

FREDDIE MAC SMALL BALANCE LOAN COOPERATIVE TERM SHEET

SMALL BALANCE LOAN CREDIT PARAMETERS						
Loan Amount	\$1 million to \$5 million					
Loan Purpose	Refinance (of underlying mortgage loans)					
Loan Terms	<ul style="list-style-type: none"> - 5, 7 and 10 year Hybrid ARMS – 20 yr. term 30 yr. amortization - Hybrid ARMS- adjustable period 275 over 6 month LIBOR w/ 1-1-5 caps - 5, 7 & 10 year fixed 30 yr. amortization 					
Interest Only	<ul style="list-style-type: none"> - 12 months on 5 year term - 24 months on 7 year term - 36 months on 10 year term - Full-term interest-only may be available- call for pricing 					
Prepayments	Declining schedules and yield maintenance available for all loan types					
Recourse	Non-recourse					
Maximum LTV	<ul style="list-style-type: none"> - When underwritten as a market rate rental: 50% - When underwritten as a cooperative: 40% 					
Minimum DSCR	<ul style="list-style-type: none"> - 1.70x as rental - 1.05x as cooperative 					
Eligible Properties	Co-ops with seven (7) residential units or more. At least 75% of the units must have been sold (through sales of shares) to owner occupants.					
Investor/ Sponsor Units	The total number of investor or sponsor units is limited to 25 percent of the total number of units. Any single investor/ sponsor owning more than 20 percent of the units in the Co-op must submit financial statements.					
Cash Reserves	As of the loan origination date, the Co-op's reserves must be at least 20 percent of the annual maintenance roll. The Co-op's reserves (which are in addition to replacement reserves) may be funded from loan proceeds.					
Unsecured Line of Credit	Unsecured line of credit financing of up to 15% of the UPB allowed from a nationally chartered bank for the purposes of repairs and maintenance of improvements.					
Pricing	Term	Interest Type	Available I/O	Prepay	AM	Rate
	5	Fixed	1 YEAR	5,4,3,2,1	30	2.93%
	7	Fixed	2 YEAR	5,5,4,4,3,2,1	30	3.56%
	10	Fixed	3 YEAR	5,5,4,4,3,3,2,2,1,1	30	3.45%

For more information on Hunt Real Estate Capital, please contact:

RICK WARREN 949 221 6684 | rick.warren@huntcompanies.com