



COMMERCIAL REAL ESTATE Loan Programs

LOAN SIZE:	\$500,000+
LOCATION:	California, Seattle, Portland and New York. With expansion into other major metros shortly.
PROPERTY TYPES:	Industrial, Retail, Warehouse, R&D/Flex, Office, and some Medical Office.
PROGRAMS:	Variable, Hybrid and Fixed programs for stabilized properties.
TERM/ AMORTIZATION:	10 year terms / Typically 25 years, but up to 30 year amortization subject to property age and condition or LTV.
INTEREST RATES:	Variable (12 MTA which has an available option to lock in a 7.5% Lifetime Cap and LIBOR) Hybrid and Fixed rates with 7 and 10 year terms. Please call for quote.
LOAN-TO-VALUE:	Subject to underwriting criteria, up to 75% for Anchored Retail, Industrial, and Office.
LIABILITY:	Both recourse & non-recourse available based on property quality and underwriting strength.
APPLICATION FEE	\$10,000 "Good Faith" deposit is required at LOI/application. WaMu will retain the greater of \$2,000 or 12½ bps to cover internal processing fees. The difference will be refunded at closing. No Fee is required for appraisal, environmental, legal and other out of pocket processing costs.
RATE LOCK:	Rate Locks available for 60 days with a 1% fee. This fee is rebated back to the borrower at closing.
DEBT COVERAGE:	Minimum of 1.25x for Industrial and Office and Anchored Retail; 1.30x for Shadowed Anchored Retail for stabilized term underwriting; 1.35x for Unanchored Retail.
CLOSING:	Typically within 45-60 days from receipt of complete and executed LOI or Application, Expense Fee and requested documentation.
NOT REQUIRED:	Engineering or Seismic reports and reserves for capital improvements, tenant improvement and leasing commissions.
PREPAYMENT:	NO LOCK OUT PERIOD. Typical prepayment premium for a Variable rate is 1% for the first 3 years, Hybrid program is a declining percent of loan balance. 7 year and 10 year Fixed rate loans is Yield Maintenance.

All rates and terms of program are subject to change without notice. Actual loan rates and terms will depend upon specific characteristics of each transaction. All loans are subject to credit and collateral approval, and are subject to standard terms and conditions in WAMU's loan documents.

For more information, please contact:

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