



COMMERCIAL REAL ESTATE LOAN PROGRAM

Property Types:	Industrial, Office, Retail, Medical Office, and Self-storage
Loan Size:	Up to \$15 million
Term:	Up to 10 Years
Amortization:	Up to 30 Years
Interest Only:	Yes, 2 years available. Rate premium applicable.
Rate Programs:	Initial fixed, 3, 4, 5, or 6 years, then adjustable for the remaining term or ARM program available; lower rates for $\leq 50\%$ LTV
ARM Indices:	6 & 12 month LIBOR or 1 year CMT
Loan to Value:	Up to 70% LTV depending on asset class, rate/term, or cash-out
Debt Coverage Ratio:	Minimum 1.25 depending on asset class
Good Faith Deposit:	\$5,500 (\$7,500 if Phase I Environmental is required.)
Loan Fee:	Varies, Par Programs available
Processing Fee:	10 bps, \$1,500 minimum, \$5,000 maximum
Liability:	Recourse; Non-Recourse available for properties below 50% LTV; partial recourse considered for properties above 50% LTV on a case-by-case basis
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.
Not Required:	The following are not required in most cases: legal opinion, tax/insurance impounds, 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

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.

