

Healthy Housing Rewards™

Fannie Mae Multifamily offers Healthy Housing Rewards, a product feature that provides lower pricing to finance affordable properties with healthy design features.

Healthy design features include playgrounds, fitness equipment, non-smoking environment, green spaces, and more.



Pricing	15 basis points off Multifamily Affordable Housing grid pricing.
Term	5-30 years.
Amortization	Up to 35 years.
Healthy Housing Confirmation	Cost of confirmation 100% reimbursed by Fannie Mae up to \$10,000 per property.
Interest Rate	Fixed- and variable-rate options available.
Maximum LTV	Varies by product type.
Minimum DSCR	Varies by product type.
Prepayment Availability	Flexible prepayment options available including yield maintenance and declining prepayment premium.
Loan Amount	No minimum or maximum.

Benefits

- Lower interest rate
- Reimbursement for Healthy Housing Confirmation
- Flexible underwriting to specific affordable developments
- Flexible loan terms, and fixed- or variable-rate financing options
- Certainty and speed of execution

Eligibility

- Affordable Housing properties with at least 60% of the units affordable at 60% of Area Median Income or less.
- Must obtain confirmation of healthy housing features from an approved Fannie Mae provider.
- One-time benefit per borrower per property.

For More Information

Contact your Hunt Mortgage Group representative.

Rate Lock	30- to 180-day commitments. Borrowers may lock the interest rate using Streamlined Rate Lock or Early Rate Lock options.
Accrual	30/360 and Actual/360.
Recourse	Non-recourse execution is available, with standard carve-outs for “bad acts” such as fraud and bankruptcy required.
Third-Party Reports	Standard third-party reports, including Appraisal, Phase I Environmental Assessment, and a Property Condition Assessment, are required. Confirmation of healthy housing features is required.
Assumption	Loans are typically assumable, subject to review and approval of the new borrower’s financial capacity and experience.
