

## Floating Rate Mortgages



Terms	
Loan Amount	\$2,000,000 to \$200,000,000
Loan Term	Generally, 2 to 3-year initial term up to 5 years with extensions
Asset Types	Multifamily      Self-Storage      Office      Manufactured Housing Retail      Hospitality Industrial      Senior Housing
Markets	Primary and Secondary
Security	First Mortgage
Borrower Entity	Single Purpose Entity
Loan-To-Value	Up to 75%
DSCR Requirement	1.30X on LCF underwriter by net cash flow. 1.25x for multifamily & self-storage
Amortization	Typically, 30-year amortization
Interest Rate	Floating Rate
Origination Fee	Negotiable
Exit Fee	None
TI/LC, CapEX and other Reserves	Taxes, Insurance, Replacement Reserves (based on Property Condition Assessment and TI/LC (if applicable))
Underwriting Fee & Expense Deposit	Market processing fees and expense deposit adequate to cover third party reports, legal fees and other customary costs
Prepayment	Defeasance or yield maintenance, locked out for the earlier (i) three years following the full funding of the Loan and (ii) two years after the securitization of the Loan
Recourse	Standard carve-outs