



**MMA
FINANCIAL**

A MuniMae Company

Freddie Mac Forward Commitment

Eligible Properties

Affordable multifamily; for new construction or substantial rehabilitation.

Loan Amount

\$2 million minimum

Equity Capital & Construction Loan

Available at competitive terms.

Executions

Funded Forward or Unfunded Forward options available.

Term / Amortization

Maturities from 18 to 30 years. Amortization schedule up to 35 years.

Debt Service Coverage

1.15 minimum, 1.10 allowed with HUD Risk Sharing.

Loan to Value

Maximum: 90%

Interest Rate

Freddie Mac's pricing is risk-based and will fluctuate until Freddie Mac issues its commitment. For Funded Forward executions, construction phase interest rate floats and is based on the one-month Freddie Mac Reference Bill; an Interest Rate Cap is not required.

Rate Lock

Permanent interest rate locked for the full construction and permanent phases and typically occurs 5 to 10 days prior to closing. Subject to loan committee approval.

Gap Funding

Permitted subject to MMA Financial guidelines, due diligence and underwriting. MMA Financial will coordinate with the syndicator.

Guaranty

Construction loan full recourse for project completion and loan repayment. MMA Financial can arrange for the construction phase collateral letter of credit for a reasonable fee. Permanent loan non-recourse, excluding customary carve-outs.

Subordinate Financing

Subordinate mortgages permitted subject to secondary market loan guidelines, completion of due diligence and underwriting.

Transaction Costs

Due Diligence Fee:	Typically, \$20,000. Covers cost of third-party reports (appraisal, market feasibility, phase I environmental and plan & cost review) and lender due diligence and processing.
Application Fee:	The greater of \$3,000 or 0.1% of the Maximum Mortgage Amount.
Other Costs:	Borrower responsible for legal fees and customary closing costs.
Commitment Fee:	Negotiable & Competitive



**Affordable Rental Housing
TERM SHEET**

**MMAFIN.com
Offices Nationwide
investments@mmafin.com
800.237.9946**

Integrity. Innovation. Service.