

FANNIE MAE SMALL LOAN PROGRAM

MULTIFAMILY TERM SHEET

Walker & Dunlop's streamlined process offers Fannie Mae financing for fixed and variable-rate acquisition and refinance loans from \$1 million to \$9 million.

BENEFITS

- Low cost of execution and competitive rates
- Delegated model ensures speed of execution
- Single asset security allows the most flexibility in the market
- Streamlined third-party reports and reduced documentation requirements

ELIGIBILITY

- Conventional properties; multifamily affordable housing properties; mixed-use properties; and manufactured housing communities
- Existing stabilized multifamily properties
- Properties with five or more units
- Loans for acquisition or refinance

\$1-9M
NATIONWIDE

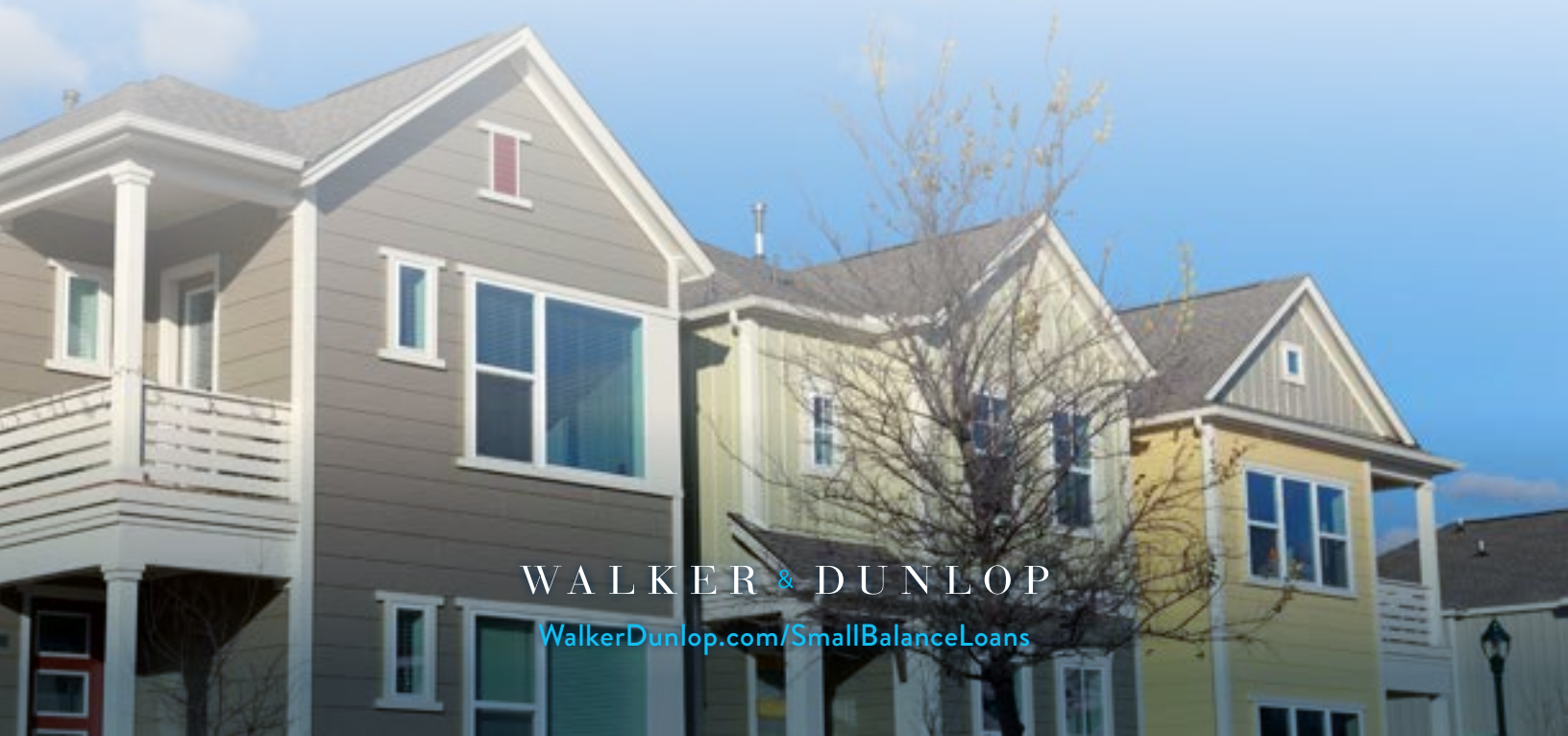
5-30
YEAR TERM

1.25x
MINIMUM DSCR

80%
MAXIMUM LTV

WALKER & DUNLOP

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LOAN AMOUNT	Up to \$9 million nationwide
TERM	5-30 years
AMORTIZATION	30 years
INTEREST ONLY	Up to full term
INTEREST RATE	Fixed and variable options available
MAXIMUM LTV	80%
MINIMUM DSCR	1.25x
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 Rate Lock option.
RECOURSE	Non-recourse execution is available with standard carve-outs
ESCROWS	Replacement reserves, tax, and insurance escrows are typically required for higher leverage transactions
THIRD-PARTY REPORTS	Streamlined inspection and environmental screening
ASSUMPTION	Non-recourse loans are typically assumable, subject to review and approval of the new borrower's financial capacity and experience

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