

City Commercial Mortgage, Our Clients have been very successful with this program and we offer it to give you a long-term fixed rate assumable and non-recourse loan.

CCM Freddie Mac Overview

LOAN AMOUNTS: \$1 million - \$10 million in all markets.

Markets 50 States

LOAN PURPOSE Acquisition or Refinance (Cash-Out available)

ELIGIBLE PROPERTIES

Conventional multifamily housing with five residential units or more. Mobile Home Parks, Mixed use subject to limitations.

LOAN TERMS 20 Year Hybrid ARM with initial 5-, 7-, or 10-year fixed-rate period

5-, 7-, or 10-year fixed-rate mortgage

INTEREST ONLY Partial interest-only

Full-term interest-only may be available

AMORTIZATION Up to 30 years

PREPAYMENTS Declining schedules and yield maintenance available for all loan types

DEBT SERVICE 1.1x Top 1.25x Standard

COVERAGE 1.30x Small 1.40x

MAXIMUM LTV 80% available in Top and Standard Markets

RECOURSE Non-recourse with standard carve-out provisions

CREDIT Minimum FICO score of 650

OCCUPANCY Minimum 90% occupancy of units for 90 days prior to underwriting