



FANNIE MAE DUS[®] Cooperative Apartment Financing

Arbor's Cooperative Apartment Financing program provides blanket mortgage financing for cooperative multifamily housing.

LOAN AMOUNT	\$750,000 minimum
LOAN TERM	5 to 30 years
AMORTIZATION	Up to 30 years
MINIMUM DSCR	1.0x for cooperative; 1.55x as market rental project
MAXIMUM LTV	55% (on a market rental basis)
RATE STRUCTURE	Fixed rate
ELIGIBLE PROPERTIES	Cooperative projects, minimum five units, property condition rating of two or better, limited equity cooperative properties for low- and moderate-income families
ELIGIBLE BORROWER	Single asset cooperative corporations
MARKET ACCEPTANCE	Property must be located in an area evidencing strong market acceptance of cooperative housing
OCCUPANCY REQUIREMENT	85% physical occupancy and 70% economic occupancy for 90 days prior to commitment date
TAX AND INSURANCE ESCROWS	Monthly deposits required
REPLACEMENT RESERVES	Underwritten at a minimum \$250 per unit per annum
RECOURSE	Nonrecourse execution available with standard carve-outs for "bad acts" such as fraud and bankruptcy
COMMERCIAL SPACE	Eligible
REQUIRED REPORTS	Appraisal, Property Condition Assessment and Phase I Environmental
PREPAYMENT	Loans may be voluntarily prepaid upon payment of yield maintenance
SUBORDINATE FINANCING	Available through Fannie Mae supplemental loan program
PRICING	Tiered pricing matrix; more favorable terms available for higher DSC and lower LTV
RATE LOCK	30- to 180-day commitments; borrowers may lock a rate with the Streamlined Rate Lock option
APPLICATION DEPOSIT	\$20,500; covers estimated processing and legal fees
ORIGINATION FEE	Minimum 1%; par pricing available



GOOD FAITH DEPOSIT

2% of loan amount, due at rate lock, refundable post-closing