

## FANNIE MAE DUS®

# Seniors Housing

More than two decades of leadership in the Seniors Housing market.

### BENEFITS

- Customized solutions.
- Flexible yield maintenance periods.
- Competitive pricing.
- Certainty of execution.
- Speed in processing and underwriting.

<b>ELIGIBILITY</b>	<ul style="list-style-type: none"> <li>· Existing, stabilized, purpose-built Seniors Housing Properties.</li> <li>· Sponsors and Operators experienced in the Seniors Housing industry.</li> <li>· Lenders experienced in financing Seniors Housing and approved by Fannie Mae for participation.</li> </ul>
<b>TERM</b>	5 - 30 years.
<b>AMORTIZATION</b>	Up to 30 years.
<b>INTEREST RATE</b>	Fixed- and variable-rate options available. For the availability of variable rate options, please contact your Lument representative.
<b>MAXIMUM LTV</b>	75%.
<b>MINIMUM DSCR</b>	1.30x, if the Property is greater than 50% Independent Living; or 1.40x, if the Property is greater than 50% Assisted Living and/or Alzheimer's /Dementia Care.
<b>SUPPLEMENTAL FINANCING</b>	Supplemental Mortgage Loans are available.
<b>PREPAYMENT AVAILABILITY</b>	Mortgage Loans may be voluntarily prepaid upon payment of the required prepayment premium per the Loan Documents.
<b>RATE LOCK</b>	30- to 180-day commitments. Borrowers may use 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>	Replacement reserve, tax, and insurance escrows are typically required.
<b>THIRD PARTY REPORTS</b>	In addition to standard third-party reports (including Appraisal, Phase I Environmental Site Assessment, and Property Condition Assessment), management and operations reports are required for all Seniors Housing Properties. Licensed Seniors Housing Properties also require a Regulatory Compliance report.
<b>ASSUMPTION</b>	Seniors Housing Mortgage Loans are typically assumable, subject to review and approval of the new Borrower's financial capacity and experience.
<b>FINANCING OPTIONS</b>	Acquisitions, Refinances, and as part of a Credit Facility.