



## FREDDIE MAC® Fixed Rate

NorthMarq's has been a leader in Freddie Mac financing for more than 20 years, consistently ranking in the top firms nationally. We provide competitive, tiered pricing for acquisition or refinance of multifamily projects nationwide.

<b>Loan Amount</b>	\$1,000,000 minimum
<b>Loan Term</b>	5 to 10 years. Up to 30 years for fixed-rate loans if loan is not purchased for securitization.
<b>Amortization</b>	Up to 30 Years. Interest-only options also available.
<b>Minimum DSC</b>	1.25 / 1.30 if a 5-year deal
<b>Maximum LTV</b>	7-year term or greater: 80%; 5-year term: 75%
<b>Rate Structure</b>	Fixed
<b>Eligible Property</b>	Multifamily
<b>Eligible Borrower</b>	Single-purpose entity
<b>Tax and Insurance Escrows</b>	Monthly deposits required. May be waived if certain criteria are met.
<b>Replacement Reserves</b>	Minimum \$250 per unit per annum. May be waived if certain criteria are met.
<b>Recourse</b>	Non-recourse with standard exceptions for fraud and misrepresentation
<b>Commercial Space</b>	No more than 25% of effective gross income and no more than 25% of property's total square footage. Final determination by Freddie Mac.
<b>Required Reports</b>	Appraisal, Property Condition Assessment and Phase I Environmental, Zoning, Insect and Flood
<b>Prepayment</b>	Defeasance for fixed rate loans. No prepayment premium for final 90 days of term.
<b>Assumable</b>	Subject to approval and 1%
<b>Subordinate Financing</b>	Not allowed



<b>Pricing</b>	Tiered Pricing Matrix. More favorable terms available for higher DSC and lower LTV.
<b>Rate Lock</b>	Standard 5-day rate-lock period. Early/Index Rate-Lock options available.
<b>Application Deposit</b>	\$12,500. Covers all estimated underwriting costs (including application fee).
<b>Legal/Closing Fee</b>	NorthMarq's Counsel Fee to be determined at application
<b>Good Faith Deposit</b>	2% of loan amount due at rate lock for early rate-lock transactions, but refundable post-closing