

Loan Term	40 years
Interest Rate	Fixed rate, fully amortizing
Non-recourse	Non-recourse
Assumable	Fully assumable
Prepayment	10% year one, then declining 1% per year; and customizable
Commercial Space	No commercial space greater than 25% of net rentable area and 20% of effective gross income of the property
Borrower	A single asset SPE
Escrows	Prior to construction, reserves for interest, insurance, taxes, working capital, and initial operating deficit must be established. These balances will be released to the borrower following six consecutive months of break-even operations. Post construction, insurance, taxes, and MIP will be escrowed monthly. Additionally, a capital needs reserve will be maintained with monthly deposits in accordance with HUD guidelines on a property specific basis.
Davis Bacon Wages	Payment of prevailing wages for contractors and subcontractors
Third Party Reports	Market Study, Appraisal, Environmental Report, future Capital Needs Assessment and an Architectural and Cost Review

DSCR/LTV Requirements: For Loan Amounts up to \$130 Million

Property Type	Maximum LTC	Minimum DSCR
Subsidized ¹	90%	1.11
Affordable ²	90%	1.11
Market Rate	87%	1.15

DSCR/LTV Requirements: For Loan Amounts of \$130 Million and Above

Property Type	Maximum LTC	Minimum DSCR
Subsidized ¹	87%	1.15
Affordable ²	80%	1.25
Market Rate	75%	1.30

Mortgage Insurance Premium: 0.25% due at closing and annually thereafter

1. At least 90% of the units covered by a project-based Section 8 contract for at least 15 years.
2. Regulatory Agreement in place with minimum set-aside (e.g., 40% of units at 60% AMI, or 20% of units at 50% AMI) in effect for at least 15 years.