

PRODUCT DESCRIPTION	Unfunded forward commitments for new construction or major rehabilitation.
ELIGIBLE BORROWERS	<ul style="list-style-type: none"> • Borrower may be a limited partnership, corporation, or limited liability company. • General partnerships, limited liability partnerships, real estate investment trusts (REITs) and certain trusts may also be acceptable in limited circumstances, subject to additional requirements. • Borrower must be a Single Purpose Entity (SPE).
ELIGIBLE PROPERTY TYPES	To-be-built or substantially rehabilitated garden, mid-rise, high-rise or build-to-rent communities.
TERMS	<ul style="list-style-type: none"> • Fixed-rate - up to 15 years. • Floating-rate - up to 10 years.
AMOUNT	Minimum \$10 million.
TYPE OF FUNDING	Forward commitment to provide permanent financing upon successful conversion from construction phase to permanent phase.
MINIMUM DEBT COVERAGE RATIO (DCR)	1.25x.
MAXIMUM LOAN-TO-VALUE (LTV) RATIO	80%.
MAXIMUM FORWARD COMMITMENT TERM	Up to 48 months (with available extensions).
MAXIMUM AMORTIZATION	Up to 35 years, depending on the market. Please contact your Originator to discuss.
PREPAYMENT PROVISIONS	Defeasance or yield maintenance.
SUBORDINATE FINANCING	Not permitted.
TAX AND INSURANCE ESCROWS	Required.
FEES	Application fee, conversion assurance fee, standby fee, make-whole provision (including breakage).

