



## FREDDIE MAC<sup>®</sup> Cooperative Apartment Financing

Arbor provides blanket mortgage financing for cooperative multifamily housing through Freddie Mac.

<b>Loan Amount</b>	\$1,000,000 minimum.
<b>Loan Term</b>	Loan terms of 5, 7 or 10 years available; longer loan terms may be considered.
<b>Amortization</b>	Up to 30 years. Interest-only options also available.
<b>Minimum DSCR</b>	1.0 for cooperative; 2.5 for rental project.
<b>Maximum LTV</b>	40% for cooperative. Less than 40% for rental project.
<b>Rate Structure</b>	Fixed rate.
<b>Eligible Properties</b>	Multifamily
<b>Eligible Borrower</b>	Single Purpose Entity.
<b>Market Acceptance</b>	Property must be located in an area evidencing strong market acceptance of cooperative housing.
<b>Tax &amp; Insurance Escrows</b>	Monthly deposits required. May be waived if certain criteria are met.
<b>Replacement Reserves</b>	Monthly deposits required. May be waived if certain criteria are met.
<b>Recourse</b>	Non-recourse with standard exceptions for fraud and misrepresentation
<b>Commercial Space</b>	No more than 25% of effective gross income and no more than 25% of property's total square footage. Final determination by Freddie Mac.
<b>Required Reports</b>	Appraisal, Properly Condition Assessment and Phase I Environmental, Zoning, Insect and Flood.
<b>Prepayment</b>	Defeasance or yield maintenance for fixed rate loans. There will be a charge of 5 bps for yield maintenance.
<b>Subordinate Financing</b>	Not allowed.
<b>Pricing</b>	Tiered Pricing Matrix. More favorable terms available for higher DSC and lower LTV.
<b>Rate Lock</b>	Standard 5 day rate-lock period. Early rate lock options available.
<b>Application Deposit</b>	\$26,500. Covers all estimated underwriting costs (including application fee).
<b>Legal/Closing Fee</b>	Arbor's Counsel Fee to be determined at application.
<b>Good Faith Deposit</b>	2% of loan amount due at rate lock for early rate-lock transactions, but refundable post-closing.