

## DUS Mortgage Loans

Fannie Mae Multifamily provides first lien permanent mortgage loan financing options for the acquisition and/or refinancing of multifamily properties.



<b>Term</b>	5 - 30 years.
<b>Amortization</b>	Up to 30 years.
<b>Interest Rate</b>	Fixed- and variable-rate options available.
<b>Maximum LTV</b>	Varies by asset class and product type.
<b>Minimum DSCR</b>	Varies by asset class and product type.
<b>Property Considerations</b>	Properties must have stabilized occupancy (typically 90%) for 90 days prior to funding. Loan commitments for pre-stabilized properties will be considered on a case-by-case basis.
<b>Supplemental Financing</b>	Supplemental loans are available.
<b>Prepayment Availability</b>	Flexible prepayment options available including yield maintenance and declining prepayment premium.

### Benefits

- Flexible loan terms
- Competitive pricing
- Certainty of execution
- Speed in processing and underwriting

### Eligibility

- Existing, stabilized Conventional Properties, Multifamily Affordable Housing Properties, Seniors Housing Properties, Student Housing Properties, and Manufactured Housing Communities
- Properties with a minimum of five units (50 pad sites for Manufactured Housing Communities)
- Credit-worthy single-asset U.S. borrower with U.S. ownership
- Borrowers may have indirect foreign ownership interests, subject to proper structuring of the borrowing entity and its parent.

### For More Information

Contact a Fannie Mae representative or visit the Multifamily Business Portal for details.

[multifamily.fanniemae.com](https://multifamily.fanniemae.com)



Rate Lock	30- to 180-day commitments. Borrowers may lock a rate with the Streamlined Rate Lock option.
Accrual	30/360 and Actual/360.
Recourse	Non-recourse execution is available with standard carve-outs for “bad acts” such as fraud and bankruptcy.
Escrows	Replacement reserve, tax, and insurance escrows are typically required.
Third-Party Reports	Standard third-party reports required, including Appraisal, Phase I Environmental Site Assessment, and Property Condition Assessment.
Assumption	Loans are typically assumable, subject to review and approval of the new borrower’s financial capacity and experience.