

FANNIE MAE DUS®

Declining (Graduated) Prepayment Premium

BENEFITS

- Provides more flexibility with a wider prepayment window.
- Easier calculation of Prepayment Premiums generally permitted at any point in the loan term.
- Certainty of execution.

ELIGIBILITY	<ul style="list-style-type: none"> • Available for all Asset Classes. • Available for acquisition or refinance. • Available for purchase by third-party Investors and the Fannie Mae Multifamily Trading Desk.
TERM	5, 7, 10, 12, 15, 18, or 30 years.

FIXED RATE DECLINING PREPAYMENT PREMIUM STRUCTURES

LOAN TERM	STRUCTURE	LOCKOUT PERIOD
5 Years	5-4-3-2-1	None
7 Years	5-4-3-2-1	2 Years
10 Years	5-5-4-4-3-3-2-2-1-1	None
12 Years	5% loan years 1-4; 4% loan years 5-6; 3% loan years 7-8; 2% loan years 9-10; 1% to maturity	None
15 Years	5% loan years 1-7; 4% loan years 8-9; 3% loan years 10-11; 2% loan years 12-13; 1% to maturity.	None
18 Years	5% loan years 1-7; 4% loan years 8-9; 3% loan years 10-11; 2% loan years 12-13; 1% to maturity.	None
30 Years	5% loan years 1-7; 4% loan years 8-9; 3% loan years 10-11; 2% loan years 12-13; 1% to maturity.	None

SARM LOAN DECLINING PREPAYMENT PREMIUM STRUCTURES

LOAN TERM	STRUCTURE	LOCKOUT PERIOD
5 Years	5-4-3-2-1	1 Year
7 Years	5-4-3-2-1-1-1	1 Year
10 Years	5-4-3-2-1-1-1-1-1	1 Year

HYBRID ARM LOAN DECLINING PREPAYMENT PREMIUM STRUCTURES

LOAN TERM	STRUCTURE	LOCKOUT PERIOD
7 Year Fixed / 23 Year Adjustable	5-5-4-4-3-2-1	None
7 Year Fixed / 23 Year Adjustable	3-3-2-2-1-1-1	None
10 Year Fixed / 20 Year Adjustable	5-5-4-4-3-3-2-2-1-1	None
10 Year Fixed / 20 Year Adjustable	3-3-3-2-2-2-1-1-1-1	None