



## Fannie Mae<sup>®</sup> Small Loan Program

Arbor's Small Loan product streamlines the entire loan process for multifamily acquisition and refinancing loans ranging from \$750,000 to \$9 million. Program benefits include reduced documentation requirements, streamlined report formats, and flexible legal/closing requirements.

<b>LOAN AMOUNT</b>	\$750,000 minimum Up to \$9M nationwide
<b>LOAN TERM</b>	5 to 30 years
<b>AMORTIZATION</b>	Up to 30 years
<b>MINIMUM DSCR</b>	1.25x
<b>MAXIMUM LTV</b>	Up to 80%
<b>RATE STRUCTURE</b>	Fixed- and adjustable-rate options available, Hybrid ARM
<b>ADJUSTABLE RATE</b>	Available; priced off the one-month or three-month SOFR; convertible and nonconvertible options available
<b>ELIGIBLE PROPERTIES</b>	Multifamily, minimum of five units
<b>ELIGIBLE BORROWER</b>	Individuals, co-tenants and non-single asset entities acceptable; must be U.S. citizens; no Entity Key Principals are permitted
<b>OCCUPANCY REQUIREMENTS</b>	90% physical occupancy
<b>TAX AND INSURANCE ESCROWS</b>	Typically required for higher leverage transactions
<b>REPLACEMENT RESERVES</b>	Underwritten at a minimum of \$250 per unit per annum
<b>COMMERCIAL SPACE</b>	Maximum 35% of net rentable area and EGI (after applying 10% vacancy rate)
<b>RECOURSE</b>	Non-recourse available in certain markets
<b>REQUIRED REPORTS</b>	Appraisal, Reduced Physical Needs Assessment and Environmental Screen
<b>PREPAYMENT</b>	Flexible prepayment options available, including yield maintenance and declining prepayment premium
<b>SUPPLEMENTAL LOANS PRICING</b>	Eligible for secondary financing after 12 months; Tiered Pricing Matrix; more favorable terms available for higher DSC and lower LTV
<b>RATE LOCK</b>	Standard 30- to 180-day rate lock period; extended rate lock options available
<b>APPLICATION DEPOSIT</b>	\$10,000; covers estimated processing and legal fees



**ORIGINATION FEE**

Minimum 1%. Par pricing available.

**GOOD FAITH DEPOSIT**

1% of loan amount for loans of \$6M and under