



ARBOR's Single-Family Rental (SFR) Fixed-Rate Term Financing

Arbor offers flexible permanent financing solutions for long-term stabilized rental income.*

ELIGIBLE PROPERTY TYPES	Portfolios (minimum of 5 units per loan) of: <ul style="list-style-type: none"> • Single-family homes • Townhomes • Row homes • Condos • 2- to 20-unit multifamily properties • No owner-occupied units
ELIGIBLE LOCATIONS	All states, except for Nevada
ELIGIBLE BORROWER	Must be a newly formed, single-purpose, bankruptcy-remote Delaware LLC
LOAN TERM	5-, 7-, and 10-year
MINIMUM LOAN AMOUNT	\$1.5M
MAXIMUM LTV	75% (30-year amortizing); 70% (full-term, interest-only)
MINIMUM DSCR	1.20x
INTEREST RATE	Fixed
OCCUPANCY REQUIREMENTS	90% occupied at rate lock
LEASES	Minimum 12-month leases
CASH MANAGEMENT	Typically required for loans above \$25M
PREPAYMENTS/ASSET RELEASES	Subject to either yield maintenance or step-down prepayment penalty structure
RECOURSE	Loans above \$5M are non-recourse; loans \$5M and below can be recourse or non-recourse
SPONSORSHIP	Established track record, appropriate net worth, and liquidity commensurate with the transaction
PRICING	Based upon loan and property specifics

*All final terms are subject to underwriting discretion that typically follows a review of the deal structure and a full due diligence package.