



Freddie Mac Negotiated Transactions Program

DESCRIPTION

Deutsche Bank Berkshire Mortgage provides negotiated financing for single-asset or pool transactions. Eligible loans include loans for refinance, acquisition and moderate rehabilitation financing for garden, mid-rise and high-rise apartments and cooperative properties. Other property types include seniors' housing and assisted living properties.

FINANCING OPTIONS

- Fixed Rate and Variable Rate Mortgages.
- Interest-Only balloon and fully amortizing mortgages.
- Bond Credit Enhancements.
- Revolving Lines of Credit.

LOAN STRUCTURE

LOAN AMOUNT	\$50 million (minimum); \$100 million minimum pool size.
LOAN TO VALUE	80% (maximum); but higher may be acceptable with additional credit support, subject to Freddie Mac approval.
DEBT SERVICE COVERAGE.....	1.25x (minimum); but lower DSCs may be acceptable with additional credit support, subject to Freddie Mac approval.
LOAN TERMS	5 to 30 years.
AMORTIZATION	30 years (maximum), interest-only option available.
RECOURSE	Loans are non-recourse except for standard carve-out provisions.
RATES.....	Competitive rates priced daily. Call for quote.

OPTIONAL FEATURES

SUBORDINATE FINANCING.....	Freddie Mac supplemental mortgage may be allowed subject to Lender's approval. Additional financing may be allowed on a case-by-case basis.
ASSUMABILITY	One time assumption allowed during life of loan, except for credit facilities.
PREPAYMENT	Yield Maintenance, but other structures of prepayment may also be available.
PC TRANSACTIONS	Fees charged include transaction fee, mortgage review fee, and outside counsel fee, guarantee fee if applicable.