

Summary of Terms

Multifamily Credit Insurance Risk Transfer (MCIRT™)

MCIRT 2018-02

Insured	Fannie Mae
Covered Loans	A \$10.9 billion portfolio of Multifamily mortgage loans acquired between February 1, 2018 and June 30, 2018, with original LTVs less than 80%, and original UPBs less than \$30MM.
Insurance Structure	Aggregate Excess of Loss Credit Insurance
Insurance Coverage	Aggregate Excess of Loss Credit Insurance with total placed limit of liability of approximately \$273.8MM (2.50% of the Total Initial Principal Balance) in excess of a retention of approximately \$164.3MM (1.50% of the Total Initial Principal Balance). Limit of liability information by tranche is presented in the table below.

Limit of Liability – MCIRT 2018-02		
Tranche Name	Limit of Liability (\$)	Limit of Liability (bps)
A	\$164 MM	150
B	\$109 MM	100
Total:	\$273 MM	250

Monthly Premium	Premium payable in one hundred twenty (120) equal monthly installments in advance beginning October 1, 2018. The first Monthly Premium payment is due not later than 10 Business Days after delivery of the Set-up File. Thereafter, Monthly Premium shall be on the first Business Day of each month.
Claim Basis	Actual Loss, Net of Lender Loss Share
Effective Date	October 1, 2018
Termination Date	September 30, 2028



Collateral Requirements

Ratings	Collateral %
<ul style="list-style-type: none"> Standard & Poor's rating equal to AA- or higher, and A.M. Best Rating equal to A+ or higher 	20%
<ul style="list-style-type: none"> Standard & Poor's rating equal to A+, and A.M. Best Rating equal to A+ or higher 	22.5%
<ul style="list-style-type: none"> Standard & Poor's rating equal to A- or higher, and A.M. Best Rating equal to A- through A; <p>Or</p> <ul style="list-style-type: none"> Standard & Poor's rating equal to A- through A, and A.M. Best Rating equal to A- or higher 	25%
<ul style="list-style-type: none"> Standard & Poor's rating equal to A or higher, and No A.M. Best Rating; <p>Or</p> <ul style="list-style-type: none"> No Standard & Poor's rating, and A.M. Best Rating equal to A or higher 	30%
<ul style="list-style-type: none"> Standard & Poor's rating equal to A-, and No A.M. Best Rating; <p>Or</p> <ul style="list-style-type: none"> No Standard & Poor's rating, and A.M. Best Rating equal to A- 	40%
<ul style="list-style-type: none"> Standard & Poor's rating equal to BBB through BBB+, and A.M. Best Rating equal to B++ or higher; <p>Or</p> <ul style="list-style-type: none"> Standard & Poor's rating equal to BBB or higher, and A.M. Best Rating equal to B++; <p>Or</p> <ul style="list-style-type: none"> Standard & Poor's rating equal to BBB through BBB+, and No A.M. Best Rating; <p>Or</p> <ul style="list-style-type: none"> No Standard & Poor's rating, and A.M. Best Rating equal to B++ 	50% with Premium Capture
<ul style="list-style-type: none"> Standard & Poor's rating equal to BBB- or lower; <p>Or</p> <ul style="list-style-type: none"> A.M. Best Rating equal to B+ or lower; <p>Or</p> <ul style="list-style-type: none"> No Standard & Poor's rating, and No A.M. Best Rating 	75% with Premium Capture