

**EXHIBIT 1 MF J - ACCESSIBILITY LOAN
MULTIFAMILY RENTAL HOUSING TERM SHEET**

Purpose	Provide mortgage loans for multifamily developments that need to improve accessibility to meet ADA/504 or Fair Housing requirement. The terms offered are generally not available in the conventional financial markets. The intent is to encourage owners of existing developments to improve accessibility. Construction financing is also available for approved developments. Such financing is generally limited to 30 months.
Funding Source	Project Mortgage Loan Account (PMLA), Multifamily Preservation Loan Fund (MFPLF) or General Revolving Loan Fund
Eligible Borrowers	For-profit or qualified non-profit entities, housing authorities, or other entities meeting criteria established by WHEDA.
Eligible Developments	Multifamily rental housing in need of rehabilitation that will improve the accessibility features of the development.
ADA/504 Requirements	Must certify that this loan satisfies a needed ADA or 504 requirement.
Minimum Set-Aside Units	20% of all units set-aside for households with incomes not exceeding 50% of County Median Income (CMI). OR 40 % of all units set aside for households with incomes not exceeding 60% of CMI. Total rent plus utilities cannot exceed 30% of the respective CMI levels.
Loan Amount	\$250,000 maximum.
Rate	A maximum of 5% annual interest.
Term	Up to 10 years or the term of the first mortgage, whichever is less.
Amortization	Up to 10 years or the term of the first mortgage, whichever is less; payment will be monthly.
Loan-to-Value Ratio (LTV)	Maximum Loan-to-Value for all debt service shall be 95%.
Debt Coverage Ratio (DCR)	1.05 minimum with all debt considered.
Credit Enhancements	Typically non-recourse. Construction lending requires either a 15% letter of credit (LOC) or 100% construction performance bond with a 5% LOC. A personal or corporate guaranty may be requested or substituted subject to underwriting. Permanent lending may require a letter of credit, personal or corporate guaranty, additional collateral, etc., based on underwriting.
Prepayment Provision	First 15 years: Allowed, subject to greater of yield maintenance fee or 1% of balance. After 15 years: Allowed subject to 1% of balance, no yield maintenance fee.
Escrows	Not required.
Environmental Reviews	Completion of a borrower's environmental checklist (WHEDA form).
Origination Fee	1% of the mortgage loan commitment amount.
Loan Structuring Fee (Non-refundable)	One-half of the origination fee is payable upon acceptance of the Mortgage Loan Commitment; this fee is credited toward the loan origination fee at the closing.
Application Fee	\$250 Developments of 24 units or fewer \$500 Developments of 25 units or more <i>Fees are subject to periodic review and change.</i>