



Apartments - New Construction, Rehab, Acquisition or Refinance Lending Pool

DESCRIPTION

First Housing Development Corporation provides competitive financing for affordable or redevelopment projects in Florida for the acquisition or refinance of constructed or substantially rehabilitated multifamily properties.

BENEFITS / FEATURES

- One closing.
- One-step processing under First Housing's Lending Pool requirements.
- No conversion risk. Loan automatically converts at end of construction period.
- 1% prepayment penalty as long as First Housing holds the loan.
- Permanent and Construction Interest Rate locked at construction loan closing.
- Up to 35 year amortization.

OPTION 1 - 30-Year Amortization

LOAN AMOUNT: Lessor of: (i) 85% of restricted value or ii) 80% of market value; but in no case not to exceed 85% of purchase price.

DEBT SERVICE COVERAGE: Minimum 1.20x.

AMORTIZATION: 30 years for most properties.

OPTION 2 - 35-Year Amortization

LOAN AMOUNT: Lessor of: (i) 80% of restricted value or ii) 75% of market value; but in no case not to exceed 80% of purchase price.

DEBT SERVICE COVERAGE: Minimum 1.25x.

AMORTIZATION: 35 years for most properties.

LOAN STRUCTURE

LOAN TERM: New Construction/Rehabilitated: Up to 16.5 years.
Includes 18 mos for construction that can be extended up to 30 mos.
Refinance/Acquisition: Up to 15 years.

ORIGINATION FEES: 1% of Construction Loan Amt. and 1% of the Permanent Loan Amt.

RECOURSE: Permanent Loan is nonrecourse with standard recourse carve outs.

PERMANENT RATES: Term over 10 years: 10 Year Treasury plus 265 bps with a floor.
Rate may be locked after Borrower's Acceptance of Commitment.
Term under 10 years: TBD

CONSTRUCTION RATES: 30-Day LIBOR plus 225.

OPTIONAL FEATURES

PREPAYMENT: No Yield Maintenance while First Housing holds the Note.

ASSUMABILITY: Fully assumable with Lender's consent.

SUBORDINATE FINANCING: Soft second allowed.

GUARANTEES: Construction Completion and Payment and Performance, if applicable.