Freddie Mac Optigo Conventional Small

CONVENTIONAL SMALL AT A GLANCE

Loan Amounts	$2 million to $10 million in all markets
Loan Purpose	Acquisition or refinance (cash-out available)
Eligible Properties	Standard multifamily housing, with exclusions for student properties, seniors housing, manufactured housing communities, and cooperative housing
Loan Terms & Rate Structure	5, 7, 10, 12, and 15 YR fixed rate mortgage Partial interest-only and full-term interest-only may be available
Amortization	Up to 30 years
Prepayments	Yield Maintenance, Defeasance, and Declining Schedules available for all loan types
Debt Service Coverage/Loan to Value	Max 80% LTV / Min 1.25x DSCR – adjustments may be made depending on the property, product, and / or market
Recourse	Non-recourse with standard carve-out provisions
Tax and Insurance Escrow	Generally required
Replacement Reserve Deposit	Generally required

Program Highlights

- Non-recourse
- Competitive rates
- Flexible terms and prepayment options
- Interest-only available
- Limited partnership, corporation, limited liability company or tenancy in common with limited single person entity requirements
- Supports eligible mixed-use properties
- Index Lock option may be available for sponsors and properties that qualify

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

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