For important disclosures about Lument and the information found in this term sheet **click here.**

FREDDIE MAC OPTIGO®

Supplemental Loan

ADD-ON FUNDING WITHOUT REFINANCING

ELIGIBLE BORROWERS	Original first loan borrower or lender-approved transferee.
ELIGIBLE LOANS[1]	• Loans behind existing first loans: – Stabilized properties in good standing. – Purchased through the cash loan programs for Conventional, Targeted Affordable Housing, Seniors Housing, and Conventional Structured Transactions. • Prior loans (first loans and any prior supplemental loans in place) must have remaining terms of three years or more. • Minimum supplemental amount: $1 million.
TERMS	Coterminous with first loan; must be at least 12 months after origination of the first loan or the most recent prior to the supplemental loan; not available during the last three years of the first loan.
PREPAYMENT PROVISIONS	Fixed Rate: Structured as a yield maintenance loan. Floating Rate: See Optigo Floating Rate Loan Term Sheet.
RESERVE AND ESCROW REQUIREMENTS	Origination of a supplemental loan may trigger collection of deferred reserves and escrows under the first loan. Deferred insurance escrows may be permitted under limited circumstances.
REFINANCE TEST	Based on the sum of the debt service and unpaid principal balance of the first loan and all existing and proposed supplemental loans.
SERVICING FEE	Calculation based on supplemental proceeds.
LOAN DOCUMENTS	Subject to Freddie Mac's then current loan documents and any applicable conditions set forth in the first loan and any existing supplemental loan documents.

Loan-to-Value (LTV) Ratios and Amortizing Debt Coverage Ratios (DCR)[1]

SUPPLEMENTAL LOAN BASE MAXIMUM LTV AND MINIMUM DCR	FIXED-RATE LTV/DCR AND FLOATING-RATE LTV/DCR (DCR AT COMPARABLE FIXED-NOTE RATE)		
	Amortizing[2,3]	Partial-Term Interest[2,3]	Full-Term Interest Only (including any supplemental loan with a full-term interest-only first loan)
≥ 3-YEAR AND < 5-YEAR TERM	75% / 1.35x.	75% / 1.35x.	65% / 1.45x.
≥ 5-YEAR AND < 7-YEAR TERM	75% / 1.25x.	75% / 1.25x.	65% / 1.35x.
≥7-YEAR TERM	80% / 1.25x.	80% / 1.25x.	70% / 1.35x.

[1]All DCRs and LTVs are calculated based on the sum of the amortizing debt service and unpaid principal balance of the first loan and all existing and proposed supplemental loans.

[2]For partial-term interest-only loans, there must be a minimum amortization period of 2 years. All mortgages with <2 years of Amortization must meet the requirement for full-term Interest Only Mortgages.

[3]Maximum combined maturity LTV is 70% subject to adjustment for certain property and loan types.