



Healthy Housing Rewards™ Healthy Design

We offer a product feature that provides lower pricing to finance affordable properties with health-promoting design and operational features. Health-promoting design and operational features include playgrounds, fitness equipment, tobacco-free environments, green spaces, and more.

Pricing	Up to 15 basis points interest rate discount
Term	5-30 years
Amortization	Up to 35 years
Healthy Design Certification	Certification fee cost (up to \$6,500) reimbursed by Fannie Mae
Interest Rate	Fixed- and variable-rate options available
Maximum LTV	Varies by product type
Minimum DSCR	Varies by product type
Prepayment Availability	Flexible prepayment options available, including yield maintenance and declining prepayment premium
Loan Amount	No minimum or maximum
Rate Lock	30- to 180-day commitments. Borrowers may use the Streamlined Rate Lock option. Confirmation of Healthy Design certification is required prior to Rate Lock
Accrual	30/360 and Actual/360
Recourse	Non-recourse execution is available, with standard carve-outs for “bad acts” such as fraud and bankruptcy required
Third-Party Reports	Standard third-party reports, including Appraisal, Phase I Environmental Assessment, and a Property Condition Assessment, are required. Confirmation of Healthy Housing Rewards features and eligibility is required

Benefits

- Lower interest rate
- Reimbursement for Healthy Design Certification (up to \$6,500)
- Flexible underwriting to specific affordable developments
- Flexible loan terms, and fixed- or variable-rate financing options
- Certainty and speed of execution

Eligibility

- Affordable Multifamily Housing Properties with at least 60% of the units affordable to households earning no more than 60% of Area Median Income.
- Must obtain Healthy Design certification from an approved Fannie Mae provider.
- One-time benefit per Borrower per Property. Cannot be combined with Healthy Housing Rewards Enhanced

For More Information:

Jim Flinn, Vice Chairman
CBRE Affordable Housing
M: +1 206 664 9313
james.flinn@cbre.com