

LOAN AMOUNT: \$1,000,000 - \$25,000,000+

INTEREST RATES: Quoted on a deal-by-deal basis due to market volatility. 5 year fixed available, 7 or 10 fixed options available on select deals.

RATE/SPREAD LOCK: Rate locked upon acceptance of Loan Application or Term Sheet.

FUNDING: 30-75 days – Forwards not available.

INTEREST CALCULATION: Actual/360 Method

PREPAYMENT PENALTY:

1. Open at par from day 1
2. Fixed declining penalty
3. More flexible options

RECOURSE: Personal Guarantee typically required

LENDER FEE: Varies depending upon lender

RESERVES/ESCROWS: Typically required for RET and Insurance unless lower LTV

ASSUMPTIONS: Permitted with lender's consent and payment of 1% fee.

SECONDARY FINANCING: Not permitted.

D.S.C. RATIO: 1.25x

LOAN TO VALUE: 75% - 80%

AMORTIZATION: 20 – 30 years, Interest Only available on select transactions