

Fannie Mae DUS[®] Multifamily Fixed Rate Financing

RED Mortgage Capital, LLC is an approved Fannie Mae DUS[®] (Delegated Underwriting and Servicing) mortgage lender that underwrites, funds, and services mortgage loans on multifamily, seniors, and student housing nationwide. As a DUS Lender, **RED Mortgage Capital, LLC** is responsible for all underwriting and credit review and can sell mortgages to Fannie Mae on an expedited, delegated basis with no time-consuming prior review on Fannie Mae's part.

LOAN AMOUNTS:

\$3,000,000 and up

TERM

5 to 30 years

AMORTIZATION:

Up to 30 years

PREPAYMENT:

Mortgages typically are subject to yield maintenance followed by a 1% prepayment penalty, and then open without penalty for the 90-day period prior to maturity. Other options are available. Consult your **RED Mortgage Capital, LLC** banker for details.

LOAN TO VALUE RATIOS:

Varies by transaction and market but typically ranges from 75-80% (90% for new LIHTC projects)

DEBT COVERAGE RATIOS:

Varies by transaction and market but typically ranges from 1.25x-1.30x (1.15x for new LIHTC projects with taxable financing and 1.20x for most existing affordable projects)

LOAN FEATURES:

- Non-Recourse, with the exception of standard carve-outs
- Assumable with lender approval and 1.0% fee
- Capital improvements may be included
- Fixed interest rate (variable rate option also available)

SUPPLEMENTAL MORTGAGE:

At any time after the first year of the mortgage term, if the property value and income have increased such that additional equity is trapped, Borrower may apply for a DUS Supplemental Mortgage.

APPLICATION FEE:

Generally \$20,000 (non-refundable). Includes Architectural/Engineering Report, Phase I Environmental Report, Appraisal Report, Property Inspection, and \$5,000 legal deposit. All third party reports must be contracted by **RED Mortgage Capital, LLC**.

PRICING:

Fees and interest rates are quoted daily. Contact your **RED Mortgage Capital, LLC** banker for specific pricing.

ELIGIBLE PROPERTIES:

- Stabilized properties with at least 5 units (typically over 50 units) with proven location and management
- Up to 20% commercial component permitted

BORROWER:

Single asset, single purpose entities (some exceptions permitted)

REQUIREMENTS:

- Escrow Accounts for insurance, real estate taxes, special assessments
- Replacement reserve account
- Any immediate repairs needed must be completed within 12 months of loan closing

For additional information visit www.redcapitalgroup.com or contact:

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In its prequalifying review, **RED Mortgage Capital, LLC** will attempt to estimate both the loan amount and the fees and costs associated with the transaction. Actual loan amounts and actual fees and expenses may vary from the prequalifying estimates. A prequalifying estimate is not a commitment to make a loan.