

ARBOR REALTY TRUST INC

Form 8-K

October 30, 2006

**Table of Contents**

**UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549  
FORM 8-K  
CURRENT REPORT**

**Pursuant to Section 13 or 15(d) of the  
Securities Exchange Act of 1934**

Date of Report (Date of earliest event reported) October 30, 2006 (October 26, 2006)

**Arbor Realty Trust, Inc.**

(Exact name of registrant as specified in its charter)

Maryland	001-32136	20-0057959
(State or other jurisdiction of incorporation)	(Commission File Number)	(IRS Employer Identification No.)

333 Earle Ovington Boulevard, Suite 900 Uniondale, New York 11553

(Address of principal executive offices) (Zip Code)  
(516) 832-8002

(Registrant's telephone number, including area code)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
  - Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
  - Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
  - Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))
-

**TABLE OF CONTENTS**

Item 1.01 Entry Into a Material Definitive Agreement.

Item 2.03. Creation of a Direct Financial Obligation or an Obligation under an Off-Balance Sheet

Arrangement of a Registrant

SIGNATURE

---

**Table of Contents**

Arbor Realty Trust, Inc.  
Current Report on Form 8-K

**Item 1.01 Entry Into a Material Definitive Agreement.**

The information in Item 2.03 is incorporated herein by reference.

**Item 2.03. Creation of a Direct Financial Obligation or an Obligation under an Off-Balance Sheet Arrangement of a Registrant**

On October 26, 2005, Arbor Realty Trust, Inc. (the Company ), as guarantor, and Arbor Realty SR, Inc., as seller, entered into a \$150 million master repurchase agreement with a financial institution (the Repurchase Agreement ). The facility has a rolling one-year term not to exceed three years from the effective date of the agreement and bears interest at a spread over LIBOR. Subject to the terms and conditions thereof, the Repurchase Agreement provides for the sale and repurchase of first lien mortgages, commercial mezzanine loans, B-notes, participation interests in the foregoing, and other mutually agreed upon collateral.

The facility requires that the Company satisfy certain financial covenants including minimum net worth, debt-to-equity ratios, and other restrictions and covenants that are normal and customary.

---

**Table of Contents**

SIGNATURE

Pursuant to the requirements of the Securities Exchange Act of 1934, the Registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

Dated: October 30, 2006

ARBOR REALTY TRUST, INC.

By: /s/ Paul Elenio

Name: Paul Elenio

Title: Chief Financial Officer