



## Fixed-Rate Mortgages

<b>ELIGIBLE PROPERTIES:</b>	Garden, mid-rise and high-rise apartments and cooperative properties.
<b>LOAN TERMS:</b>	5, 7, 10, 15, 20, 25 or 30 years.
<b>PREFERRED LOAN SIZE:</b>	\$3 million and larger.
<b>MAXIMUM LTV:</b>	80%
<b>MINIMUM DSCR:</b>	1.25x
<b>AMORTIZATION:</b>	Up to 30 years. Partial or full term interest-only periods may be available.
<b>INTEREST RATES:</b>	Risk-based pricing.
<b>PERSONAL RECOURSE:</b>	Non-recourse except for standard carve-out provisions.
<b>TRANSFERS/ASSUMPTIONS:</b>	Allowed during the life of the loan subject to CWCapital approval.
<b>PREPAYMENT:</b>	Prepayable in full subject to yield maintenance.
<b>SUPPLEMENTAL MORTGAGES:</b>	Available for qualifying properties.
<b>ESCROWS:</b>	Monthly escrows for real estate taxes and property insurance are required. Escrows for replacement reserves are generally not required.
<b>APPLICATION FEE:</b>	Greater of \$2,000 or 0.1% of the loan amount.
<b>FINANCING FEE:</b>	Typically 1% of the loan amount.
<b>CLOSING EXPENSES:</b>	Standard transaction costs, including legal, title insurance, survey, and appraisal, environmental, and engineering reports.