

conventional agency loan financing

Allows borrowers to obtain permanent financing for acquiring or refinancing multifamily buildings of various types utilizing an agency execution that provides competitive proceeds, rates and flexibility via its supplemental and substitution features.

Centerline Capital Group is a licensed Fannie Mae DUS™ lender, a Freddie Mac Seller/Servicer and Delegated Underwriting Program Lender and an FHA Map Lender. Centerline Capital Group's agency lending staff provides clients with centralized negotiation, coordination and pricing through its long-standing relationships with Fannie Mae, Freddie Mac and FHA.

Property Types

Existing apartment buildings, cooperatives, independent and assisted living facilities, student housing and manufactured housing communities.

Fannie Mae Products

In addition to the standard conventional multifamily DUS mortgage product, as a Fannie Mae DUS™ lender, we offer fixed rate or adjustable financing for acquisition/rehabilitation, moderate rehabilitation, prestabilized properties, permanent forwards, student housing and manufactured housing communities. Terms range from 5 years to 30 years and may be fully amortizing or contain partial or full interest-only options. Through this program we are able to offer senior financing and subsequent supplemental (subordinate) financing and/or substitution of single assets.

Freddie Mac Products

As a Freddie Mac Seller/Servicer, Centerline Capital Group offers financing for fixed and adjustable rate conventional and affordable mortgage products.

Through our Freddie Mac license we are able to provide financing for stabilized, moderate rehabilitation, prestabilized properties, permanent forwards, independent living facilities, assisted living facilities, student housing, cooperatives and manufactured housing communities. Terms range from 3 years to 30 years and may be fully amortizing or contain partial or full (interest only) options. Through this program we are able to offer senior financing and subsequent supplemental (subordinate) financing.

FHA MAP Product

Multifamily Accelerated Processing (MAP) is a national fast-track processing system for the FHA multifamily mortgage insurance programs. As an authorized FHA MAP lender, Centerline Capital Group is responsible for preparation of most documents required for an application for mortgage insurance and for making a recommendation to HUD based upon Centerline's processing and underwriting.

Loan Amount – \$3 million minimum

Term – From 3 to 30 years

Interest Rates – Competitively marked; fixed or floating rates

Spread – Market

Amortization – Up to 30 years

Prepayment

Yield maintenance, defeasance costs, or fixed declining on fixed rate loans; various options available for ARM loans.

Pledge – First Mortgage

Fees – Market

Recourse

Non-recourse except for customary environmental, malfeasance and fraud carve-outs.

Reserves – Taxes and insurance; replacement reserves

Cash Management

Not typical, but cash management (lock-box) may be required on certain loans.

Loan Costs

Borrower is responsible for all legal and third-party fees.