

Apartment (5+ Units) Mixed Use (6+ Units) and Mobile Home Parks (15+ Pads)

2.0 % Origination for less than \$1MM  
 1.0 % Origination for more than \$1MM  
 Rates as of: March 29, 2006

	Loan Amounts from \$300,000 to \$5 Million					
	Loans Less than \$500,000 ADD 1.00% to the Rate					
	LTV	PrePay Penalty		Start Rate	Margin	Comments
Loan Amounts from \$300 Thousand to \$5 Million	3 Year Fixed	75%	1 Year	4%	7.210%	30 Year Amortization Assumable for 1.00% Auto Roll-over to a 6 month LIBOR Caps: 5/1/6 Interest Only Option See Below
		80%	2nd Year	2%	7.360%	
	5 Year Fixed	75%	1 Year	5%	7.520%	30 Year Amortization Assumable for 1.00% Auto Roll-over to a 6 month LIBOR Caps: 5/1/6 Interest Only Option See Below
			2nd Year	4%	7.670%	
		3rd Year	3%			
4th Year		2%				
7 Year Fixed	75%	1 Year	5%	7.400%	30 Year Amortization Assumable for 1.00% Auto Roll-over to a 6 month LIBOR Caps: 5/1/6	
		2nd Year	4%	7.550%		
		3rd Year	4%			
10 Year Fixed	75%	1 Year	5%	7.290%	30 Year Amortization Assumable for 1.00% Auto Roll-over to a 6 month LIBOR Caps: 5/1/6	
		2nd Year	5%	7.440%		
		3rd Year	4%			
		4th Year	4%			
		5th Year	3%			
15/15 Year Fixed Full Amortization	75%	1 Year	5%	7.600%	15 Year Amortization Assumable for 1.00%	
		2nd Year	5%	7.750%		
		3rd Year	4%			
		4th Year	4%			
		5th Year	3%			

**MortgageMac 80% LTV Program**

80% LTV Purchases 80% LTV Rate 7 Term Refinances  
 75% LTV unlimited cashout refinances  
 2 Years Ownership to use Appraised Value for Refinances

**Interest Only Program:**

- . Max LTV is 70% and No Cash Out Refinancease 15 Year Call
- . Qualificatio is at Start Rate
- . Program only available for 3 and 5 year programs
- . Minimum 1.30 DCR

**Mobil Home Parks**

Minimum of 15 Pads or more  
 Maximum 25% Park Owne models and 10 bps to above rates

**Borrowers Costs**

- . \$1,500 Application Fee to MortgageMac LLC
- . \$1,500 Lender fee paid at closing
- . \$2,500 to 3,500 for appraisal cosat at application
- . Borrower pays all out of pocket expenses (i.e. appraisal, title, survey, envir.ins)

**Mixed Use Properties**

5+ Apartment Units Plus Commercial or Retail Space  
 Mixed-Use is defined as properties where no more than 25% of the potential income comes from the commercial units and the number of commercial units does not exceed 25% of the total legal units

**Prepayment Options**

- . See above individual programs

**Other**

- . No Seasoning on Quitclaim Deeds
- . No Seller Carry Backs Allowed
- . Master-Metered Buildings OK
- . Conversions OK
- . No Ballon Payments
- . No Environmental Phase I unless called for in appraisal
- . No Engineering Report
- . No Reserve Escrow for Repairs
- . No Defeasance or Yield Maintenance Pre-Payment Penalties
- . NO DTI ration analysis used on Income Properties



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