

PERMANENT LOAN PROGRAM

Fannie Mae - DUS

<i>Loan Type:</i>	Fixed-rate, non-recourse, permanent loan for multifamily properties.
<i>Amount:</i>	\$1 to \$50 million.
<i>Loan-to-Value:</i>	Maximum of 80%.
<i>Debt Coverage:</i>	Minimum of 1.20x.
<i>Interest Rate:</i>	Competitive spread over the comparable Treasury (30/360).
<i>Term:</i>	5 to 30 years.
<i>Amortization:</i>	Typically 25 to 30 years, shorter, fully amortizing loans also available.
<i>Rate Lock:</i>	Rate locked at acceptance of commitment and payment of a 2.0%, fully-refundable fee.
<i>Commitment:</i>	Written commitment typically given upon completion of underwriting and satisfactory review of Third Party Reports.
<i>Application Fee:</i>	No application fee.
<i>Placement Fee:</i>	1.0%, payable to PC Financial Corporation at closing.
<i>Deposit:</i>	\$10,000 to \$15,000 deposit covering cost of Third Party Reports.
<i>Recourse:</i>	Non-recourse, subject to standard carve-outs.
<i>Prepayment:</i>	Yield maintenance.
<i>Secondary Financing:</i>	Fannie Mae DUS 2 nd mortgage permitted after 12 months, limited to 80% of appraised value.
<i>Assumability:</i>	Fully assumable with payment of a 1.0% assumption fee, subject to lender approval.
<i>Borrowing Entity:</i>	Single asset entity is preferred.

Ground Leases:

Considered on a case-by-case basis.

Third Party Reports:

Appraisal, environmental and structural reports are required. Each report will be subject to lender review and approval. Approximate cost for Third Party Reports, \$10,000 to \$15,000.

Legal:

Lender legal may be performed by local counsel. Approximate cost for Legal, \$10,000.

Replacement Reserves:

Replacement Reserves will be calculated and underwritten based on engineering report findings. Replacement Reserve collection may be waived for low leverage transactions.

Tax and Insurance:

Monthly tax and insurance escrows will be collected. Interest on such escrows payable to borrower.

Financial Reporting:

Annual borrower prepared operating statement and rent roll.

Documentation:

Standard documents will be utilized.