



Fannie Mae Multifamily Seniors Housing

DESCRIPTION

Deutsche Bank Berkshire Mortgage offers very competitive, long-term fixed or variable rate loans under the Fannie Mae's Seniors Housing Product loan program. This program offers conventional mortgages, bond credit enhancements, negotiated transactions and supplemental mortgages for a variety of seniors' property types that provide Independent Living, Assisted Living with/without Alzheimer's care, and Skilled Nursing Care in any combination.

BENEFITS / FEATURES

- **Flexible and creative permanent financing solutions:** Fixed-rate or variable-rate, balloon or fully amortizing, single asset or multiple assets, fee managed or leased properties.
- **Fast and easy execution:** Eligible DUST™ lenders have delegated authority to underwrite Seniors Housing loans, and that means fast decisions and quick closings.
- **Tax-exempt financing:** Bond Credit Enhancements, both fixed and variable rates, are available for non-profits and owners of affordable seniors housing facilities.

LOAN STRUCTURE

LOAN AMOUNT\$3 million (minimum).
 AMORTIZATION25 years.
 RECOURSENon-recourse except for standard carve-out provisions.
 RATES..... Fixed and variable rates are available. Competitive rates priced daily. Call for quote.

| | INDEPENDENT LIVING | ≥ 50% ASSISTED LIVING | ≤ 50% ASSISTED LIVING |
|-----------------------------|--------------------------------|-----------------------|---|
| LOAN TO VALUE..... | 75% (80% for tax-exempt bonds) | | |
| DEBT SERVICE COVERAGE | 1.35x | 1.45x | Weighted average of: <ul style="list-style-type: none"> ■ 1.35x for the IL portion. ■ 1.45x for the AL and AL/ALZH portion. |
| LOAN TERMS | 5 to 25 years | 7 to 25 years | 7 to 25 years |

OPTIONAL FEATURES

SUPPLEMENTAL FINANCINGDUS Supplemental Loans are available. The Supplemental Loan must comply with the terms of the Seniors Housing Product.
 ASSUMABILITYLoans are assumable, subject to review and approval by Lender and Fannie Mae of the new Borrower's financial capacity and experience with seniors housing.
 PREPAYMENT.....Borrowers have three prepayment premium options: Yield Maintenance, Defeasance, and Graduated Prepayment Premium.
 EARLY RATE LOCKAvailable for qualified transactions.