

221(d)4 Multifamily New Construction/Substantial Rehab PROGRAM SHEET

The following description is a summary of a core lending program offered by Eastern Mortgage Capital. We encourage you to contact us today for specific information and a more thorough explanation

- 85.0% Loan-to-Cost
- Future value not projected or utilized for loan sizing
- Land goes in at full appraised VALUE, regardless of actual direct cost
- Construction/Perm Loan with no re-trading of interest rate at permanent loan conversion
- 40- Year Amortization
- 40- Year Term (no balloon)
- No maximum loan amount
- Low, fixed interest rate, based on market spreads over 10 Year Treasury Yield.
- Non-recourse with no completion guaranties
- Flexible and negotiable pre-payment terms, NEVER defeasance or yield maintenance
- This is a conventional mortgage, HUD/FHA does not limit rents, tenant income or return on equity
- 1.1765 Minimum Debt Service Coverage*
- This loan is always assumable



** More aggressive LTC and DSC available for affordable projects*

223(a)7 Refinance of Existing HUD Insured Mortgage PROGRAM SHEET

The following description is a summary of a core lending program offered by Eastern Mortgage Capital. We encourage you to contact us today for specific information and for a more thorough explanation

- Expedited, more efficient processing than other HUD Insured programs with no appraisal or environmental reports required
- Loan balance may be increased to original mortgage balance to cover upgrades/reserves/loan costs, no cash-out allowed
- Term/Amortization may be increased by 12 years, not to exceed original mortgage Term/Amortization
- Low, fixed interest rate, based on market spreads over 10 Year Treasury Yield.
- Non-recourse
- Flexible and negotiable pre-payment terms, NEVER defeasance or yield maintenance
- This is a conventional mortgage, HUD/FHA does not limit rents, tenant income or return on equity
- 1.10 Minimum Debt Service Coverage
- This loan is always assumable
- Moderate Rehab allowed



223(f) Multifamily Acquisition/Refinance

PROGRAM SHEET

The following description is a summary of a core lending program offered by Eastern Mortgage Capital. We encourage you to contact us today for specific information and for a more thorough explanation

- **ACQUISITION:** Lesser of 85.0% Loan-to-Value* or 85.0% Loan-to Acquisition-Cost*, Seller Promissory note allowed
- **REFINANCE:** Up to 85.0% Loan-to-Value*, 80% with cash-out
- Up to 35- Year Amortization
- Up to 35- Year Term (no balloon)
- No maximum loan amount
- Low, fixed interest rate, based on market spreads over 10 Year Treasury Yield.
- Non-recourse
- Flexible and negotiable pre-payment terms, NEVER defeasance or yield maintenance
- This is a conventional mortgage, HUD/FHA does not limit rents, tenant income or return on equity
- 1.1765 Minimum Debt Service Coverage*
- This loan is always assumable
- Moderate Rehab allowed
- Value sizing is based on market rents and occupancy, regardless of actual 90 day collections, subsidy, or restrictions.

** More aggressive LTV and DSC available for affordable projects*



232 Healthcare New Construction/Substantial Rehab PROGRAM SHEET

The following description is a summary of a core lending program offered by Eastern Mortgage Capital. We encourage you to contact us today for specific information and a more thorough explanation

- 85.0% Loan-to-Cost*
- 90% LTV*
- Construction/Perm Loan with no re-trading of interest rate at permanent loan conversion
- 40- Year Amortization
- 40- Year Term (no balloon)
- No maximum loan amount
- Low, fixed interest rate, based on market spreads over 10 Year Treasury Yield.
- Non-recourse with no completion guaranties
- Flexible and negotiable pre-payment terms, NEVER defeasance or yield maintenance
- 1.11 Minimum Debt Service Coverage*
- This loan is always assumable

** More aggressive LTC and DSC available for non-profit sponsors*

232/223(f) Healthcare Acquisition/Refinance PROGRAM SHEET

The following description is a summary of a core lending program offered by Eastern Mortgage Capital. We encourage you to contact us today for specific information and for a more thorough explanation

- **ACQUISITION:** Lesser of 85.0% Loan-to-Value* or 85.0% Loan-to Acquisition-Cost*
- **REFINANCE:** Up to 85.0% Loan-to-Value* no cash-out allowed
- Up to 35- Year Amortization
- Up to 35- Year Term (no balloon)
- No maximum loan amount
- Low, fixed interest rate, based on market spreads over 10 Year Treasury Yield.
- Non-recourse
- Flexible and negotiable pre-payment terms, NEVER defeasance or yield maintenance
- 1.1765 Minimum Debt Service Coverage*
- This loan is always assumable
- Moderate Rehab allowed

** More aggressive LTV and DSC available for non-profit sponsors*