



ARBOR's Private Label Program

Arbor is expanding financing options for investors in the Private Label marketplace.

LOAN AMOUNT	\$4 million minimum
LOAN TERM	5-, 7- and 10-year options
AMORTIZATION	30 years; interest-only periods can range from zero to ten years, determined by leverage, debt yield, market and overall credit quality
MINIMUM DSCR	1.25x
MAXIMUM LTV	75% (amortizing); 65% (full-term interest-only)
MINIMUM DEBT YIELD	7%; exceptions considered on a case-by-case basis
INTEREST RATE	Fixed rate over the greater of the 10-year Treasury rate or 10-year swap rate; spread varies based on risk and terms
ORIGINATION FEE	Minimum of 0.25%
CASH MANAGEMENT	Springing Lockbox upon EOD
SUBORDINATE DEBT	Mezzanine debt available on a case-by-case basis; program can also allow for future mezzanine debt
BORROWER/SPONSORSHIP	Borrower must be a newly formed, single-purpose, bankruptcy-remote Delaware LLC. Sponsor must have an established track record, appropriate net worth and liquidity commensurate with transaction; normal expectations are a 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	Generally nonrecourse with standard carve-outs
PREPAYMENT	Defeasance; open during last three months of loan term
EARLY RATE LOCK	Available on a case-by-case basis
ASSUMPTIONS AND TRANSFERS	One-time assumption, subject to lender approval and payment of 1% fee