

Harborview FREDDIE MAC® Multifamily Conventional Floating-Rate Loan

Loan Amount	Generally \$5 to \$100 million (larger and smaller loans will be considered)
Loan Term	5, 7, and 10 year terms
Amortization	Up to 30 years
Maximum Loan to Value	80%
Coverage Minimum	1.25x, on comparable fixed-rate mortgage constant
Recourse Requirements	Borrower may obtain its own cap coverage from a third-party provider. No cap necessary for loans with a loan-to-value ratio of less than 60%.
Interest Only Period	Partial-term and full-term interest-only available
Prepayment	Each option offers no prepayment premium for the last 90 days of the loan term. Based on the prepayment provision chosen below, starting in year 2, 4, 6, or 8, Freddie Mac will waive the 1% prepayment premium if the Borrower voluntarily prepays the ARM with the proceeds of a fixed-rate mortgage that is the subject of a binding commitment for purchase between Freddie Mac and the Seller/Servicer.

PREPAYMENT PREMIUM	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8
Option 1	Locked out	1%	1%	1%	1%	1%	1%	1%
Option 2	3%	2%	1%	1%	1%	1%	1%	1%
Option 3	5%	4%	3%	2%	1%	1%	1%	1%
Option 4 (only for 10-yr capped floating-rate loan)	7%	6%	5%	4%	3%	2%	1%	1%

Borrower	<p>Borrower may generally be a limited partnership, corporation, limited liability company, or a tenancy-in-common (TIC) with 10 or fewer tenants in common</p> <ul style="list-style-type: none">• General partnerships, limited liability partnerships, REIT's and certain trusts may also be acceptable in limited circumstances, subject to additional requirements• Borrower must generally be a Single Purpose Entity (SPE); however, on loans less than \$5 million, upon Borrower's request, a Borrower other than a TIC may be a Single Asset Entity (SAE) instead of an SPE• If the Borrower is structured as a Tenancy in Common (TIC), each Tenant in Common must be a SPE
Third Party Reports	<p>MAI Appraisal, Physical Needs Assessment, and Environmental Phase I Assessment are required, plus Seismic Report may be required for properties in Seismic Zones 3 and 4</p>
Reserves	<p>Tax and insurance escrows are generally required. Funded Repair & Replacement escrow is generally required.</p>
Recourse Requirements	<p>Non-recourse except for standard carve-out provisions</p>
Lender Application Fee	<p>\$15,000; covers 3rd party reports and processing/ underwriting costs</p>
Freddie Mac Application Fee	<p>Greater of \$2,000 or 0.1% of loan amount for conventional first mortgages; supplemental and seniors housing loans are > \$5,000 or 0.15% of loan amount; supplemental loans are > \$5,000 or 0.1% of loan amount and Targeted Affordable Housing loans are > \$3,000 or 0.1% of loan amount</p>
Rate Lock	<p>Early spread-lock option available for varying durations, typically ranging from 60 to 120 days until Freddie Mac purchase; Fast Track Early Rate-Lock option for conventional transactions for 90 or 120 days until Freddie Mac purchase also available.</p>
Assumability	<p>Loan is assumable, subject to lender approval of proposed replacement Borrower. Fees include 1% assumption fee, part of which is paid to Freddie and a \$5,000 processing fee to cover Lender's underwriting expenses.</p>
Supplemental Loan Availability	<p>Yes, subject to requirements specified in the Loan Agreement</p>