

**LOAN AMOUNT:** \$2,000,000 - \$100,000,000+

**INTEREST RATES:** Quoted on a deal-by-deal basis due to market volatility. Typically 10 year fixed rate

**RATE/SPREAD LOCK:** Spread quoted upon acceptance of loan application. Rate locked at closing

**FUNDING:** 30-75 days – Immediate funding, forwards not available

**INTEREST CALCULATION:** Actual/360 Method

**PREPAYMENT PENALTY:**

1. Defeasance with the last 90 days open at par

**RECOURSE:** Non-recourse (carve-outs only)

**LENDER FEE:** Varies depending upon lender

**RESERVES/ESCROWS:** Typically required for RET, insurance, and CapEx unless low 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 with I/O options