

Fannie Mae Affordable Small Mortgage Loan

GREYSTONE

Description

Streamlined underwriting for long-term fixed rate financing for the acquisition or refinance of stabilized multifamily rental properties with rent and income restrictions, and/or Section 8 HAP Contracts.

Loan Amount

\$1,000,000 - \$5,000,000 in Baltimore, Boston, Chicago, Los Angeles, New York, Philadelphia, Portland, Sacramento, San Diego, San Francisco, San Jose, Seattle and Washington DC. \$1,000,000 - \$3,000,000 in all other markets.

Affordability

An MAH Property must have rent and income restrictions that meet or exceed

Requirements

One of the following requirements.

- At least 20% of all units have rent or income restrictions to households earning no more than 50% of Area Median Income ("AMI")
- At least 40% of all units have rent or income restrictions in place to households earning no more than 60% of AMI
- At least 20% of all units are subject to a project-based Section 8 HAP contract

Loan Term

7 to 30 years

Amortization

30 years

Prepayment Penalty

Yield maintenance formula with a 1% minimum (Declining Percentage Fee schedule is available upon request)

Recourse

Non-recourse; subject to Lender's discretion

Debt Service Coverage

1.20x minimum DSCR

Loan to Value

80%

Subordinate Financing

Supplemental mortgages are available after the first 12 months of the loan term or with a loan assumption

Assumability

Non-recourse loans are assumable with the Lender's consent and a 1% fee

Net Worth and Liquidity

Net worth equal to the loan amount and liquidity equal to 6 months P&I required

Rate Lock

Typically, lock occurs after commitment is issued

Fees

Due Diligence Fee: \$15,000 non-refundable fee for legal, 3rd party reports and processing;

Rate Lock Deposit:

Good Faith Deposit of 1% due upon acceptance of commitment and is refundable upon closing

Timing

45-60 days from complete application to commitment