

# FREDDIE MAC ADJUSTABLE-RATE MORTGAGES (ARM)



Beech Street is now Capital One Multifamily Finance and our commitment to customer service is even stronger.

Capital One Multifamily Finance provides an array of financing solutions for multifamily investors that includes acquisitions, refinancing, and new development. We offer a wide range of Fannie Mae, Freddie Mac, and FHA programs nationwide as well as balance sheet products in selected markets for construction, bridge, and term loans. This gives us the breadth of resources to structure transactions that closely meet the needs of our customers. We take pride in delivering “good enough just isn’t” service at every stage of the lending process, from origination and underwriting to closing and beyond.

## TERMS

### Loan Term

- A5, 7, 10-year term

### Maximum LTV

- 80% in most markets. 75% for cash-out refinances. For 5-year loans, assume 5% lower

### Minimum DSC

- 1.25x for acquisition and cash-neutral refinances. For 5-year loans, assume .05% higher

### Index

- 1-month or 3-month Freddie Mac Reference Bills® index or a 1-month or 3-month LIBOR index

### Spread Lock

- Early spread lock for 60 or 120 days available

### Prepayment Options

- 5,4,3,2,1
- 3,2,1,1,1,1
- 1-year lockout and 1,1,1,1

### Interest Only

- Partial interest-only and full term interest-only available

### Interest Rate Cap

- Choice of Freddie Mac Embedded Interest Rate Cap or you may obtain your own cap coverage from a third-party provider
- No cap necessary for loans less than 60% LTV

## OVERVIEW

- Convertible to a new Freddie Mac fixed-rate or fixed-to-floating mortgage at any time after lockout with streamlined underwriting
- Flexible choice of indexes
- Choice of interest rate cap coverage
- Four payment provision options available

To learn more about how the Capital One team members will roll up their sleeves for your business, contact

**Capital One Multifamily Lending**

**7600 Wisconsin Ave., Suite 800**

**Bethesda, MD 20814**

**855-we-do-more (855-933-6667)**

**[infomultifamily@capitalone.com](mailto:infomultifamily@capitalone.com)**

**[capitalonemultifamily.com](http://capitalonemultifamily.com)**