

SAMPLE LOAN RESEARCH BRIEF

How This Property Was Financed

Format of our agency loan research. The property, lender and every figure below are invented for the sample.

Original loan	Rate	Term	Maturity	Est. balance today
\$4,350,000	5.05% fixed	10 years	Aug 2031	\$4,140,000

1. Answer in brief

The subject property carries a first-lien, fixed-rate multifamily loan sold to an agency, with interest-only payments for the first 24 months and 30-year amortization after. The loan is assumable with lender consent, and early payoff is penalized through yield maintenance until the final months. If you buy and keep this loan, you would keep a 5.05% rate that is lower than today's market. That is the main value of the research.

2. Loan details found

Item	Finding	Where it came from
Lender type	Agency multifamily loan (sample)	Recorded deed of trust and servicer data
Original amount	\$4,350,000	Recorded deed of trust
Origination date	August 2021	Recording date, county records
Interest rate	5.05% fixed	Agency loan disclosure
Term / maturity	10 years / August 2031	Note terms
Amortization	24 months interest-only, then 30-year	Loan terms
Prepayment	Yield maintenance, open in last 3 months	Loan terms
Assumability	Yes, lender consent and fee required	Loan terms
Recourse	Non-recourse with standard carve-outs	Loan terms
Estimated balance	\$4,140,000 (modeled from terms)	Amortization schedule built by us
Other liens	None found	Title and UCC search

The estimated balance is a model, not a payoff figure. Only the servicer can issue an official payoff statement.

3. What it means for a buyer

Rate advantage. Assuming the loan keeps a 5.05% rate where new loans cost more. We calculate the interest saved over the remaining term.

Prepayment cost. Paying the loan off early would trigger yield maintenance. We estimate the cost at the current treasury level so you can compare it with refinancing.

Assumption path. Assumption needs lender approval, a fee and a qualified buyer. We list the documents the lender asks for.

Maturity risk. The loan matures in 2031. A buyer should plan the refinance or sale before then.

4. How we find this

1. Pull the recorded deed of trust and assignments from county records to confirm the lender, amount, date and any other liens.
2. Search the public loan look-up tools offered by the agencies for loans they own, using the property address.

3. Read the loan terms for rate, term, amortization, prepayment and assumability.
4. Build the amortization schedule to estimate today's balance and compare it with market rates.
5. Run a title and UCC search for other liens, then list open questions for the servicer.

5. What to confirm before relying on this

Request the loan documents and a payoff or assumption statement from the servicer. Recorded documents can be incomplete, and some loans do not appear in public look-up tools.