower's business plan.</li> <li>• NewPoint provides smooth transition to in-house Agency or other permanent debt takeout.</li> <li>• In-house servicing provides effective and efficient future fundings and draw requests.</li> <li>• Loan proceeds can be utilized to complete capital improvements.</li> <li>• Competitive pricing with exit fees waived if permanent debt provided by NewPoint.</li> </ul>
<b>ELIGIBILITY</b>	<ul style="list-style-type: none"> <li>• Conventional properties that meet NewPoint's permanent debt offerings. Affordable, student and seniors housing 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>	5-year to 10-year term.
<b>LOAN AMOUNT</b>	\$10 million to \$30 million with loans up to \$50 million considered on a case-by-case basis.
<b>MAXIMUM LTC</b>	75%, including planned capital improvements and closing costs.
<b>MAXIMUM LTV</b>	75%, with customized options available on a case-by-case basis.
<b>INTEREST RATE</b>	Competitive fixed rates.
<b>AMORTIZATION</b>	Interest only.
<b>PREPAYMENT PROVISIONS</b>	Varies depending on loan term.
<b>TAX AND INSURANCE ESCROW</b>	Required.
<b>REPLACEMENT RESERVE DEPOSIT</b>	Required.
<b>RECOURSE REQUIREMENTS</b>	Non-recourse except for standard carve-out provisions.
<b>SUBORDINATE FINANCING</b>	Subordinate financing considered on a case-by-case basis.
<b>FEES</b>	Standard origination, application and exit fees apply, with NewPoint waiving exit fees when loans are refinanced through one of its permanent Agency 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. Nevada Mortgage Company License 5605. California DFPI Finance Law License 603F812. California commercial real estate broker activities are conducted through NewPoint Multifamily 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. North Carolina Collection Agency Permit No. 112712. North Dakota Money Broker License MB104168. South Dakota Non-Residential Mortgage Lender License 1140125.ML-NR. To view NewPoint's complete licensing information please visit [newpoint.com/licensing-disclosures](http://newpoint.com/licensing-disclosures).

©2024 NewPoint Real Estate Capital LLC. All rights reserved.