Fannie Mae Credit Facility Overview

Colliers Mortgage

Conventional Properties

Fannie Mae Multifamily products provide first lien permanent mortgage loan financing options for the acquisition or refinance of conventional multifamily properties. The Fannie Mae Credit Facility is a flexible financing tool that allows Borrowers to manage their Fannie Mae loans across their entire multifamily portfolio, enabling borrowers to better manage complex and changing business strategies to achieve their long-term goals. Credit Facilities permit a combination of variable and fixed rate debt with laddered maturities and flexible post-closing features.

All features are subject to the terms of the Master Credit Facility Agreement. However, typical key features of a Credit Facility include:

- Streamline supplemental/borrow ups at discounted rates.
- Streamline collateral additions, releases and or substitutions.
- Unlimited expansion capacity; No Rebalancing.
- Pre-negotiated loan documents provide for easy closings and quick expansions

Credit Facility Size	Minimum Initial Advance of $100 million with unlimited expansion capacity.
Credit Facility Term	The Facility terminates upon its full repayment or the Latest Facility Termination Date
Loan Term	5 - 10 years for variable rate advances. 15 for fixed rate advances.
Amortization	Interest only and amortizing options available.
Interest Rate	Fixed, variable, or a combination of fixed and variable tranches.
Maximum LTV	75%
Minimum DSCR	1.25x
Property Consideration	Financial and operating covenants and geographic diversity requirements determined on a case-by-case basis
Prepayment Availability	Flexible prepayment options available, including pre-payable debt, yield maintenance, and declining prepayment premium.
Rate Lock	30- to 180-day commitments.
Recourse	Non-recourse execution with standard recourse carve-outs for "bad acts", such as fraud and bankruptcy.
Escrows	Replacement reserve, tax, and insurance escrows are typically required.
Third-Party Reports	Standard third-party reports required, including Appraisal, Phase I Environmental Site Assessment, and Property Condition Assessment.
Assumption	Assumption of the entire Credit Facility is permitted upon satisfaction of the requirements of the Master Credit Facility Agreement.
Borrower Entity	A single-purpose, bankruptcy-remote entity is required for each borrower and any general partner, managing member, or sole member that is an entity.

Benefits

- Borrow up availability to release trapped equity.
- Borrow up against portfolio improvements.
- Retain favorable interest Rates and reduce prepayment premiums with substitutions.
- Facility grows through addition of properties.
- Streamlined processing and underwriting.
- Buy and sell assets on your own schedule without losing any flexibility.

Eligibility

- Must be Cross-Collateralized and Cross-Defaulted
- Number of borrow ups negotiated based on credit quality, sponsor, and term
- Existing, stabilized conventional properties.
- A single-purpose, bankruptcy-remote entity is required for each borrower and any general partner, managing member, or sole member that is an entity.
- Borrowers must have common ownership and control across the pool.

CONTACT

Jim Schneider (NW Mng Dir)
+1 206 816 9797
Jim.Schneider@colliers.com

Wim Roach
+1 509 528 6691
Wim.Roach@colliers.com

Brian Lorenz
+1 541 760 4377
Brian.Lorenz@colliers.com

Madeleine Roach
+1 509 301 0114
Madeleine.Roach@colliers.com