



**Affordable Housing  
 Forward Commitment  
 for New Construction or  
 Substantial Rehabilitation**

<b>ELIGIBLE PROPERTIES:</b>	New construction or substantial rehabilitation of Multifamily Affordable Housing. Multifamily Affordable Housing is housing that meets or exceeds the income and rent restrictions of the Low Income Housing Tax Credit (LIHTC) program. This program is typically used for 9% LIHTC projects.
<b>LOAN TYPE:</b>	Balloon mortgages with 15 or 18-year terms or fully amortizing structures are available.  Loan funds will be advanced to an approved Construction Lender in a lump sum or in installments. Requires credit support during the Forward Commitment Term in the form of a Letter of Credit from an "AA" or better rated institution. Guaranteed Investment Contract option and unfunded Forward Commitments available.
<b>PREFERRED LOAN SIZE:</b>	\$3 million and larger.
<b>MAXIMUM LOAN:</b>	Amount equal to the lesser of:  1. 90% of appraised value; or  2. 1.15 debt service coverage.
<b>INTEREST RATES:</b>	Determined by market rates at the time of rate lock. Rates vary by loan-to-value ratio, debt service coverage and property quality.
<b>FORWARD COMMITMENT TERM:</b>	Up to 30 months with one 6-month extension, longer forward commitment terms available.
<b>AMORTIZATION:</b>	Up to 30 years.
<b>PERSONAL RECOURSE:</b>	None, except for standard exceptions to non-recourse, which are the responsibility of the Key Principal(s).
<b>ASSUMABILITY:</b>	Assumable, subject to CWCapital approval and a 1% transfer fee.
<b>PREPAYMENT:</b>	Yield maintenance.
<b>SUBORDINATE FINANCING:</b>	Allowed up to 95% aggregate loan-to-value with a minimum aggregate debt service coverage of 1.05 for foreclosable subordinate debt; no restrictions for "soft" debt.
<b>ESCROWS:</b>	Monthly escrows for real estate taxes, property insurance and replacement reserves upon permanent loan closing.

hardworking + successful + prepared + accomplished  
innovative + versatile + knowledgeable + resourceful  
reliable + efficient + collaborative + flexible + creative  
accountable + prepared + problem solver  
flexible + responsive +

**APPLICATION FEE:**

Based on estimated underwriting costs for appraisal, architectural / engineering report, market study, environmental assessment and other loan processing costs.

**FINANCING FEE:**

Negotiable.

**CLOSING EXPENSES:**

Standard transaction costs, including legal fees, title insurance and survey.

**FANNIE MAE DEPOSITS:**

A forward commitment deposit equal to 2% of the commitment amount to be paid prior to rate lock. Deposit may be in cash or letter of credit and will be refunded/released upon delivery of the permanent loan.

At construction loan closing, the Borrower must execute a Delivery Assurance Certificate in favor of Fannie Mae, secured by a subordinate lien. The lien will be released upon permanent loan closing.

**PERMANENT LOAN CLOSING:**

Project completion with Certificate of Occupancy for all units, 90% occupancy for 90 consecutive days.

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**PRELIMINARY SUBMISSION PACKAGE:**

Include the following in your request for a loan quote:

1. Property description and unit mix with proposed rent schedule.
2. Rent and Occupancy Restrictions.
3. Location Map.
4. Developer's pro forma income and expenses.
5. Anticipated sources and uses of funds schedule detailing development costs.
6. Sponsor resume.