



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

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

|                                   |   |
|-----------------------------------|---|
| <b>ELIGIBLE PROPERTY TYPES</b>    | Portfolios (minimum of 5 units per loan) of: <ul style="list-style-type: none"> <li>• Single-family homes</li> <li>• Townhomes</li> <li>• Row homes</li> <li>• Condos</li> <li>• 2- to 20-unit multifamily properties</li> <li>• No owner-occupied units</li> </ul> |
| <b>ELIGIBLE LOCATIONS</b>         | All states, except Nevada   |
| <b>ELIGIBLE BORROWER</b>          | Must be a newly formed, single-purpose, bankruptcy-remote Delaware LLC  |
| <b>LOAN TERM</b>                  | 3-, 4-, and 5-year  |
| <b>MINIMUM LOAN AMOUNT</b>        | \$5M  |
| <b>INTEREST RATE</b>              | Floating  |
| <b>MAXIMUM LTV</b>                | 75% (30-year amortizing); 70% (full-term, interest-only)  |
| <b>OCCUPANCY REQUIREMENT</b>      | Options available for fully and partially stabilized portfolios   |
| <b>LEASES</b>                     | Minimum 12-month leases   |
| <b>CASH MANAGEMENT</b>            | Required for loans above \$15M  |
| <b>PREPAYMENTS/ASSET RELEASES</b> | Subject to step-down prepayment penalty: 5% in first year, 1% for remaining term (no penalty in final six months)   |
| <b>RECOURSE</b>                   | Non-recourse  |
| <b>SPONSORSHIP</b>                | Established track record and appropriate net worth and liquidity commensurate with transaction  |
| <b>PRICING</b>                    | Based upon loan and property specifics  |

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