



Old Capital Lending

You have a friend in the mortgage business.

Standard Commercial Program

Multi-Tenant Office, Retail, Light Industrial
Mixed Use and Self-Storage

Purchase or Refinance

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

<u>Term:</u>	30 due in 15
<u>Loan Programs:</u>	3, 5, or 10 yr.
<u>Pre-Pay:</u>	3 yr. (3,2,1) 5 yr. (5,4,3,2,1) 10 yr. (5,5,4,4,3,3,2,2,1,1)
<u>Purchase:</u>	up to 75% LTV MAX DCR – 1.25
<u>Refinance:</u>	up to 70% LTV MAX DCR – 1.30
<u>Property Type:</u>	Average and above properties
<u>Seasoning:</u>	Refi's generally not considered during 1 st 24 mos.
<u>Margin:</u>	2.75%
<u>Index:</u>	6 month LIBOR
<u>Rate Caps:</u>	3% first adjustment, 1% subsequent, 6% lifetime
<u>Credit:</u>	Minimum 660 middle credit score and good credit
<u>Recourse:</u>	Full Recourse
<u>Impounds:</u>	Taxes and Insurance required
<u>Assumable:</u>	One time lender approved assumption with 1% fee
<u>Borrower:</u>	Strong financial sponsorship required.
<u>Lending area:</u>	Major metropolitan areas only
<u>Risk based pricing:</u>	All loans are subject for age and property condition, unstable historical operations, multi-layered borrowing structures, and other exceptions to the underwriting guidelines.
<u>Documents needed:</u>	Signed Application, Certified Rent Roll Certified Operating Statements