

## FANNIE MAE DUS®

### Small Loan Program

The streamlined loan process for fixed- and variable-rate Mortgage Loans up to \$9 million nationwide.

<b>LOAN AMOUNT</b>	Up to \$9 million nationwide.
<b>TERM</b>	5 - 30 years.
<b>AMORTIZATION</b>	Up to 30 years.
<b>INTEREST RATE</b>	Fixed- and variable-rate options available.
<b>MAXIMUM LTV</b>	80%.
<b>MINIMUM DSCR</b>	1.25x.
<b>SUPPLEMENTAL FINANCING</b>	Supplemental Loans are available.
<b>PREPAYMENT AVAILABILITY</b>	Flexible prepayment options available, including yield maintenance and declining prepayment premium.
<b>RATE LOCK</b>	30- to 180-day commitments. Borrowers may lock a rate with the Streamlined Rate Lock option.
<b>ACCRUAL</b>	30/360 and Actual/360.
<b>RECOURSE</b>	Non-recourse execution is available with standard carve-outs for “bad acts” such as fraud and bankruptcy.
<b>ESCROWS</b>	Lenders are delegated the authority to waive the Replacement Reserve for certain transactions. Replacement Reserve, tax, and insurance escrows are typically required for higher leverage transactions.
<b>THIRD PARTY REPORTS</b>	Streamlined inspection and Environmental Screening using the ASTM E-1528-14 protocol.
<b>ASSUMPTION</b>	Non-recourse loans are typically assumable, subject to review and approval of the new borrower’s financial capacity and experience.