

BENEFITS	<ul style="list-style-type: none"> Ability to pay off construction loan and add permanent non-recourse financing prior to full stabilization. Competitive pricing. Certainty of execution. Speed in processing and underwriting.
ELIGIBILITY	<ul style="list-style-type: none"> Conventional and Multifamily Affordable Housing Properties. Partially leased, newly constructed or recently renovated communities. Strong borrowers with demonstrated lease-up track record. Properties in strong and nationwide markets.
LOAN SIZE	\$10 million or greater.
TERM	5-, 7-, 10- and 12-year term options are available.
AMORTIZATION	5 - 30 years.
INTEREST RATE	Fixed- and variable-rate options available.
MAXIMUM LTV	Maximum LTV shall be Tier compliant. For a Tier 2 level – 75% of “as stabilized” loan-to value.
MINIMUM DSCR	<ul style="list-style-type: none"> Minimum DSCR shall be Tier compliant. For a Tier 2 level – Underwritten DSCR of 1.25x, 1.15x for MAH loans. Underwritten DSCR is defined as DSCR as deemed achievable within 4 months after rate lock and at Fannie Mae’s discretion.
INTEREST ONLY	Monthly payments of interest only for the first 12 months of the loan term, based on the actual interest rate. An additional period of interest-only payments may be available.
PROPERTY CONSIDERATIONS	Minimum physical occupancy of 75% at rate lock. MBS Additional Disclosure is required. Full disbursement of loan proceeds at closing.
PREPAYMENT AVAILABILITY	Flexible prepayment options available, including yield maintenance and declining prepayment premium.
RATE LOCK	30- to 180-day commitments; Borrowers may lock a rate with the Streamlined Rate Lock option.
ACCRUAL	30/360 and Actual/360.
RECOURSE	Non-recourse execution with standard carve-outs for “bad acts” such as fraud and bankruptcy.
ESCROWS	Replacement reserve, tax and insurance escrows are typically required.
THIRD-PARTY REPORTS	Standard third-party reports required, including Appraisal, Phase I Environmental Site Assessment and Property Condition Assessment.
ASSUMPTIONS	Loans are typically assumable, subject to review and approval of the new Borrower’s financial capacity and experience.



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.

©2026 NewPoint Real Estate Capital LLC. All rights reserved.