



Nationwide Commercial Private Equity Loan Niche Sheet 2019

Highlighted General Terms

| Asset Classes | Commercial Only |
|------------------------|----------------------------|
| Occupancy | Investment Only |
| MSA Population Req. | Metro, Urban, Suburban |
| Loan Min/Max | \$1,000,000 / \$15,000,000 |
| Minimum FICO | 620 |
| Floor Start Rate | 9.25% |
| Payment Type | Interest Only |
| Loan Term/Months | 12 Mos + Extensions |
| Interest Guarantee | 4 to 6 Months |
| 1st Lien Position | 1st Mortgage |
| 1st Lien Origination | 2.25% |
| 2nd Lien Position | 2nd Mortgage |
| 2nd Lien Origination | 3.00% |
| Exit Fee | 1% to 2% |
| Refinance Max LTV/CLTV | 70% / 75% CLTV |
| Purchase Max LTV/CLTV | 70% / 75% CLTV |
| Purchase Max LTC | 75% |
| DSCR | 1.20% |
| Assets / Reserves | 3 Months I/O PYMT |
| Total Time-Frame | 2 - 3 Weeks |

General Guidelines

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|-------------------------------------------------------------------------------------------------|
| Property Type: Retail, Office, Apartments, Flagged Hotels Only, and Light Industrial Warehouses |
| New Appraisal Only |
| Title Must Be Clean Prior to Submission - Broker or Borrower to Work with Escrow & Title |
| No Foreclosure/Deed in Lieu/Short Sales within 2 Years – Must have Credit Reestablished |
| Interest Only for 12 Months, 6 Month Extensions Available |
| Must Record in LLC or Corporation Only |
| Subordinate to Bank 1st Mortgage Loans Only - No Private Mortgages |
| 1st & 2nd Loans Above the loan Max may be considered for Tier 1 Locations up to \$15,000,000 |

Scenarios or Questions Please Contact:

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