



Fannie Mae Mortgage and Credit Enhancement Products and Programs Multifamily and Health Care Properties

Red Mortgage Capital, LLC is a Fannie Mae DUS® (“Delegated Underwriter and Servicer”) mortgage lender that underwrites, funds and services first lien mortgage loans on multifamily rental properties nationwide, including assisted living. A wide range of programs and products are available.

Solutions for properties nationwide:

Conventional Loans: **Red Mortgage Capital, LLC** provides non-recourse, fixed rate, 5 to 30 year balloon or fully amortizing mortgages on market rate (non-affordable) properties.

Affordable Housing: **Red Mortgage Capital, LLC** underwrites multifamily affordable housing properties such as those with low income housing tax credits or other subsidies that may be eligible for special underwriting and special interest rates.

Tax- Exempt Bonds: **Red Mortgage Capital, LLC** provides credit enhancement for fixed or variable rate tax-exempt bonds, as well as taxable bonds. Subordinated debt also may be available for properties that can support more debt than the tax-exempt bond allocation amount.

DUS Adjustable Rate Mortgage (ARM): **Red Mortgage Capital, LLC** also provides a variable interest rate option with loans that reset monthly or quarterly to a margin over one- or three-month LIBOR. Terms of 5, 7 or 10 years are available, with the option to structure either as convertible to fixed rate or as non-convertible. These loans also include an interest rate cap.

Forward Commitments: **Red Mortgage Capital, LLC** issues forward commitments for qualified affordable housing or market rent properties. These forward commitments allow developers and construction lenders to proceed on new projects knowing that permanent financing with a fixed mortgage rate exists at the end of the 24 or 30 month commitment period.

Early Rate Lock: With this feature, borrowers may opt to lock in their interest rate at an early stage of **Red Mortgage Capital, LLC**’s underwriting.

Supplemental Loans: **Red Mortgage Capital, LLC** can provide second or third mortgages after the prior Fannie Mae mortgage has seasoned one year to allow release of built-up equity.

Credit Facilities: **Red Mortgage Capital, LLC** underwrites Fannie Mae Revolving Credit Facilities for large well capitalized borrowers seeking flexible fixed and floating rate financing for cross-collateralized pools of property (typical pool size: \$100,000,000).

Structured Finance: **Red Mortgage Capital, LLC** provides Structured Financing to provide interim financing to borrowers who need to secure permanent financing at a later time.



For additional information visit www.redcapitalgroup.com or contact:

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In its prequalifying review, **Red Mortgage Capital, LLC** will attempt to estimate both the loan amount and the fees and costs associated with the transaction. Actual loan amounts and actual fees and expenses may vary from the prequalifying estimates. A prequalifying estimate is not a commitment to make a loan.

RED CAPITAL GROUP Offices

Columbus, OH_Boston, MA_Chicago, IL_Charlotte, NC_Dallas, TX_Nashville, TN_Newport Beach, CA_Reston, VA_San Diego, CA

