

## FREDDIE MAC® Small Balance Loan

### Multifamily Acquisition and Refinance

<b>Loan Amount</b>	\$1,000,000 to \$6,000,000
<b>Loan Term</b>	Fixed-rate loan terms of 5, 7 or 10 years. Hybrid ARM loan terms of 20 years with initial 5, 7 or 10 years fixed.
<b>Amortization</b>	Up to 30 Years
<b>Interest Only</b>	Partial interest only; full-term interest only may be available
<b>Prepayment</b>	Declining schedules and yield maintenance available for all loans types
<b>Eligible Borrower</b>	Up to \$6 million - Individuals who are US citizens; limited partnerships; limited liability companies; Single Asset Entities; Special Purpose Entities; tenancy in common with up to five unrelated members; and Trusts (irrevocable trusts and revocable trusts with an individual guarantor)
<b>Recourse</b>	Non-recourse with standard carve-out provisions required
<b>Minimum DSC</b>	1.20 in Top Markets; 1.25 in Standard Markets; 1.30 in Small Markets; 1.40 in Very Small Markets.
<b>Maximum Loan to Value</b>	80% in Top and Standard Markets; 75% if acquisition in Small/Very Small Markets; 70% if cash-out refinance in Small/Very Small Markets.
<b>Full-Term Interest Only DSC/LTV Thresholds</b>	Minimum DSC 1.35 / Maximum LTV 65% in Top Markets; Minimum 1.40 / Maximum LTV 65% in Standard Markets; Minimum DSC 1.40 / Maximum LTV 60% in Small Markets; Minimum DSC 1.50 / Maximum LTV 60% in Very Small Markets.
<b>Rate Structure</b>	Fixed and hybrid ARM loan terms available.
<b>Eligible Property</b>	Multifamily, minimum five residential units.
<b>Occupancy Requirement</b>	90% physical occupancy over the trailing 3-month period.
<b>Escrows</b>	Real estate tax escrow deferred for deals with an LTV ratio of 65% or less. Insurance escrow deferred. Replacement reserve escrow deferred.
<b>Rate Lock</b>	60- to 120-day rate lock period available

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