



Fannie Mae Multifamily Small Mortgage Loans

Red Mortgage Capital, LLC is now offering fixed rate funding on loans for multifamily properties, from \$500,000 to \$3,000,000. These loans are available nationwide on properties with 5 or more rental units, and will be funded under the Fannie Mae Delegated Underwriting Services Program so that **Red Mortgage Capital, LLC** can move quickly through the underwriting and closing process. Large loans are funded under the traditional non-recourse DUS program.

- Loan Amount:** Minimum \$500,000; maximum \$3,000,000 (up to \$5,000,000 in specific markets)
- Term & Amortization:** Standard terms include 5, 7, and 10 year balloon maturities, with 25 and 30 year amortization periods.
- Prepayment:** Yield Maintenance or Graduated Prepayment
- Loan to Value Ratios:** 75% for most loans
- Debt Coverage Ratios:** Minimum 1.25:1 (1.10:1 for loans less than \$750,000 in specific markets)
- Features:**
 - Full recourse (FICO score of 700 minimum)
 - Assumable
 - Capital improvements may be included
 - Fixed interest rate
 - Low costs; streamlined process
- Origination Fee:** 1.0% (\$10,000 minimum)
- Application Fee:** Generally \$5,000 (non-refundable). Application fee is applied to the cost of the Appraisal Report, Environmental Screening, Credit Report, and Property Inspection costs. All third party reports must be contracted by **Red Mortgage Capital, LLC**.
- Pricing:** Fees and interest rates are quoted daily. Contact **Red Mortgage Capital, LLC** for specific pricing.
- Eligible Properties:**
 - Properties with 5 or more units
 - Proven location with stable employment
 - Certain features available in designated markets only
- Borrower/Key Principal:**
 - Single asset, single purpose entities preferred, but, not required
 - Individual Key Principals required
 - Signed Net Worth statement (financial condition) along with schedule of real estate owned required
 - Borrower must have liquid assets equal to or greater than 6 months of debt service payments
- Requirements:**
 - Site Inspection
 - Minimum Credit (FICO) Score – 700
 - Underwriting subject to Interest Rate Floors

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

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