

Freddie Mac Seniors Housing Program

Description	Non-recourse, assumable financing for the acquisition or refinance of stabilized independent living (IL) and assisted living (AL) properties; Properties that assist residents with Alzheimer's (ALZ) and/or Dementia are eligible for financing under Freddie Mac Seniors Housing Program; Newly constructed and stabilized Senior Housing facilities, as well as campuses containing skilled nursing beds, are also eligible for Freddie Mac Senior Housing program on a case-by-case basis; Buildings must be fully sprinklered; at least 80% of the beds must be private pay; CCRCs are eligible on a case-by-case basis
Loan Amount	Minimum \$5,000,000, with exceptions on a case-by-case basis; Supplemental Loans are available under the Freddie Mac Seniors Housing Program
Loan Terms	5-10 years (Up to 30 years for fixed rate loans if using portfolio execution)
Amortization	Up to 30 years
Loan to Value Maximum	Maximum 75% of appraised value, maximum of 80% for tax-exempt bond financed transactions
Coverage Minimum	1.30x for independent living; 1.40x for facilities with an assisted living and/or Alzheimer's component greater than 50%; Coverage for properties containing any skilled nursing component is 1.45x
Borrower	The Borrower entity must satisfy all of the Single Purpose Entity requirements of the Freddie Mac CME Program
Interest Rate	Risk-based pricing; Fixed rate transactions are benchmarked off of the associated Treasury Bill; Adjustable rate transactions are benchmarked off of 30 or 90 day LIBOR
Prepayment	Yield Maintenance, Defeasance, and Graduated Prepayment Premium
Third Party Reports	MAI Appraisal, Physical Needs Assessment, Environmental Phase I Assessment and Seniors Liability Assessment and Zoning Report are required for all deals; Seismic Report may be required for properties in Seismic Zones 3 and 4
Reserves	Tax and Insurance escrows are required; Repair and Replacement escrow funding is required, based on the greater of the engineer's Physical Needs Assessment or \$300 per unit per year
Greystone Application Fee	Approximately \$17,000; to cover third party reports
Origination Fee	1% of loan amount
Freddie Mac Application Fee	Greater of \$5,000 or 0.15% of loan amount

Freddie Mac Seniors Housing Program

www.greycoco.com

Legal Fees	Approximately \$15,000, varying with characteristics of the transaction
Timing	For new Borrowers, 60-90 days from the commencement of the Pre-screen process to closing; dependent on 3rd party report timing and borrower's submission of due diligence; This timing can be reduced by 30 days for repeat Borrowers
Rate Lock	Rate lock occurs after borrower's acceptance of commitment 30- to 90-day commitments available; Extended Rate Lock feature is also available, allowing the borrower to lock a rate 45 to 365 days in advance of closing