

DOUGHERTY MORTGAGE LLC

PRODUCT OVERVIEW

Eligibility/Benefits:

- Substantial rehabilitation or new construction transaction with LIHTC allocation
- Fixed-rate, permanent financing for taxable transactions
- Allows for rate lock and establish other mortgage provisions for up to 24 months in advance of construction completion
- Eliminates negative arbitrage during construction

Loan Structure:

Loan Amount:

- Minimum \$3.0 million

Loan Value:

- Up to 90% LTV

Loan Term:

- Up to 30 months for construction and lease-up
- 18 years for permanent

Amortization:

- Up to 30 years

Debt Service Coverage Ratio:

- 1.15x minimum for 9% LIHTC projects

* Interest Rate:

- Fixed rate set at the time of rate lock of the Forward Commitment

Prepayment:

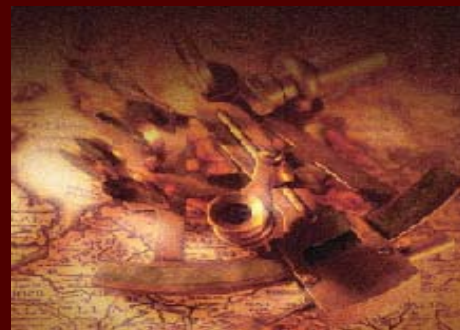
- Yield Maintenance with no prepayment charged during the three months prior to maturity

Guaranty:

- Commitments are collateralized during construction via a LOC or Guaranteed Investment Contract (GIC)
- Non-recourse with standard carve-outs

Subordinate Financing:

- Available subject to Fannie Mae requirements



Fannie Mae Multifamily Forward Commitment For (Unfunded) Low-Income Housing Tax Credit

The Fannie Mae Forward Commitment Multifamily Affordable Housing product line provides a forward rate lock and commitment to fund the permanent mortgage for properties that have received an allocation of Low-Income Housing Tax Credits (LIHTC).

Requirements and Fees:

Conversion Occupancy Requirement:

- 90% Occupancy for 90 days

Reserves:

- Deposit required for Replacement Reserves, Taxes, Insurance

Processing Fee:

- Typically \$20,000 - Includes cost of Third Party Reports (Appraisal, Market Analysis, Environmental and Engineering Report) and Lender Due Diligence
- Borrower is responsible for Legal Fees and Standard Closing Costs

Commitment Fees:

- Competitive and Negotiable

Rate Lock Fee:

- 3% of Loan Amount – refunded following delivery

Standby Fee:

- One-time up-front fee based on the term of the Forward Commitment

* Call for current Rates and Terms

Minneapolis (866) 922-0786

Fort Worth (817) 332-3611

Plano (972) 473-3759

Denver (720) 344-7171

www.doughertymarkets.com