

## FANNIE MAE SMALL LOAN PROGRAM

As a Fannie Mae DUS™ Program lender, Hunt Mortgage Group's Small Loan division has access to mortgage capital and is financing loans from \$1 million to \$5 million nationally. We provide expert solutions to satisfy small loan needs. Our goal is to move our clients through the loan process expeditiously, responding quickly with credit decisions, critical updates and any Fannie Mae guideline changes. We partner with our broker clients for a certainty of execution at a competitive rate.

### LOAN AMOUNT

- \$1 mm – \$5 mm in high cost markets
- \$1 mm – \$3 mm in all other eligible markets

### DEBT SERVICE COVERAGE

- Minimum 1.25x DSCR

### LOAN TO VALUE/PURCHASE

- Maximum 75 – 80% LTV

### STANDARD LOAN TERMS

- Fixed Rate Terms  
5-, 7-, 10-, 12-, 15-, and 30-year
- 7/6 ARM  
(1- or 3-month LIBOR) convertible option available

### AMORTIZATION

- Up to 30 years

### PREPAYMENT PENALTY

- Standard Yield Maintenance
- Declining available (call for quote)

### SUBORDINATE FINANCING

- Supplemental mortgages are available after the first 12 months of the loan term or loan assumption

### OCCUPANCY

- Properties must demonstrate a minimum occupancy of 90% for the 90-day period prior to commitment

### NON-RECOURSE

- Available – subject to borrower and market qualification

### ASSUMABILITY

- Non-recourse loans are assumable with lender approval and a 1% fee

### TAXES AND INSURANCE ESCROWS

- Not required for qualifying borrowers

### REPLACEMENT RESERVE ESCROWS

- Not required for qualifying borrowers

### RATE LOCK

- Rate lock occurs after commitment is issued

### FEES

- Application Fee
  - \$4,500 – \$8,500 non-refundable fee for third-party reports and processing. Fees due at application apply to fixed-rate loans and may vary by market. Fees may be made refundable at closing with a corresponding spread increase.
- Commitment/Rate Lock Deposit
  - Good Faith Deposit due upon commitment acceptance; refundable upon settlement.

**For more information on Hunt Mortgage Group, please contact:**

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