Fannie Mae

Date Prepared _____   Prepared By _____

Key Deal Points Summary

Property Name _____

~~Loan Number~~ Gateway Deal ID # FM Commitment #

Property Address _____

Number of Units _____

City _____   State _____   Zip _____

Borrower / KP _____

~~Program~~
Product Type _____

Sponsor _____

Loan Amount		Original U/W	Current U/W
	Tax Exempt		
	Taxable		
	Total		
	DSC		
	*Describe any difference in proceeds in summary below		

Construction Lender / LOC Provider _____

Tax Credit Investor _____

Expiration Date of Forward Commitment _____

Expiration Date of Letter of Credit _____

Interest Rate Summary

	Original U/W		Current U/W	
	Tax Exempt	Taxable	Tax Exempt	Taxable
Base Rate				
Spread over Base				
Credit Enhancement Fee				
Servicing Fee				
Liquidity Fee				
Bond Issuer Fee				
Remarketing Fee				
Trustee Fee				
Rate Cap Fee Escrow				
Note Rate				
Blended U/W Rate				

Notes (including any discrepancies)

	Tax Exempt	Taxable
Strike Rate for Rate Cap		N/A
Price of Rate Cap		N/A
As % of Loan Amount		N/A
Per Year		

Income Summary

	Original U/W		Current U/W		Actual U/W	
	Total	Per Unit	Total	Per Unit	Total	Per Unit
EGI						
Operating Expenses						
NOI NCF						
Interest Rate						
DSC						
Commitment DSC						
LTV						
Commitment LTV						

Discuss any changes in vacancy, operating expenses or other material items that have changed since forward underwriting.

Pricing Tier	Tier 2 Plus		
Physical Occupancy	Month 1	Month 2	Month 3

Conditions to Conversion – Commitment Letter, MFFA, CPFA etc.

Add Row/ Remove Last Row	Condition #	Summary	Satisfied
+ -	1.		☐ Yes ☐ No
			☐ Yes ☐ No

Post Closing Waivers? ☐ Yes ☐ No

Please Describe if Yes:

Brief description of transaction – New Construction/Rehab

Types of Financing

Affordability Restrictions

Subordinate Debt

Highlights from site visit
- Lease-up velocity
- Concessions
- Rents (differential from original underwriting, market differential