



MID-TO-LARGE BALANCE PROGRAM GUIDELINES

Arrow Mortgage, LLC offers real estate secured financing for commercial properties nationwide. Our mid-to-large balance real estate secured loan program offers first mortgage financing for both owner-user and income producing properties.

AVAILABLE PRODUCTS	Purchase Refinance Cash out refinance (considered on a case-by-case basis)
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GENERAL LOAN PARAMETERS	
Loan Amounts	\$ 2,000,000 - \$ 50,000,000 for owner-user properties \$ 2,000,000 - \$ 50,000,000 for income properties
Loan Fees	Par to 1.00%
Term	Fixed Rate: 3yr, 5yr, 7yr, 10yr or 15yr-25yr fully amortizing loan terms for both owner-user properties and income properties
Amortization	Up to 30yrs for owner-user properties and for income properties
Minimum DSC	Single Tenant Properties: Maximum of 75.00% Owner-User Properties: Maximum of 80.00% Credit Tenant Income Properties: Maximum of 85.00%
Maximum LTV (1 st Lien)	Single Tenant Properties: Minimum of 1.25X Owner-User Properties: Minimum of 1.35X Credit Tenant Income Properties: Minimum of 1.15X
Minimum Required Equity Injection	A minimum of 15.00% for all requests
Recourse	Loans are typically non-recourse, partial recourse can/may be required in certain situations. For non-recourse loans standard industry carve-outs are required.
Minimum Prepayment Penalty	Flexible prepayment penalty options from a declining 5-4-3-2-1, yield maintenance and/or defeasance prepayment penalty
Acceptable Markets	We will consider the top 200 markets nationwide and suburban/suburban area with a population of at least 100,000 within 5 miles of subject property
Rate Lock	Rates can be locked up to 60 days at the time of loan commitment. Depending on the loan program for which you are approved there may or may not be a fee associated with any 60 day rate lock.
Ineligible States	All States are eligible
Ineligible Property Types:	Gas Stations, Car Washes, Night Clubs, Fitness Centers, Special-Use Start-Ups, Churches and any environmentally sensitive properties like Salvage Yards.

Additional fees and closing costs such as appraisal reports, environmental reports, title insurance and other costs may/will apply. You be provided with details of the costs for your transaction during the closing process of the loan request. Some applications may/will require additional information for further consideration. The product terms, conditions and guidelines contained herein is subject to at any time change without notice. Normal credit standards apply. ARROW MORTGAGE, LLC is an equal opportunity lender.

