

## FANNIE MAE DUS®

### Standard FHA Risk Sharing Execution

Highly competitive pricing for MAH transactions. MBS and Credit Enhancement Mortgage Loan for bond executions are available.

#### BENEFITS

- Highly competitive pricing for MAH transactions.
- Certainty and speed of execution.
- One stop customer service—borrowers only need to work with their Fannie Mae Lender who handles all HUD/FHA interactions.

<b>ELIGIBILITY</b>	<ul style="list-style-type: none"> <li>• Multifamily Affordable Housing properties with income and rent restrictions effective the entire loan term.</li> <li>• Immediate and Forward Commitment executions.</li> </ul>
<b>LOAN AMOUNT</b>	No minimum or maximum; however, loans over \$50 million require HUD consent.
<b>TERM</b>	15 – 40 years.
<b>AMORTIZATION</b>	Up to 40 years; 30 years for balloon structures.
<b>INTEREST RATE</b>	Fixed-rate.
<b>MAXIMUM LTV</b>	Up to 90% “as stabilized”.
<b>MINIMUM DSCR</b>	1.15x – 1.20x “as stabilized”.
<b>PROPERTY CONSIDERATIONS</b>	The rent and income restrictions applicable to the property must remain in effect for at least the term of the Mortgage loan.
<b>RATE LOCK</b>	30- to 180-day commitments.
<b>PREPAYMENT AVAILABILITY</b>	Flexible prepayment options available.
<b>SUBSIDY LAYERING REVIEW</b>	<p>Some transactions will require a subsidy layering review by HUD (or in some cases, a state tax credit allocating agency), including:</p> <ul style="list-style-type: none"> <li>• new construction/substantial rehabilitation LIHTC transactions;</li> <li>• LIHTC transactions with credits still flowing to the property (less than 10 years old);</li> <li>• a transaction receiving new federal capital resources (e.g., new soft debt from a state or local government funded via HOME funds);</li> <li>• transactions with a project-based Section 8 HAP contract; and</li> <li>• transactions with an IRP contract.</li> </ul> <p>The Lender and Fannie Mae will coordinate HUD’s review on behalf of the borrower. This review will occur simultaneously with the Lender’s underwriting of the loan.</p>
<b>RECOURSE</b>	Non-recourse execution with standard carve-outs for “bad acts” such as fraud and bankruptcy.
<b>ESCROWS</b>	Replacement reserve, tax, and insurance escrows are typically required.
<b>THIRD-PARTY REPORTS</b>	Standard third-party reports required, including Appraisal, Phase I Environmental Site Assessment, and Property Condition Assessment.
<b>ASSUMPTION</b>	Loans are typically assumable, subject to review and approval of the new borrower’s financial capacity and experience.