

ENHANCED AGENCY GATEWAY PROGRAM





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Short-term financing to accommodate acquisition timing or financing for multifamily properties that have not achieved the stabilized operating levels required for permanent financing through one of our agency loan programs or for multifamily properties with limited renovation or rehabilitation needs.

Property Profile

- Conventional multifamily
- Limited student housing and seniors housing

Loan Amount Minimum

- \$5 million to \$100 million

Terms

- 3 months to 3 years with extension options
- Renovation or rehabilitation costs less than or equal to 15% of total going-in cost
- 75% maximum loan to cost

Program Terms

- Typically non-recourse (determined on deal by deal basis) with standard commercial carve outs
- Floating rate, interest only coupons

Our Enhanced Agency Gateway Program

is short-term, providing significant flexibility to borrowers and investors in the real estate market, which is useful when desirable properties have special circumstances.

The Enhanced Agency Gateway Program was designed to help close deals in as little as 30 days while working to secure permanent financing through one of our complementary capital sources, such as Fannie Mae or Freddie Mac.