



PROGRAM GUIDELINES

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| Markets: | Nationwide |
| Loan Amount: | \$1MM - \$100MM |
| Rates/Spreads: | Spreads over corresponding US-Treasury. |
| Debt Service Coverage: | Minimum of 1.25x (exceptions for hyper-amortization) |
| Loan-to-Value/Cost: | Maximum 75% |
| Standard Fixed Rate Terms: | 3-20 years |
| Amortization: | Up to 25 Years (30 years and I/O on select transactions) |
| Prepayment: | Yield Maintenance, Standard Fixed or Step Down |
| Subordinate Financing: | Typically not allowed (exceptions for certain circumstances) |
| Occupancy: | Minimum 85% |
| Non-Recourse: | Subject to borrower qualification, property class and market |
| Assumability: | One time upon Lender approval and assumption fee |
| Taxes/Insurance Escrows: | Typically required but may be waived for certain borrowers |
| Replacement Reserve Escrows: | Typically not required |
| Rate Lock: | Set for 90 days after rate lock date (forwards available) |
| Closing Period: | 60-90 days |
| Servicing: | Per Lender discretion |
| Closing Costs: | Standard fees including legal and 3 rd party reports |