

DOUGHERTY MORTGAGE LLC

Fannie Mae Multifamily Affordable Housing (MAH)

Summary

The Fannie Mae Affordable Housing product line provides financing for the acquisition or refinance of affordable multifamily housing properties that are subject to income restrictions or received Low-Income Housing Tax Credits (LIHTC).

Eligibility:

- ❖ Acquisition or refinance of Multifamily Affordable Housing
- ❖ LIHTC properties must have a minimum of 8 years remaining in the initial 15-year compliance period
- ❖ Fixed-rate, permanent financing
- ❖ Funded or unfunded forward commitments are also available

Loan to Value: Up to 90% LTV

Loan Term: 10 to 30 years

Amortization: Up to 30 years

Debt Service Coverage Ratio: 1.15x minimum

Interest Rate*: Daily pricing indications based on current market conditions and risk

Prepayment: Yield Maintenance with no prepayment charged during the three months prior to maturity

Guaranty: Non-recourse with Standard Carve-Outs

Subordinate Financing: Permitted subject to Fannie Mae requirements

Tax-Exempt Funding: For properties eligible for tax-exempt financing, Dougherty & Company LLC will underwrite the tax-exempt bonds through its in-house securities broker/dealer.

Assumption: Available, subject to lender's review and approval and 1% fee

Requirements and Fees

Affordability Restrictions: Low-income qualifying restrictions; 20% or more units rented to families earning at or below 50% of Area Median Income (AMI), or 40% or more units rented to families earning at or below 60% of AMI. Restrictions must be recorded.

Reserves: Deposits required for Replacement Reserves, Taxes, and Insurance

Processing Fee:

- ❖ Typically \$15,000 – Includes cost of Third Party Reports (Appraisal, Environmental and Physical Needs Assessment) and Lender Due Diligence
- ❖ Borrower is responsible for Legal Fees and Standard Closing Costs

Commitment Fees: Competitive and negotiable

Rate Lock Fee: 2% of loan amount for rate lock periods up to 90 days – refunded following delivery

**Contact us for current rates and terms*