



Freddie Mac

9% Low-Income Housing Tax Credit

DESCRIPTION

Deutsche Bank Berkshire Mortgage provides permanent financing for the acquisition or refinance of garden, mid-rise or high-rise properties subsidized with 9% low-income housing tax credits on at least 40% of the property's residential units.

LOAN STRUCTURE

LOAN AMOUNT	\$4 million (minimum).
LOAN TO VALUE	(i) 85% of value if tax credits extend at least seven years beyond the loan closing date; (ii) 80% of value for all other transactions; or (iii) 90% with HUD Risk Sharing.
DEBT SERVICE COVERAGE	1.20x if tax credits extend at least seven years beyond the loan closing date; 1.25x on all other transactions; 1.15x with HUD risk sharing.
LOAN TERM.....	Minimum of the lesser of 18 years or the remaining tax credit compliance period plus three years (30 year maximum). Mortgages with terms of 20 years or more must be self-liquidating.
AMORTIZATION	30 years.
RECOURSE	Non-recourse except for standard exculpation carve-outs.
RATES.....	Competitive rates priced daily. Call for quote.
SUBORDINATE DEBT	<u>Hard Debt</u> <ul style="list-style-type: none"> • 90% maximum LTV • 1.10x minimum combined DSC <u>Soft Debt</u> <ul style="list-style-type: none"> • 100% maximum LTV • 1.05x minimum combined DSC • Different subordinate ratios considered case-by-case

OPTIONAL FEATURES

SUBORDINATE FINANCING	Requests are limited to once per year and are subject to Lender's approval.
ASSUMABILITY	Fully assumable with Lender's consent and upon payment of applicable fees.
EARLY RATE LOCK	Available for qualified transactions.
PREPAYMENT	Based on yield maintenance.