



FANNIE MAE Healthy Housing Rewards®, Enhanced Resident Services, and Healthy Design

Arbor's Fannie Mae Multifamily offers Healthy Housing Rewards, a product feature that provides lower pricing to finance affordable properties with healthy design features. Enhanced Resident Services is a product feature that provides lower pricing to finance affordable properties with enhanced resident services that improve the health and stability of their residents including health and wellness services, work and financial capability support, and more. Healthy Design is a product feature that provides lower pricing to finance affordable properties with health-promoting design and operational features including playgrounds, fitness equipment, tobacco-free environments, green spaces, and more.

BENEFITS

- Lower interest rate
- Healthy Design: Reimbursement for Healthy Design Certification (up to \$6,500)
- Enhanced Resident Services: Reimbursement for initial Sponsor certification (CORES) and Enhanced Resident Services Property certifications
- Flexible underwriting to specific affordable developments
- Flexible loan terms, and fixed- or variable-rate financing options
- Certainty and speed of execution

ELIGIBILITY

- Affordable Housing Properties with at least 50% of the units affordable at 80% of Area Median Income or less
- **Healthy Design:** Must obtain Healthy Design certification from an approved Fannie Mae provider
- **Enhanced Resident Services:** Must obtain Sponsor certification and Property-level certification from an approved Fannie Mae provider
- One-time benefit per borrower per property; **Healthy Design and Enhanced Resident Services cannot be combined**

PRICING

Healthy Design: 15 basis points discount
Enhanced Resident Services: Up to 30 basis points discount

TERM

5-30 years

AMORTIZATION

Up to 35 years

HEALTHY DESIGN CERTIFICATION

Certification fee is reimbursed up to \$6,500 by Fannie Mae

ENHANCED RESIDENT SERVICES

Sponsor Certification: Cost of initial Sponsor certification is reimbursed 100% by Fannie Mae; Sponsor must obtain recertification every 5 years

CERTIFICATION

Property Level Certification: Initial certification cost of property-level compliance will be 100% reimbursed by Fannie Mae; Borrower must obtain yearly property certification

INTEREST RATE

Fixed- and variable-rate options available

MAXIMUM LTV

Varies by product type



MINIMUM DSCR	Varies by product type
PREPAYMENT AVAILABILITY	Flexible prepayment options are available including yield maintenance and declining prepayment premium
LOAN AMOUNT	No minimum or maximum
RATE LOCK	30- to 180-day commitments; Borrowers may lock the interest rate using Streamlined Rate Lock option; confirmation of Healthy Design certification or sponsor-level and property-level certifications is required prior to rate lock
INTEREST ACCRUAL	30/360 and Actual/360
RECOURSE	Nonrecourse execution is available, with standard carve-outs for “bad acts” such as fraud and bankruptcy required
THIRD-PARTY REPORTS	Standard third-party reports, including Appraisal, Phase I Environmental Assessment and a Property Condition Assessment, are required; confirmation of Healthy Housing Rewards features and eligibility is required
ASSUMPTION	Loans are typically assumable, subject to review and approval of the new borrower’s financial capacity and experience