

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 Terms	5-30 years
Amortization	Up to 30 years
Minimum DSCR	1.00x for cooperative; 1.55x as market rental project
Maximum LTV	55% (on a market rental basis)
Rate Structure	Fixed rate
Eligible Properties	Cooperative projects with 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 \$200 per unit per annum
Recourse	Non-recourse execution available with standard carve-outs for "bad acts," such as fraud and bankruptcy
Commercial Space	Maximum 35% of total space and EGI (after applying 10% vacancy rate); underwritten commercial income to be no more than 20% of EGI
Required Reports	Appraisal, Property Condition Assessment, and Phase I Environmental
Prepayment	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; borrower may lock a rate with the Streamlined Rate Lock option
Application Deposit	\$20,500; covers estimated processing and legal fees
Good Faith Deposit	2% of loan amount, due at rate lock, refundable at closing
Origination Fee	Minimum 1%; par pricing available