



READY CAPITAL®

## Freddie Mac SBL Criteria

<b>PROPERTY TYPES</b>	Multifamily with 5+ units Short term bridge to Freddie also available
<b>RATES</b>	Call for current rates
<b>LOAN SIZE</b>	\$1mm to \$7.5mm
<b>LOAN PURPOSE</b>	Purchase, refinance, cash out
<b>TERMS</b>	5, 7, 10 year fixed 20 year hybrid ARM with initial 5, 7, 10 year fixed
<b>LEVERAGE</b>	80% top and standard markets 70% small and very small markets (75% for acquisitions)
<b>RECOURSE</b>	Non-recourse with standard carve out provisions required
<b>PREPAYMENT</b>	Step down prepay Yield maintenance
<b>DEBT SERVICE COVERAGE</b>	1.20x top market 1.25x standard market 1.30x small market 1.40x very small market
<b>AMORTIZATION</b>	Partial term interest only Full term interest only may be available Up to 30 years amortization
<b>ORIGINATION</b>	Par