

CCM CMBS Guide Lines

Description Non-recourse, assumable fixed rate financing for the acquisition or refinance of stabilized multifamily, retail, office, hotel, industrial, and self-storage properties

Amount Minimum \$1,000,000

Terms 5-10 year balloon; interest only periods are available

Loan to Value Maximum 75% of appraised value or purchase price constrained by Minimum Debt Yield

Coverage Minimum 1.25x DSCR

Minimum Occupancy 85% (physical) 80% (economic)

Borrower Domestic single asset borrowing entity is required

Interest Rate Risk-based pricing, varying with Debt Yield, LTV, DSCR, market and sponsor

Prepayment Terms Defeasance with a lockout period of 24 months from securitization

Third party Reports MAI Appraisal, Property Condition Report and Environmental Phase I Assessment are required; Seismic Reports are required for properties in Seismic Zones 3 and 4

Reserves Tax and Insurance escrows are required; Immediate Repair and Replacement escrows are required based on engineer's Property Condition Report. Office and retail may require rollover reserves.

Timing 28 - 60 days from application to funding; dependent on third party report timing and borrower's submission of due diligence

Rate Lock Typically, rate lock occurs on or a few days prior to the closing date; Early rate lock option is available at Lender's discretion for no longer than 30-60 days

Assumable Loan is assumable, subject to lender approval of proposed replacement borrower;