



Old Capital Lending

You have a friend in the mortgage business.

Multifamily Interest Only Program

Interest Only during Fixed Term
Purchase or Refinance

Loan Amounts \$500,000-\$5,000,000

<u>Term:</u>	30 years
<u>Loan Programs:</u>	3 yr. or 5 yr.
<u>Pre-Pay:</u>	3 yr. (3,2,1) 5 yr. (3,2,1,1,1)
<u>Purchase:</u>	up to 80% LTV MAX DCR – 1.20
<u>Refinance:</u>	up to 75% LTV MAX DCR – 1.25
<u>Property Type:</u>	“B” or better property. No significant deferred maintenance. NO MIXED USE.
<u>Margin:</u>	2.50%
<u>Index:</u>	6 Month LIBOR
<u>Borrower:</u>	Strong financial sponsorship required. Must have 700 FICO Minimum middle FICO on loan guarantor. No mortgage derogs within previous 36 months.
<u>Qualifying:</u>	Loan sizing is based on Fully Amortizing P& I