

# Eligibility Guidance


Before you begin exploring Fannie Mae and Freddie Mac's small loan programs for financing your multifamily investment property, let's make sure you meet the basic program requirements.

Certain waivers or exceptions may be available, however the inability to meet multiple criteria increases your risk of ineligibility.

## Must haves



**5+ unit**  
apartment buildings



**\$750k – \$7.5m**  
loan amount

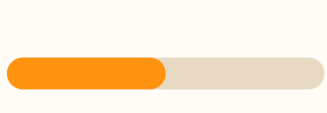
## Property

### Occupancy

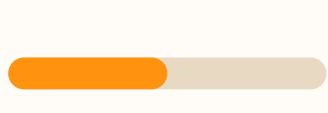
Stabilized residential occupancy and a good tenant mix provides security that steady property cashflow will be available to meet ongoing debt service payments.



**90%**  
physical occupancy  
for the last 3 months



NO MORE THAN  
**50%**  
commercial\*  
space or income  
\*non-residential



NO MORE THAN  
**50%**  
student or  
military tenants

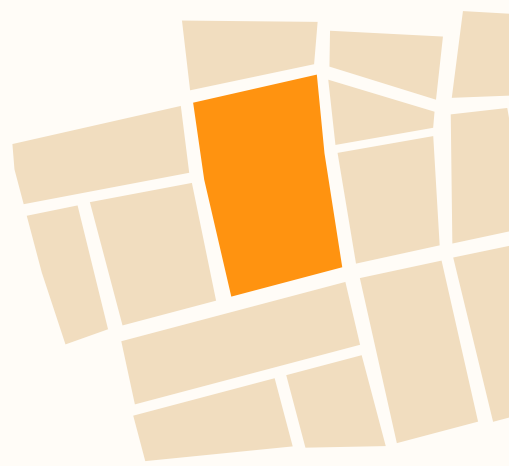


NO MORE THAN  
**5%**  
short term rentals  
(Initial lease terms offered  
less than 6-months and  
airbnb/vacation rental units)

### Location

Borrower is within  
**100 miles**  
of the property

**Neighborhood**  
should have little to  
no crime, drugs, etc.



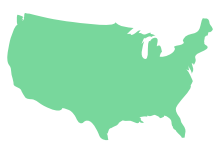
If you do not live within 100 miles of the property, prior experience in that market and utilizing a locally experienced, third-party or on-site property manager can get you over the requirement hurdle.

## Borrower

### Credit



**680+**  
FICO score



All borrowers are  
**U.S. citizens**  
residing in the U.S.



**No history of criminal activity,**  
including bankruptcy or  
material litigation.

**Net worth**  
IS EQUAL TO  
**loan amount**

$$\frac{\text{total assets} - \text{total liabilities}}{\text{net worth}}$$

**Liquidity**  
IS EQUAL TO  
**9 monthly payments**  
(generally ~5% loan amount)

Available cash in your checking or savings accounts & other assets that can be quickly converted to cash

### Experience

A proven track record of owning and operating at least one other similar sized multifamily property is typically required. This provides greater assurance that you have the experience to capitalize on the "ups" and endure the "downs" of the market. Property types include market-rate apartments as well as manufactured housing communities.

**3+ properties**  
owned, with 1 acquired  
at least 2 years ago  
OR  
**1 property**  
owned for at least 5 years

### What's next?

If you think you meet the basic small loan program requirements listed above and you're ready to finance, get a quote at [getmultifi.com/get-a-quote](https://getmultifi.com/get-a-quote).