FANNIE MAE DUS®
Fixed-Rate Mortgage Loans
Flexible fixed-rate options for acquiring or refinancing multifamily properties.

**BENEFITS**
- Flexible loan terms.
- Competitive pricing.
- Predictable payment and amortization schedule.
- 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**
5 - 30 years.

**AMORTIZATION**
Up to 30 years.

**MAXIMUM LTV**
80% for Conventional properties. See the specific asset class or product type term sheet for details.

**MINIMUM DSCR**
1.25x for Conventional properties. See the specific asset class or product type term sheet for details.

**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**
Loans may be voluntarily prepaid upon payment of yield maintenance or prepayment premium.

**RATE LOCK**
30- to 180-day commitments. Borrowers may lock the rate with the Streamlined Rate Lock option.

**ACCRUAL**
30/360 and Actual/360.

**RE COURSE**
Non-recourse execution is available for most loans greater than $750,000. Standard carve-outs required for “bad acts” such as fraud and bankruptcy.

**ESCROWS**
Replacement reserve, 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.