

Single-Family Rental (SFR)

Fixed-Rate Term Financing

Arbor offers flexible permanent financing solutions for long-term stabilized rental income.*

Eligible Property Types

Portfolios (minimum of 5 units per loan) comprised of:

- Single-family homes
- Townhomes
- Row homes
- Condos
- 2- to 20-unit multifamily properties
- No owner-occupied units

Eligible Locations

All states, except for Nevada

Eligible Borrower

Newly formed, single-purpose, bankruptcy-remote Delaware LLC

Loan Term

5, 7, and 10-year

Minimum Loan Amount

\$1.5M

Maximum LTV

75% (30-year amortizing); 70% (full-term, interest-only)

Minimum DSCR

1.20x

Interest Rate

Fixed

Occupancy Requirements

90% occupied at rate lock

Leases

Minimum 12-month leases

Cash Management

Typically required for loans above \$15M

Prepayments/Asset Releases

Subject to either yield maintenance or step-down prepayment penalty structure

Recourse

Loans over \$5M are non-recourse; loans \$5M and below can be recourse or non-recourse

Sponsorship

Established track record and appropriate net worth and liquidity commensurate with transaction

Pricing

Based on loan and property specifics

**All final terms are subject to underwriting discretion that typically follows a review of the deal structure and a full due diligence package.*