



FREDDIE MAC® Student Housing

Arbor's 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 and may or may not be readily convertible to conventional multifamily housing.

Loan Amount	Generally, \$5 million to \$100 million (larger and smaller loans will be considered)
Amortization	5 to 10 years. Up to 30 years for fixed-rate loans if loan is not purchased for securitization. Interest-only options available.
Minimum DSCR	1.30 / 1.35 if cash-out. Refer to: freddiemac.com/multifamily/product/pdf/student_housing.pdf for grid.
Maximum LTV	80%. Refer to: freddiemac.com/multifamily/product/pdf/student_housing.pdf for grid.
Rate Structure	Fixed and floating rate options available.
Eligible Properties	<ul style="list-style-type: none"> ■ Purpose-built student housing properties; must have a minimum of one bathroom for every two bedrooms, and each apartment must have a separate full kitchen ■ Stabilized garden, mid-rise and high-rise apartment properties that are greater than 50 percent occupied by student tenants ■ Supporting college/university has 8,000 or more students; student housing properties located within close proximity to multiple schools that have a combined student body of 8,000 students or more will be considered ■ Property is located less than two miles from college/university or on a public Transportation route
Occupancy Requirement	90% physical occupancy for a minimum of 90 consecutive days prior to loan closing and as of the delivery date.
Tax & Insurance Escrows	Monthly deposits required. May be waived if certain criteria are met.
Replacement Reserves	Underwritten at a minimum of \$150 per bedroom or \$300 per unit per annum. Must be funded.
Recourse	Non-recourse with standard exceptions, including for fraud and misrepresentation.
Commercial Space	No more than 40% of effective gross income and no more than 40% of property's total square footage.
Student Population Requirement	Minimum 8,000 students.
Required Reports	Appraisal, Property Condition Assessment and Phase I Environmental, Zoning, Insect and Flood.
Prepayment	Defeasance for fixed-rate loans. Four main prepayment options available for floating-rate loans. No premium for final 90 days.
Assumable	Subject to approval and 1% fee.



Subordinate Financing	Not allowed.
Supplemental Loans Available	Subject to requirements in the Loan Agreement and Freddie Mac,
Pricing	Tiered Pricing Matrix. More favorable terms available for higher DSC and lower LTV.
Rate Lock	Early rate-lock and Index Lock options available.
Application Deposit	\$26,500. Covers all estimated underwriting costs (including application fee).
Legal/Closing Fee	Arbor's Counsel Fee to be determined at application.
Good Faith Deposit	2% of loan amount due at rate lock for early rate-lock transactions refundable post-closing.