



## **Direct Purchase Program Unenhanced, Tax-Exempt Bond Financing**

<b>Benefits</b>	Fast, simple execution from a single source (construction and permanent); elimination of credit enhancement and associated costs
<b>Property Type</b>	Multifamily; for new construction and rehabilitation
<b>Loan Amounts</b>	\$7,000,000 minimum (smaller deals considered)
<b>Interest Rate</b>	Construction: Low 5% range (through completion) Permanent: Mid 6% range
<b>Amortization</b>	New construction: 40 years Rehabilitation: 35 years Begins 30-42 months after closing
<b>Term</b>	New construction: 42-43 years Rehabilitation: 37-38 years
<b>Debt Service Coverage</b>	1.10-1.15
<b>Loan to Value</b>	95% with value based on market rents and market cap rate
<b>Recourse</b>	Full recourse through commencement of amortization; non-recourse thereafter, excluding customary carve-outs
<b>Prepayment</b>	Lockout for 15 years from placed-in-service date, after which loan may be prepaid at par
<b>Fees</b>	Financing: 0.75% Construction 1.75% Permanent Due diligence: \$25,000 Attorney deposit: \$10,000 Servicing: \$6,000 annually
<b>Equity</b>	Prefer (but do not require) using MMA Financial as equity provider

*Terms subject to change without notice. Call for Current Rates.*