



SMALL BALANCE LOAN PROGRAM AT-A-GLANCE

LOAN AMOUNTS:	\$1 million - \$6 million in all markets; \$1-\$7.5M in Top and Standard Markets for properties with 75 units or less	
LOAN PURPOSE	Acquisition or Refinance (Cash-Out available)	
ELIGIBLE PROPERTIES	Conventional multifamily housing with five residential units or more. Mixed use subject to limitations.	
LOAN TERMS	20 Year Hybrid ARM with initial 5-, 7-, or 10-year fixed-rate period 5-, 7-, or 10-year fixed-rate mortgage	
INTEREST ONLY	Partial interest-only Full-term interest-only may be available	
AMORTIZATION	Up to 30 years	
PREPAYMENTS	Declining schedules and yield maintenance available for all loan types	
DEBT SERVICE COVERAGE	1.20x Top 1.30x Small	1.25x Standard 1.40x Very Small
MAXIMUM LTV	80% available in Top and Standard Markets	
RECOURSE	Non-recourse with standard carve-out provisions	
NET WORTH & LIQUIDITY	Net worth equal to or exceeding loan amount. Liquidity equal to or greater than 9 months P&I prior to closing	
CREDIT	Minimum FICO score of 650	
OCCUPANCY	Minimum 90% occupancy of units for 90 days prior to underwriting	
REPLACEMENT RESERVE ESCROW	Subject to underwriting conclusion and PCA	

PROGRAM HIGHLIGHTS

For borrowers purchasing or refinancing smaller multifamily properties, the nationwide Small Balance Loan program offers highly-competitive terms and a streamlined execution that gets you to the closing table fast, often in under 30 days. With a combination of features not available anywhere else, get the flexibility to create a financing solution that works for you.

- ✓ \$1M - \$6M Nationwide
- ✓ \$6M - \$7.5M in Top and Standard markets on properties with 75 units or less
- ✓ Hybrid ARM or fixed-rate
- ✓ Non-recourse
- ✓ Interest-only available
- ✓ Flexible prepayment

RECENTLY FUNDED

	\$1,250,000 7-Year Fixed Refi 52 Units El Paso, TX
	\$2,600,000 7-Year Fixed ACQ 64 Units Myrtle Beach, SC
	\$5,800,000 5-Year Hybrid Refi 13 Units New York, NY