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Arbor Commercial Funding, LLC named Fannie Mae Seniors Housing DUS Lender

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Arbor Commercial Funding, LLC, a wholly owned subsidiary of Arbor Commercial Mortgage, LLC and a national, direct commercial real estate lender, has been named a Fannie Mae Seniors Housing Delegated Underwriting and Servicing (DUS) lender. This designation will now allow Arbor to directly offer its clients some of the best fixed and variable-rate loan products available in the seniors housing and healthcare market.

"Having worked with Arbor for two decades on conventional multifamily, we are pleased to have the company now offering our highly competitive Fannie Mae Seniors Housing product to investors across the country," said Phyllis Klein, Fannie Mae's Vice president of borrower relationships, structured transactions and seniors housing. "We look forward to seeing Arbor bring our customized and flexible financing solutions to its seniors housing clients."

Already widely known as a long-standing Top 10 Fannie Mae DUS Multifamily Lender by volume and the Top Fannie Mae Small Loan Lender for 2014, Arbor is now one of only 17 Fannie Mae Seniors Housing lenders in the market that can offer market-leading, non-recourse financing for independent living, assisted living and Alzheimer's/Dementia Care facilities. Arbor's new Fannie Mae Seniors Housing platform will also further enhance the capabilities of the company's dedicated Seniors Housing & Healthcare Finance group, which is already uniquely positioned to offer investors a seamless, one-stop-shop financing experience complete with bridge and FHA seniors housing loans as well.

"Obtaining our Fannie Mae Seniors Housing approval is a reflection of the expertise and experience inherent within Arbor's Seniors Housing & Healthcare Financing group, our overall commitment to growing our Seniors Housing & Healthcare platform's offerings and our strong, long-standing relationship with Fannie Mae," said Ivan Kaufman, Arbor's chairman and CEO. "I look forward to providing our clients with the best financing available in the seniors housing and healthcare market, including an array of loan options rarely seen in the business."

Founded by Chairman and CEO Ivan Kaufman, Arbor Commercial Mortgage, LLC and Arbor Commercial Funding, LLC are national direct lenders specializing in loan origination and servicing for multifamily, seniors housing, healthcare and other diverse commercial real estate assets. Arbor is a Top 10 Fannie Mae DUS Multifamily Lender by volume, a Freddie Mac Program Plus® Seller/Servicer and Small Balance Loan lender, an FHA Multifamily Accelerated Processing (MAP)/LEAN Lender, a HUD-approved LIHTC Lender as well as a CMBS, Bridge and Mezzanine lender, consistently building on its reputation for service, quality and flexibility. With a current servicing portfolio of more than \$11 billion, Arbor is a primary commercial loan servicer and special servicer rated by Standard & Poor's and holds an Above Average rating from Standard & Poor's. Arbor is also on the Standard & Poor's Select Servicer List and is a primary commercial loan

servicer and loan level special servicer rated by Fitch Ratings.

Arbor Commercial Mortgage, LLC also manages Arbor Realty Trust, Inc., a real estate investment trust, (REIT), formed to invest in mortgage-related securities, real estate-related bridge, junior participating interests in first mortgages, mezzanine loans, preferred and direct equity investments and in limited cases, discounted mortgage notes and other real estate related assets. Arbor is headquartered in Uniondale, NY, with full-service lending offices throughout the United States.

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