

**FANNIE MAE DUS®**

## Unfunded Forward Commitment for 4% LIHTC Properties

**BENEFITS**

- Ability to lock the interest rate and other key deal terms prior to construction.
- Single asset security allows for customized loan structures.
- Certainty and speed of execution.
- MTEB execution offers optional reimbursement of certain costs of issuance up to 75bps.

<b>ELIGIBILITY</b>	<ul style="list-style-type: none"> <li>· LIHTC new construction and Properties undergoing substantial rehabilitation, including preservation and rural transactions</li> <li>· Lenders approved to deliver forward commitments under Fannie Mae's Multifamily Affordable Housing product line.</li> </ul>
<b>INTEREST RATE</b>	Fixed- or variable-rate.
<b>GOOD FAITH DEPOSIT</b>	1% of the amount of the Forward Commitment, due at issuance of the Forward Commitment, and refundable upon conversion to the permanent Mortgage Loan.
<b>FORWARD RATE LOCK</b>	36- month commitments. Up to two delegated six-month extensions available.
<b>FORWARD COMMITMENT STANDBY FEE</b>	15 bps per year paid upfront prior to Rate Lock.
<b>CONVERSION TO PERMANENT MORTGAGE LOAN</b>	The permanent Mortgage Loan will close upon project completion and the issuance of certificates of occupancy for all units and at least 90% occupancy for 90 consecutive days. The permanent Mortgage Loan must meet Fannie Mae's underwriting requirements.
<b>ADDITIONAL CONSIDERATIONS</b>	During the construction phase, the MTEB execution requires the bonds to be cash collateralized with proceeds of a side-by-side construction loan and bond loan. The MBS will be delivered as bond collateral after conversion, following the MTEB delivery guidelines.
<b>TERM</b>	10 to 30 years.
<b>DELIVERY TOLERANCE</b>	The original principal amount of the permanent Mortgage Loan must not be greater than 110% of the amount of the Unfunded Forward Commitment, subject to Maximum LTV and Minimum DSCR constraints.
<b>AMORTIZATION</b>	Up to 35 years.
<b>MAXIMUM LTV</b>	90% for Mortgage Loans secured by a Property with at least 90% of units meeting affordability requirements. 85% for a Property with less than 90% of units meeting affordability requirements. 80% for refundings.
<b>MINIMUM DSCR</b>	1.15x for Mortgage Loans secured by a Property with at least 90% of units meeting affordability requirements. 1.20x for refundings and properties with less than 90% of units meeting affordability requirements.