COMMERCIAL REAL ESTATE

Freddie Mac and Fannie Mae Loans

Government Sponsored Loan Programs for Multifamily Acquisition and Refinancing Nationwide



Designed to support real estate investors with stabilized multifamily properties looking for Freddie Mac or Fannie Mae small balance or conventional fixed rate permanent financing.

- **Loan Purpose**
  Acquisition, Refinance, or Construction Take Out

Freddie Mac Small Balance Loan Product Highlights

LOAN AMOUNT **$1,000,000 to $7,500,000**	FIXED RATE LTV **up to 80% LTV**	INTEREST ONLY LTV **up to 65% LTV**
TERM LENGTH **5, 7, 10 year fixed and hybrid ARMs (10 and 20 year)**	AMORTIZATION **up to 30 years**	INTEREST ONLY **Partial term and full term interest only available**
OCCUPANCY **Minimum 90% required**	PREPAYMENT PENALTIES **declining schedules**	RECOURSE **Non recourse with standard carve out provisions**

Freddie Mac Conventional Fixed Rate Loan Product Highlights

LOAN AMOUNT **$7,500,000 to $100,000,000**	FIXED RATE LTV **up to 80% LTV**	TERM LENGTH **5, 7, 10 year fixed**
AMORTIZATION **30 years**	OCCUPANCY **Minimum 90% required**	PREPAYMENT PENALTIES **Yield maintenance required**
RECOURSE **Non recourse with standard carve out provisions**		

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Fannie Mae Small Loan Product Highlights

LOAN AMOUNT **$1,000,000 to $7,500,000**	FIXED RATE LTV **up to 80% loan to value (up to 90% with Housing Assistance Payment HAP contract or participation in Section 8 program)**	CASH OUT REFINANCE **up to 75% loan to value**
TERM LENGTH **3, 5, 7, 10, 15, 20, and 30 years**	AMORTIZATION **up to 30 years**	INTEREST RATE **Fixed and variable options**
OCCUPANCY **Minimum 90% required**	PREPAYMENT PENALTIES **Flexible options available**	RECOURSE **Non recourse with standard carve out provisions**

Multifamily (5+) Property Types

- Affordable Housing Properties
- Cooperative Housing Properties
- Manufactured Housing Communities
- Student Housing
- Senior Housing and Healthcare
- Properties with tenant based housing vouchers (Section 8)

We also have lending partners who provide CMBS and FHA HUD Multifamily loan programs.

Why Work with Eagle Bend Capital Financing?

Eagle Bend Capital Financing offers the financing you need, when conventional lending sources cannot. We work with a broad network of lending partners to help investors secure flexible multifamily financing solutions tailored to stabilized assets and long term investment strategies.

Get Started

If you would like to learn more about our Freddie Mac and Fannie Mae Loan programs, or any of our other product solutions, contact us today.

QUESTIONS? GIVE US A CALL

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