

# GMHF LOAN PRODUCTS



	MULTIFAMILY				
	Predevelopment	Acquisition	Construction/ Equity Bridge	Permanent 1 <sup>st</sup> Mortgage	Construction To Perm
<b>Purpose</b>	Financing for project-related hard and soft costs prior to closing on construction or permanent financing	Financing for acquisition of land or buildings prior to closing on construction or permanent financing	Financing for new construction or rehabilitation of existing apartments	Long-term first mortgage financing for multifamily properties	Long-term first mortgage financing at start of construction for multifamily apartments
<b>Loan Size</b>	\$20,000 minimum	\$5 million maximum	\$10 million maximum	\$5 million maximum	\$5 million maximum
<b>Term</b>	Up to 36 months	Up to 36 months	Up to 36 months	Up to 35 years	Up to 35 years
<b>Amortization</b>				Up to 35 years	Up to 35 years
<b>Interest Rate</b>	Fixed rate starting at two-year Treasury + 3.0% if not secured by real estate (minimum of 4.00%)	Fixed rate starting at two-year Treasury rate + 2.0% (minimum of 4.00%)	Fixed rate starting at two-year Treasury rate + 2.0% (minimum of 4.00% unless paired with MEF LIHTC Equity)	Fixed rate starting at corresponding Treasury rate + 2.0%	Fixed rate starting at corresponding Treasury rate + 2.0%
<b>Origination Fee</b>	Greater of 1% or \$2,500	Greater of 1% or \$2,500	1%	Greater of 1% or \$5,000	Greater of 1% or \$5,000
<b>Loan-to-Value</b>		80% as-is value	80% of as-stabilized value or 80% of capital contributions for tax credit projects	80% as-stabilized value	80% as-stabilized value
<b>Debt Coverage Ratio</b>				1.15 for new construction or 1.20 for rehab in Year 1; min of 1.10 for at least 15 years	1.15 for new construction or 1.20 for rehab in Year 1; min of 1.10 for at least 15 years
<b>Repayment</b>	Interest only payment due monthly and principal due at maturity	Interest only payment due monthly and principal due at maturity	Interest only payment due monthly and principal due at maturity	Amortizing with principal and interest due monthly and any outstanding balance due at maturity	Amortizing with principal and interest due monthly and any outstanding balance due at maturity
<b>Interest Only Period</b>	Term of loan	Term of loan	Term of loan	Up to 24 months	Up to 24 months
<b>Security</b>	Collateral may be required based on project underwriting and borrower	1 <sup>st</sup> lien position	1 <sup>st</sup> or 2 <sup>nd</sup> lien position and/or assignment of capital contributions for LIHTC projects	1 <sup>st</sup> lien position	1 <sup>st</sup> lien position
<b>Operating Reserve</b>				3 months of debt service	3 months of debt service
<b>Replacement Reserve</b>				Up to \$350/unit per year for new; based on CNA for rehabs	Up to \$350/unit per year for new; based on CNA for rehabs
<b>Guarantee</b>	May be required based on underwriting	May be required based on underwriting	Required	Non-recourse (May be required short-term)	Required until stabilization, then non-recourse
<b>Affordability</b>	At least 75% of units must be income- and rent-restricted at 80% AMI, including either 40% of units at 60% AMI or 20% of units at 50% AMI. Up to 25% of units may be market rate				
<b>Other Fees</b>	Borrower is responsible for GMHF legal fees, closing costs and the cost of any third-party reports				

*\*All terms are subject to change based on project underwriting and credit approval\**  
**FOR MORE INFORMATION CONTACT GMHF AT 621-221-1997 OR INFO@GMHF.COM**

# GMHF LOAN PRODUCTS



	MULTIFAMILY			SINGLE FAMILY	
	Mezzanine Second Mortgage	Tax Increment Financing	State Historic Tax Credit Bridge	Construction Loan Line of Credit	NMTC Source Loan
<b>Purpose</b>	Subordinate second mortgage financing for multifamily properties	Financing to capitalize pay-as-you-go tax increment financing (TIF)	Financing to bridge five-year pay-in schedule of MN State Historic Tax Credit for multifamily properties	Financing for new construction or rehabilitation of existing single-family homes	Financing for construction of new single-family homes using New Market Tax Credits (NMTC)
<b>Loan Size</b>	\$1 million maximum			\$1 million maximum (up to \$200,000 per home)	\$5 million maximum
<b>Term</b>	Up to 15 years, coterminous with first mortgage	Up to 26 years to match duration of TIF	4 years	Up to 24 months	Up to 24 months
<b>Amortization</b>	Up to 30 years	Up to 26 years to match duration of TIF	4 years		
<b>Interest Rate</b>	Fixed rate starting at 1.0% above first mortgage rate	Fixed rate starting at corresponding Treasury rate + 2.0% if combined with GMHF first mortgage	Fixed rate starting at five-year Treasury rate + 2.50%	Fixed rate starting at two-year Treasury rate + 2.25%	Fixed rate starting at two-year Treasury rate + 2.25%
<b>Origination Fee</b>	Greater of 1% or \$5,000	Greater of 1% or \$5,000	1%	0.5% for Line of Credit + 0.5% per home	1%
<b>Loan-to-Value</b>	Up to 95% as-stabilized value including all superior debt	Up to 100% of TIF income stream assuming no increase in payments	Up to 80% of total amount of state historic tax credits	Up to 85% as-completed value	
<b>Debt Coverage Ratio</b>	1.05 combined for first and second mortgage	1.00 with minimum assessment agreement			
<b>Repayment</b>	Interest only or amortizing monthly payments depending on project	Amortizing with monthly interest and principal payments	Interest due monthly with principal due in 4 equal annual installments	Interest only paid monthly with principal repayments due upon sale of each home	Interest only due monthly with principal payments due upon sale of each home
<b>Interest Only Period</b>	Up to 15 years	Up to 24 months if part of construction-to-perm loan		Term of loan	Term of Loan
<b>Security</b>	2 <sup>st</sup> lien position	2 <sup>nd</sup> lien position if not part of GMHF first mortgage	Assignment of state historic credits	1 <sup>st</sup> lien position	Pledged Collateral Account and Control Agreement
<b>Operating Reserve</b>	At least 3 months of debt service			Interest reserve may be required	Interest reserve may be required
<b>Replacement Reserve</b>	Based on CNA				
<b>Guarantee</b>	Non-recourse	May be required if not part of GMHF first mortgage	Non-recourse if combined with LIHTC	May be required	
<b>Affordability</b>	At least 75% of units must be income- and rent-restricted at 80% AMI, including either 40% of units at 60% AMI or 20% of units at 50% AMI. Up to 25% of units may be market rate			Up to 115% AMI	
<b>Other Fees</b>	Borrower is responsible for GMHF legal fees, closing costs and the cost of any third-party reports				

*\*All terms are subject to change based on project underwriting and credit approval\**  
**FOR MORE INFORMATION CONTACT GMHF AT 621-221-1997 OR INFO@GMHF.COM**