

## FANNIE MAE DUS®

# Healthy Housing Rewards™ Healthy Design

### BENEFITS

- Lower interest rate.
- Reimbursement for Healthy Design Certification (up to \$6,500).
- Flexible underwriting to specific affordable developments.
- Flexible loan terms, and fixed- or variable-rate financing options.
- Certainty and speed of execution.

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|-------------------------------------|---|
| <b>ELIGIBILITY</b>                  | <ul style="list-style-type: none"> <li>• Property must have a Healthy Design Certification that is recognized and approved by Fannie Mae per Form 4248.</li> <li>• Multifamily properties with rent or income restrictions where at least 50% of the units are affordable to households earning no more than 80% of Area Median Income.</li> <li>• Eligible Properties include: <ul style="list-style-type: none"> <li>o Multifamily Affordable Housing (MAH);</li> <li>o Properties subject to Sponsor Initiated Affordability (SIA); and</li> <li>o Sponsor Dedicated Workforce Housing (SDW).</li> </ul> </li> <li>• One-time benefit per Borrower per Property. Cannot be combined with Healthy Housing Rewards Enhanced Resident Services™.</li> </ul> |
| <b>TERM</b>                         | 5 - 30 years.   |
| <b>AMORTIZATION</b>                 | Up to 35 years.   |
| <b>HEALTHY DESIGN CERTIFICATION</b> | The Property must obtain a Healthy Design certification from an approved Fannie Mae provider before Rate Lock. Certification fee cost (up to \$6,500) reimbursed by Fannie Mae.   |
| <b>INTEREST RATE</b>                | Fixed- and variable-rate options available.   |
| <b>MAXIMUM LTV</b>                  | Varies by product type.   |
| <b>MINIMUM DSCR</b>                 | Varies by product type.   |
| <b>LOAN AMOUNT</b>                  | No minimum or maximum.  |
| <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 use the Streamlined Rate Lock option. Confirmation of Healthy Design certification is required prior to rate lock.  |
| <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 required.   |
| <b>THIRD-PARTY REPORTS</b>          | Standard third-party reports, including Appraisal, Phase I Environmental Assessment, and a Property Condition Assessment, are required. Confirmation of Healthy Housing Rewards features and eligibility is required.   |
| <b>ASSUMPTION</b>                   | Mortgage Loans are typically assumable, subject to review and approval of the new borrower’s financial capacity and experience.   |