

Loan Amount	\$1,000,000 minimum
Loan Term	5 to 10 years. Up to 30 years for fixed-rate loans if loan is not purchased for securitization.
Amortization	Up to 30 Years. Interest-only options also available.
Minimum DSC	1.25 / 1.30 if a 5-year deal
Maximum LTV	7-year term or greater: 80%; 5-year term: 75%
Rate Structure	Fixed
Eligible Property	Multifamily
Eligible Borrower	Single-purpose entity
Tax and Insurance Escrows	Monthly deposits required. May be waived if certain criteria are met.
Replacement Reserves	Minimum \$250 per unit per annum. May be waived if certain criteria are met.
Recourse	Non-recourse with standard exceptions for fraud and misrepresentation
Commercial Space	No more than 25% of effective gross income and no more than 25% of property's total square footage. Final determination by Freddie Mac.
Required Reports	Appraisal, Properly Condition Assessment and Phase I Environmental, Zoning, Insect and Flood
Prepayment	Defeasance for fixed rate loans. No prepayment premium for final 90 days of term.
Assumable	Subject to approval and 1%
Subordinate Financing	Not allowed

Pricing

Tiered Pricing Matrix. More favorable terms available for higher DSC and lower LTV.

Rate Lock

Standard 5-day rate-lock period. Early/Index Rate-Lock options available.