Dwight Mortgage Trust
Bridge Loan Representative Terms

Eligible Properties	• Multifamily, Assisted Living, Skilled Nursing, Retail, Mixed-Use and Office properties • Flexible criteria ranging from lease up and value-add acquisitions to equity recapitalizations
Maximum LTV	Up to 90% Loan-to-Cost and 80% of Stabilized Value
Loan Amount	$7.5 million to $200 million
Term	Up to 36 months including extension options
Interest Rate	Floating rate over 30-day Term SOFR index, spread over Term SOFR is variable based on property, strategy, and sponsorship
Amortization	Interest Only
Prepayment	Waived if permanent financing is provided by Dwight Capital
Security	• First mortgage lien and assignment of rents required • Single-purpose entities and Tenants in Common
Fees	1% finance fee
Recourse	Typically non-recourse with standard carve-outs for multifamily, partial or full recourse may be required for other property types
Escrows	Required for real estate taxes, insurance, and critical repairs; an interest reserve may also be required based on debt service coverage
Loan Costs	Borrower is responsible for all due diligence and transaction costs
Guarantors	Required to meet net worth and liquidity dependent on transaction size
Additional Conditions	The Loan is contingent upon an acceptable Environmental Report, Property Needs Assessments, Appraisal and Zoning Report