

FANNIE MAE AFFORDABLE HOUSING PRESERVATION



**Mortgage
Company**
A COOPERATIVE OF IMPACT-DRIVEN
NONPROFIT LENDERS AND INVESTORS

The Fannie Mae Multifamily Affordable Housing Preservation product provides options for preserving the availability and affordability of subsidized rental housing for low-income renters. CPC Mortgage Company offers long-term financing or refinancing solutions for stabilized rental properties with rent and income restrictions.

CPC Mortgage Company is proud to be a licensed Fannie Mae lender, and the only nonprofit multifamily mortgage lender with multiple licenses with Freddie Mac, Fannie Mae and HUD/FHA, allowing us to help you find the right product, rate, and terms to fit your financing needs.

Term	5 - 30 years.
Amortization	Up to 35 years.
Interest Rate	Fixed- and variable-rate options available.
Maximum LTV	80%
Minimum DSCR	1.20x (fixed-rate).
Property Considerations	<p>Low-income qualifying restrictions required and must be recorded:</p> <ul style="list-style-type: none"> — 20% or more units rented to families earning at or below 50% of Area Median Income (AMI); — 40% or more units rented to families earning at or below 60% of AMI; or — Project-Based Housing Assistance Payments contract (Section 8) covering 20% or more units.
Supplemental Financing	Supplemental Loans are available.
Prepayment Availability	Flexible prepayment options available, including yield maintenance and declining prepayment premium.

Product Highlights

- Flexible underwriting to specific affordable developments
- Competitive pricing
- Flexible loan terms, and fixed-or variable-rate financing options
- Certainty and speed of execution

Eligibility

- Expiring Low-Income Housing Tax Credit deals
- Refinancing of existing tax-exempt bond deals
- Properties eligible for the Rental Assistance Demonstration (RAD) program
- Properties with HUD Section 8 HAP Contracts
- Properties with existing Rural Housing Service (RHS) Section 515 loans
- Loans insured under Sections 202 or 236 of the National Housing Act

Rate Lock	30- to 180-day commitments. Borrowers may lock a rate with the Streamlined Rate Lock option.
Accrual	30/360 and Actual/360.
Third-Party Subordinate Financing	Hard subordinate debt (which requires scheduled repayment of principal) is permitted only if provided by a public, quasi-public, or not-for-profit lender and combined debt service coverage cannot fall below 1.05x. Soft subordinate debt is permitted subject to requirements which include capping payments at 75% of available Property cash flow after payment of senior liens and Property operating expenses.
Recourse	Non-recourse execution with standard 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	Loans are typically assumable, subject to review and approval of the new borrower’s financial capacity and experience.

About CPC Mortgage Company

A first of its kind cooperative of impact-driven, nonprofit mortgage lenders and investors, CPC Mortgage Company brings together the unique expertise of managing member The Community Preservation Corporation and cooperative owners Cinnaire and National Equity Fund. This innovative model leverages the best in class execution, commitment to service, transparency and reach of three nonprofit lenders, with the shared goal of expanding and preserving affordable and workforce housing.

For more information, visit us at communitycp.com/mortgagecompany.

CPC Mortgage Company, in its sole discretion, may, at any time and without prior notice, terminate the loan program, amend or waive compliance with any terms, or reject any or all proposals for funding. Feb., 2023