



# Fannie Mae DUS Small Loans

Regions Bank's Fannie Mae small loan product offers streamlined underwriting and closing processes for multifamily acquisition and refinance loans up to \$9 million nationwide.

## FANNIE MAE DUS SMALL LOANS PROGRAM AT A GLANCE

<b>Loan Amount</b>	Up to \$9 million nationwide
<b>Term</b>	5 to 30 year terms
<b>Amortization</b>	30 years
<b>Interest Rate</b>	Fixed and variable rate options available
<b>Maximum</b>	LTV 80%
<b>Minimum</b>	DSCR 1.25x
<b>Supplemental Financing</b>	Supplemental Mortgage Loans are available
<b>Prepayment Availability</b>	Flexible prepayment options available, including yield maintenance and declining prepayment premium
<b>Rate Lock</b>	30- to 180-day commitments; borrowers may lock a rate with the Streamlined Rate Lock option
<b>Recourse</b>	Non-recourse execution is available with standard carve-outs for "bad acts" such as fraud and bankruptcy
<b>Escrows</b>	Replacement reserve, tax, and insurance escrows are typically required for higher-leverage transactions
<b>Third-Party Reports</b>	Appraisal, Streamlined Physical Needs Assessment, and Environmental Screening
<b>Occupancy Requirements</b>	90% physical for 90 days
<b>Eligible Properties</b>	Stabilized multifamily properties with 5+ units
<b>Assumption</b>	Non-recourse loans are typically assumable, subject to review and approval of the new borrower's financial capacity and experience

To learn more, visit  
[www.regions.com/commercial-banking/real-estate-banking/real-estate-capital-markets](http://www.regions.com/commercial-banking/real-estate-banking/real-estate-capital-markets)

