

MULTI-FAMILY MORTGAGE LOAN PROGRAM

BASIC CRITERIA*

Borrower

- Good credit history
- Management and/or ownership experience helpful

Property Description

- Purchase and for the rehabilitation of existing apartments only
- Must have one year in operation
- Minimum occupancy rate – 85%

Property History

- Minimum of one year of operation.

Loan Amount

- From \$ 400,000. Mezzanine financing available.

Loan Term

- 5, to 20 years, up to 30 years amortization. Fixed and variable rates are available

Closing Period

- Five to fifteen days

Interest Rates

- 200 to 400 basis points over the corresponding Treasury Bills' Index. Rate locks are available.

Debt Service Coverage Ratio

- 1.20 or higher

Loan to Value Ratio

- Up to 90%

Use of Funds

- An explanation as to how the loan will be used.

Collateral

- First lien position

Reserves

Tax and insurance reserves may be required. Subject to the transaction, a replacement reserve account may also be required and funded. The rates per unit will vary

Property Locality

- United States only

Basic Documents

- Description of property.
 - Color photographs – interior & exterior (property and neighborhood).
 - Copy of building layout and site plan

- Map – indicate the location of property
- Occupancy history - past three years
- Copies of the lease agreement of each tenant and the renewal date
- Parking information – no. of spaces and no. of handicapped spaces
- Résumés of principals and key employees
- Financial Information
 - Copies of mortgage agreement(s)
 - Financials – past three years and YTD
 - Operating statement for the past three years
 - Three-year pro forma on a monthly basis
- Miscellaneous Information
 - Corporate federal income tax returns – past three years
 - Personal federal income tax returns of 20% or more owners – past three years, if applicable
 - MAI appraisal

***Basic criteria subject to change without notice.**