



Uses	Acquisition and rehabilitation or repositioning of operating multifamily rental, commercial, and mixed-use properties, including New Markets Tax Credit-financed developments
Loan amount	Up to \$7,500,000
Loan term	5 or 7 years with 15-year or 30-year amortization
Interest rate	Please call us for current fixed rates Forward commitments with rate locks are available
Collateral/ security	1st or 2nd position mortgage/deed of trust and assignment of rents on the financed property For NMTC-financed properties, security will include pledge of ownership interests, grant funds, earned developer fees, where direct security interest in real estate is not permitted.
Recourse and guarantee	Loan will be recourse to the Borrower for any outstanding principal amount greater than 80% of the property value. If the Borrower is an SPE, the Sponsor will provide a repayment guarantee for the same amount. Industry-standard nonrecourse carveout provisions will be applied.
Loan to value	Maximum of 95%, based on appraised value with stabilized occupancy
Payments	Monthly P&I payments based on 15 to 30-year amortization Debt service payments and replacement reserve deposits made from property cash flow
Debt coverage	Minimum DCR of 1.15x for 1st position loans, 1.05x for 2nd position loans DCR calculation includes replacement reserve deposits (if required)
Replacement reserves	May be required for loans with 7-year term. Underwritten replacement reserves will be determined by Property Condition Report, estimating the amount needed for capital investment during the term of the loan. Replacement reserves will be collected, held, and controlled by NeighborWorks Capital.
Prepayment premium	Three percent (3.0%) for the first 12 months after closing, declining by 1% annually through the first three years of the loan term. No prepayment penalty after three years.
Repayment source	Refinancing or sale of property
Fees	Application Fee - \$1,000 Origination Fee - 1.00% to 1.50% of Loan Amount
Third-party reports	Appraisal, Phase I/II environmental, property condition report, market analysis (for repositioning)