



OPUS IRA LOAN PROGRAMS

Property Types:	5+ Units Multifamily and Mobile Home Parks
Loan Size:	Up to \$20 million
Term:	Up to 10 Years
Amortization:	Up to 25 Years
Interest Only:	Yes, 3 years available. Rate premium applicable.
Rate Programs:	5 + 5
ARM Indices:	5 year CMT
Loan to Value:	Up to 55% rate/term, cash out, and purchase transactions
Debt Coverage Ratio:	1.30x Minimum
Good Faith Deposit:	Loans less than or equal to \$5 million - \$4,500 Loans greater than \$5 million - \$5,500 (\$7,500 if phase 1 Environmental is required)
Loan Fee:	1%
Processing Fee/Costs:	10 bps processing + hard costs
Liability	No recourse, No carveouts
Rate Lock:	60, 90, or 120 days from date of receiving the executed rate lock agreement and deposit/1.00% of loan amount for 60 days, 1.50% for 90 days, and 2.00% for 120 days. Rate premiums for 90 and 120 day options
Required:	The following are not required in most cases: legal opinion, reserves for capital improvement, engineering report, and seismic/PML report; earthquake insurance
Closing	Typically within 45 days from receipt of completed application
Assumable:	No
Prepayment Option:	Step down - Flexible
Required:	ACH from Opus Bank account; tax/insurance impounds; arms length third party mgmt

These are representative terms and structure only. No offer or commitment is being made. Credit and other internal approvals are required prior to any such offer or commitment. Rates and programs are subject to change; certain restrictions apply. Contact a Banker for more information.

