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FINANCE

## SMALL BALANCE Apartment Acquisition or Refinance

Dated information call for current terms.

Loan Amount:	<b>Loan Size: \$750,000 to 5,000,000</b>
Maximum Loan to Value:	<b>75-80% (*1)</b>
Rate:	<b>5.25-6.50% Fixed (*2)</b>
Term:	<b>5,7 or 10 Year Balloon</b>
Amortization:	<b>30 Year</b>
Transaction Costs Capped (appraisals, engineering, etc):	<b>\$9,500 (*3)</b>
Recourse:	<b>None</b>
Assumable:	<b>Yes, with 1 point fee</b>

### **Long term, fixed rate, non-recourse and assumable.**

- (\*1) Actual gross loan amount will be based lesser of LTV, 1:20-1:25 DSC and other considerations. All net loan proceeds must be used to retire current debts, pay financing costs and fund reserves, in addition to all hard and soft costs.
- (\*2) Note rate depends on market conditions at time of rate lock.
- (\*3) Budget costs will vary with each individual loan. Includes borrower's costs for legal, audit, survey, title, recording charges. Does not include title, escrows, lender's legal counsel, and other borrower's costs. Transaction costs are normally reimbursed out of loan proceeds. Initial setasides are funded out of loan proceeds.

For more information on this and other programs, call Mat Piro 408.981.5051