

## Unfunded Forward Commitment for Financing Affordable Multifamily Housing

<b>Property Type:</b>	Affordable multifamily apartments (9% LIHTC).
<b>Loan Size:</b>	\$1,000,000 minimum.
<b>Forward Options:</b>	No funds advanced during construction period.
<b>Term:</b>	24 to 30 months for construction and lease-up, minimum permanent period of 18 years.
<b>Loan Delivery Requirement:</b>	90% occupancy for 90 consecutive days.
<b>Amortization:</b>	30 years.
<b>Debt Service Coverage:</b>	Minimum 1.15.
<b>Loan to Value:</b>	Not to exceed 90%.
<b>Interest Rate:</b>	Spread over applicable treasury as adjusted for loan term, amortization, debt service coverage and loan to value.
<b>Rate Lock:</b>	Rate can be locked up to 30 days prior to construction closing.
<b>Guaranty:</b>	Non-recourse after permanent delivery with standard carve-out. Penalties for non-delivery.
<b>Subordinate Financing:</b>	Allowable, subject to lender underwriting and approval.
<b>Transaction Costs</b>	
Due Diligence Fee:	Subject to complexity of transaction, usually \$20,000. Includes cost of third party reports (appraisal, market study, environmental and cost and plan review).
Other Costs:	Borrower responsible for lender's customary legal fees.
Commitment Fee:	Negotiable.
<b>Prepayment Provisions:</b>	Loans subject to yield maintenance.