

# Healthy Housing Rewards (Healthy Design)

<b>BENEFITS</b>	<ul style="list-style-type: none"> <li>• Lower interest rate.</li> <li>• Reimbursement for Healthy Design Certification (up to \$6,500).</li> <li>• Flexible underwriting to specific affordable developments.</li> <li>• Flexible loan terms and fixed- or variable-rate financing options.</li> <li>• Certainty and speed of execution.</li> </ul>
<b>ELIGIBILITY</b>	<ul style="list-style-type: none"> <li>• Affordable Housing properties with at least 50% of the units affordable at 80% of Area Median Income or less.</li> <li>• Must obtain Healthy Design certification from an approved Fannie Mae provider.</li> <li>• One-time benefit per Borrower per property. Cannot be combined with Healthy Housing Rewards Enhanced Resident Services™.</li> </ul>
<b>TERM</b>	5-30 years.
<b>AMORTIZATION</b>	Up to 35 years.
<b>HEALTHY DESIGN CERTIFICATION</b>	Certification fee cost (up to \$6,500) reimbursed by Fannie Mae.
<b>INTEREST RATE</b>	Fixed- and variable-rate options available.
<b>MAXIMUM LTV</b>	Varies by product type.
<b>MINIMUM DSCR</b>	Varies by product type.
<b>PREPAYMENT AVAILABILITY</b>	Flexible prepayment options available, including yield maintenance and declining prepayment premium.
<b>LOAN AMOUNT</b>	No minimum or maximum.
<b>RATE LOCK</b>	30- to 180-day commitments. Borrowers may lock the interest rate using Streamlined Rate Lock option. Confirmation of Healthy Design certification is required prior to rate lock.
<b>ACCRUAL</b>	30/360 and Actual/360.
<b>RECOURSE</b>	Non-recourse execution is available, with standard carve-outs for “bad acts” such as fraud and bankruptcy required.
<b>THIRD-PARTY REPORTS</b>	Standard third-party reports, including Appraisal, Phase I Environmental Assessment and a Property Condition Assessment are required. Confirmation of Healthy Housing Rewards features and eligibility is required.
<b>ASSUMPTION</b>	Loans are typically assumable, subject to review and approval of the new borrower’s financial capacity and experience.

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