

Arbor provides competitive, tiered pricing for acquisition or refinance of multifamily projects nationwide, including recently completed projects.

Benefits

- Flexible loan terms
- Competitive pricing
- Certainty of execution
- Speed in processing and underwriting

Eligibility

- Existing, stabilized Conventional Properties, Multifamily Affordable Housing Properties, Seniors Housing Properties, Student Housing Properties, and Manufactured Housing Communities
- Properties with a minimum of five units (50 pad sites for Manufactured Housing Communities)
- Credit-worthy single-asset U.S. borrower with U.S. ownership
- Borrowers may have indirect foreign ownership interests, subject to proper structuring of the borrowing entity and its parent.

Term

Five-30 years.

Amortization

Up to 30 years.

Interest Rate

Fixed- and variable-rate options available.

Maximum LTV

Varies by asset class and product type.

Minimum DSCR

Varies by asset class and product type.

Property Considerations

Properties must have stabilized occupancy (typically 90%) for 90 days prior to funding. Loan commitments for pre-stabilized properties will be considered on a case-by-case basis.

Supplemental Financing

Supplemental loans are available.

Prepayment Availability

Flexible prepayment options available including yield maintenance and declining prepayment premium.

Rate Lock

30- to 180-day commitments. Borrowers may lock a rate with the Streamlined Lock option.

Accrual

30/360 and Actual/360.

Recourse

Non-recourse execution is available with standard carve-outs for “bad acts” such as fraud and bankruptcy.

Escrows	Replacement reserves, tax, and insurance escrows are typically required.
Third-Party Reports	Standard third-party reports required, including Appraisal, Phase I Environmental Site Assessment, and Property Condition Assessment.
Assumption	Loans are typically assumable, subject to review and approval of the new borrower's financial capacity and experience.