

agency credit facilities and master commitments

Centerline Capital Group is a licensed Fannie Mae DUS lender and a Freddie Mac Program Plus Seller/Servicer. Credit facilities and master commitments are available from both Fannie Mae and Freddie Mac. Centerline Capital Group's agency lending professionals provide clients with centralized negotiation, coordination and pricing through long-standing relationships with Fannie Mae and Freddie Mac. These products allow borrowers to obtain flexible, tailored financing on a portfolio basis for acquiring or refinancing multifamily buildings of various types utilizing an agency execution that provides competitive proceeds, rates and flexibility via supplemental, substitution and buy-up features.

Property Types – Existing apartment buildings, cooperatives, independent and assisted living facilities, student housing and manufactured housing communities.

Fannie Mae Products – In addition to standard conventional multifamily mortgage products, as a Fannie Mae DUS lender we offer secured credit facilities that are an attractive alternative to lines of credit and other forms of unsecured corporate financing. These credit facilities can be structured on an immediate funding basis, or funded over a negotiated time period depending on capital needs. Floating rate advances are typically funded through the sale of discounted MBS or structured ARM loans, while fixed-rate advances typically are funded through a cash purchase by Fannie Mae. Debt service coverage and LTV tests are on a pool basis, allowing for collateral substitution and borrow-up capabilities. Through Fannie Mae, we can also offer multiple asset transaction commitments (“MATS”) that fix lending parameters and pricing for a pool of identified loan collateral, without requirements for cross-collateralization.

Freddie Mac Products – As a Freddie Mac Program Plus Seller/Servicer Centerline Capital Group offers portfolio financing products in addition to standard single-asset financing products. These products are geared toward large, active national or regional owner/operators, with large portfolios of properties under management that require the flexibility of a revolving credit facility. Terms are structured to the specific needs of the borrower and are not assumable. Master commitments are also available so a borrower can obtain pre-negotiated credit parameters and pricing prior to identifying specific collateral. This blind-pool commitment

can be utilized to fund an acquisition business plan and/or the refinancing of existing loans in a portfolio. Master commitments can be crossed or non-crossed, and executed on a pre-set (forward) pricing or spot basis.

Loan Amount – \$100 million minimum

Term – Typically 5-10 years

Interest Rates – Competitively marked; fixed or floating rate available.

Spread – Market; Fannie Mae floating rate products typically priced on spread over discounted MBS; Freddie Mac floating rate products typically priced on spread over Freddie Mac Reference Bills.

Amortization – Underwriting based on 30 year amortization; interest only typically available on credit facilities.

Leverage – Up to 75% on credit facilities; up to standard 80% LTV on master commitments/MATS.

Prepayment – Yield maintenance on fixed rate products, fee maintenance or fixed 1% prepayment on floating rate products available.

Pledge – First Mortgage; cross collateralization typical on credit facilities.

Fees – Market

Recourse – Non-recourse except for customary environmental, malfeasance and fraud carve-outs.

Reserves – Taxes and insurance, replacement reserves.

Cash Management – Not usual.

Loan Costs – Borrower is responsible for all legal and third-party fees, including legal costs for initial set-up/closing of credit facilities and master commitments.