

Arbor Private Label (APL)

Arbor offers this program as a complement to its existing product lines to give borrowers added flexibility and financing options for their market-rate properties.

Loan Amount	\$5M minimum
Loan Term	5-year and 10-year options; interest-only periods up to full-term are available, determined by leverage, debt yield, market, and overall credit quality
Minimum DSCR	1.25x; exceptions considered on a case-by-case basis
Maximum LTV	70% (full-term interest-only offered)
Minimum Debt Yield	8.0%; exceptions considered on a case-by-case basis
Interest Rate	A fixed interest rate established immediately prior to loan closing, and which shall be equal (i) the applicable spread and (ii) the yield on the treasury rate on the date the rate is locked; spread varies based on the loan's risk and terms
Origination Fee	Considered on a case-by-case basis
Cash Management	Springing Lockbox upon EOD
Subordinate Debt	Preferred Equity and Mezzanine Debt available on a case-by-case basis
Borrower/Sponsorship	Borrower must be a newly-formed, single-purpose, bankruptcy-remote entity, preferably Delaware LLC; Sponsor must have an established track record, appropriate net worth, and liquidity commensurate with transaction; typical expectations include minimum net worth equal to the loan amount and liquidity of no less than 10% of the loan amount
Minimum Occupancy	85%
Collateral Types	Conventional multifamily
Tax and Insurance Escrows	Monthly deposits required
Replacement Reserves	Monthly deposits required
Recourse	Fully recourse to Borrower and non-recourse to Guarantor(s) with standard carve-outs
Prepayment	Defeasance; open prepayment during the last 3 months of the loan term
Assumptions and Transfers	One-time assumption, permitted after the first 12 months of the loan term subject to lender approval and payment of 1.0% fee and other expenses; transfers up to 49% of direct or indirect ownership interests in borrower, excluding controlling parties, as well as transfers by devise, descent or by operation of law upon the death or legal incapacity of a natural person are permitted according to criteria set forth in the loan documents