



Fannie Mae

Low-Income Housing Tax Credits (LIHTC)

DESCRIPTION

Deutsche Bank Berkshire Mortgage offers competitive permanent financing for multifamily properties constructed or rehabilitated using Low-Income Housing Tax Credits (LIHTC).

LOAN STRUCTURE

- LOAN AMOUNT\$3 million (minimum).
- LOAN TO VALUE *80% to 90% (using restricted rents and market capitalization rate).
- DEBT SERVICE COVERAGE * 1.15x to 1.25x.
- LOAN TERMS 18 to 30 years
- AMORTIZATION30 years.
- RECOURSE Loans are non-recourse with standard carve-outs.
- RATES Competitive rates priced daily, call for quotes.
 Based on standard spreads over 10-year Treasuries for 18- and 30-year loan.

* Where 100% of the units are restricted and restricted rents are at least 10% below market, higher LTV and lower DSC requirements may be used. Where less than 100% of units are restricted, rents are not less than 10% below market, or amount of equity generated from tax credits is minimal, lower LTV and higher DSC parameters are applied.

OPTIONAL FEATURES

- SUBORDINATE FINANCING Soft secondary financing allowed up to 100% of value, with 25% of cash flow after first mortgage remaining with Borrower.
- PREPAYMENT 18 to 30year fixed: 10 to 15 years yield maintenance; thereafter 1%; last 90 days at par.
- ASSUMABILITY Fully assumable with Lender's consent and upon payment of 1%.

REQUIREMENTS

- Minimum of 40% of the units available to families earning 60% of median or less; or 20% of the units available to families earning 50% of median or less. (Income limits adjusted for family size.)
- Minimum occupancy of 90% or better for three consecutive months prior to rate lock. Processing may begin as early as 50% occupancy.