



Freddie Mac Optigo Small Balance Loan Program

SBL PROGRAM AT A GLANCE

Loan Amounts & Unit Limitations	\$1 million to \$7.5 million in all markets Note: Loans between \$6 million and \$7.5 million in small and very small markets by exception Loans less than \$6 million no unit limitations Loans between \$6 million and \$7.5 million up to 100 units (exceptions permitted above 100 units)
Loan Purpose	Acquisition or refinance (cash-out available)
Eligible Properties	Conventional multifamily housing with 5 residential units or more; mixed use subject to limitations
Loan Terms & Rate Structure	20-year hybrid ARM with initial 5-, 7- or 10-year fixed-rate period 5-, 7-, or 10-year fixed-rate mortgage Partial interest-only and full-term interest-only may be available
Amortization	Up to 30 years
Prepayments	Declining schedules and yield maintenance available for all loan types
Debt Service Coverage	1.20x Top 1.25x Standard 1.30x Small 1.40x Very Small
Maximum LTV	80% available in top and standard markets
Recourse	Non-recourse with standard carve-out provisions
Net Worth & Liquidity	Net worth equal to or exceeding loan amount Liquidity equal to or greater than 9 months P&I prior to closing
Credit	Minimum FICO score of 680
Occupancy	Minimum 90% occupancy of units for 90 days prior to underwriting

Program Highlights

- Non-recourse
- Highly competitive rates
- Flexible terms and prepayment options
- Streamlined process – faster closing times
- Interest-only available
- Up to 80% LTV in certain areas

Top Markets (MSA)

- Boston, Chicago, Dallas, Denver, Los Angeles, Miami, Minneapolis, New York, Portland, San Diego, Sacramento, San Francisco, San Jose, Seattle and Washington, D.C.
- Standard markets generally greater than 60,000 rental population

To learn more, visit www.regions.com/commercial-banking/real-estate-banking/real-estate-capital-markets

