

LSG Lending Advisors presents:

FHA 223(f) vs. FANNIE MAE AGENCY EXECUTION



	HUD 223(f)	FNMA DUS Standard
 Maximim Loan Term	35 Years	5 to 30 years
 Amortization	35 Years	30 years (Interest only options available)
 Minimum Debt Service Coverage	1.176x (1.11x for affordable)	1.25x
 Maximum Loan to Value	90% affordable, 85% market	up to 80%
 Rates	Fixed	Fixed and Adjustable
 Eligible Properties	Multifamily minimum 5 units	Multifamily minimum 5 units
 Eligible Borrowers	Single Asset Entities	Single Asset Entities
 Annual Mortgage Insurance Premium	.25% to .65%	None
 Recourse	Non -Recourse (except for fraud)	Non -Recourse (except for fraud)
 Commercial Space Allowance	25% net rentable income and 20% maximum of effective gross income	35% net rentable income and 20% maximum of effective gross income
 Pre-Payment Penalty	10,9,8,7,6,5,4,3,2,1 (customizable)	Yield Maintenance, declining available
 3rd Party Reports	Appraisal, PCNA, Phase I	Appraisal, PCNA, Phase I
 Execution Time	4 to 7 months depending on complexity of the transaction	2 to 3 months