

**LOAN AMOUNT:** \$1,000,000 - \$100,000,000+

**INTEREST RATES:** Quoted on a deal-by-deal basis due to market volatility. 5, 7, 10, 15, and 20 year fixed available.

**RATE/SPREAD LOCK:** Spread locked upon acceptance of Loan Application unless major movement in the market. Rate typically 10 days prior to closing.

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

**INTEREST CALCULATION:** Actual/360 Method

**PREPAYMENT PENALTY:**

1. Yield maintenance with the last 90 days open at par.
2. Fixed declining penalty
3. Combination of yield maintenance and fixed declining.

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

**LENDER FEE:** Varies depending upon lender

**RESERVES/ESCROWS:** Typically required for RET, Insurance, & Capex 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 with Interest Only options