

<b>Loan Term</b>	35 years
<b>Interest Rate</b>	Fixed rate, fully amortizing
<b>Non-recourse</b>	Non-recourse
<b>Assumable</b>	Fully assumable
<b>Prepayment</b>	10% year one, then declining 1% per year; and customizable
<b>Commercial Space</b>	No commercial space greater than 20% of net rentable area and 20% of effective gross income of the property
<b>Borrower</b>	A single asset SPE
<b>Escrows</b>	Capital needs reserve will be maintained on a property-by-property basis
<b>Third Party Reports</b>	Appraisal, Environmental Report, and Capital Needs Assessment
<b>Mortgage Insurance Premium</b>	1% due at closing and 0.65% annually thereafter

**DSCR/LTV Requirements**

Property Type	Maximum LTV	Maximum LTC Acquisition	Maximum LTC Refinance	Minimum DSCR
For Profit	80%	85%	100%	1.45
Not-For-Profit	85%	90%	100%	1.45