



## FANNIE MAE DUS<sup>®</sup> Student Housing

Arbor's DUS Student Housing product provides attractive terms and competitive prices for the purchase or refinance of properties that, because of construction and location, specifically cater to a student tenant base that may or may not be readily convertible to conventional multifamily housing.

<b>LOAN AMOUNT</b>	\$750,000 minimum
<b>TERM</b>	5 - 30 Years
<b>AMORTIZATION</b>	Up to 30 years
<b>MINIMUM DSCR</b>	1.30x for Fixed Rate 1.05x for Variable Rate
<b>MAXIMUM LTV</b>	Up to 75%
<b>RATE STRUCTURE</b>	Fixed and adjustable rate options available
<b>ELIGIBLE PROPERTIES</b>	<u>Student Housing</u> – Must be between 40% or greater student tenancy <u>Dedicated Student Housing</u> – Specifically catered to a student tenant base; not readily convertible to conventional multifamily housing; must be 80% or greater student occupied; 20% of tenants are allowed to have lease terms of less than 12 months; requires 12-month leases and parental guarantees; food services not permitted; the property must be within 2 miles of campus boundary line or on a college/university-owned transportation line; property has to have operated for a least 1 full school year (i.e., August/September through April/May)
<b>OCCUPANCY REQUIREMENT</b>	Minimum 90%
<b>TAX AND INSURANCE ESCROWS</b>	Monthly deposits required; may be waived if certain criteria are met
<b>REPLACEMENT RESERVES</b>	Underwritten at a minimum \$250 per unit per annum; must be funded
<b>RECOURSE</b>	Nonrecourse with standard exceptions for fraud and misrepresentation
<b>COMMERCIAL SPACE</b>	Eligible
<b>STUDENT POPULATION REQUIREMENT</b>	Minimum 10,000 students for dedicated student housing
<b>REQUIRED REPORTS</b>	Appraisal, Properly Condition Assessment, Phase I Environmental
<b>PREPAYMENT</b>	Yield Maintenance
<b>ASSUMABLE</b>	Subject to approval and 1% fee
<b>SUBORDINATE FINANCING</b>	Not allowed
<b>SUPPLEMENTAL LOANS</b>	Eligible for secondary financing after 12 months



<b>PRICING</b>	Tiered Pricing Matrix; more favorable terms available for higher DSC and lower LTV
<b>RATE LOCK</b>	30- to 180- day commitments; early/extended rate lock options available
<b>APPLICATION DEPOSIT</b>	\$20,500. Covers estimated processing and legal fees
<b>ORIGINATION FEE</b>	Minimum 1%; par pricing available
<b>GOOD FAITH DEPOSIT</b>	2% of loan amount, refundable at closing