

# Healthy Housing Rewards™, Enhanced Resident Services, and Healthy Design

Arbor’s Fannie Mae® Multifamily program 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 Certified Organization for Resident Engagement & Services (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: Up to 15 basis points discount**  
**Enhanced Resident Services: Up to 30 basis points discount**

**Loan Terms**

5-30 years

**Amortization**

Up to 35 years

**Healthy Design Certification**

The Property must obtain a Healthy Design certification from an approved Fannie Mae provider before rate lock. Certification fee is reimbursed up to \$6,500 by Fannie Mae

**Enhanced Resident Services Certification**

**Service Provider Certification:** Cost of initial sponsor certification (up to \$5,500) is reimbursed by Fannie Mae; Sponsor must obtain recertification every 5 years

**Property Level Certification:** Sponsors, or 3rd party service providers, must obtain CORES certification from an approved Fannie Mae provider prior to rate lock. Borrowers must also obtain a property-level Enhanced Resident Services certification from an approved Fannie Mae provider before rate lock. Cost of initial property-level certification (up to \$750) will be 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

**Pre-payment Availability**

Flexible pre-payment options are available, including yield maintenance and declining pre-payment premium

**Loan Amount**

No minimum or maximum

<b>Rate Lock</b>	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
<b>Interest Accrual</b>	30/360 and actual/360
<b>Recourse</b>	Non-recourse execution is available, with standard carve-outs for “bad acts,” such as fraud and bankruptcy required
<b>Third-Party Reports</b>	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
<b>Assumption</b>	Loans are typically assumable, subject to review and approval of the new borrower’s financial capacity and experience