



Fixed-Rate Mortgages

ELIGIBLE PROPERTIES:	Garden, mid-rise and high-rise apartments.
LOAN TERMS:	5, 7, 10, 15, 20, 25 or 30 years.
PREFERRED LOAN SIZE:	\$3 million and larger.
MAXIMUM LTV:	80%
MINIMUM DSCR:	1.25x
AMORTIZATION:	Up to 30 years. Partial or full term interest-only periods may be available.
INTEREST RATES:	Risk-based pricing.
PERSONAL RECOURSE:	Non-recourse except for standard carve-out provisions.
TRANSFERS/ASSUMPTIONS:	Allowed during the life of the loan subject to CWCapital approval.
PREPAYMENT:	Prepayable in full subject to yield maintenance.
SUPPLEMENTAL MORTGAGES:	Available for qualifying properties.
ESCROWS:	Monthly escrows for real estate taxes, property insurance and replacement reserves are required.
APPLICATION FEE:	Greater of \$2,000 or 0.1% of the loan amount.
FINANCING FEE:	Typically 1% of the loan amount.
CLOSING EXPENSES:	Standard transaction costs, including legal, title insurance, survey, and appraisal, environmental, and engineering reports.