



MULTIFAMILY RENTAL HOUSING ACCESSIBILITY LOAN 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.
Eligible Borrowers	For-profit or qualified nonprofit 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.
Loan Amount	Maximum of \$250,000
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.
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	Maximum Loan to Value for all debt service shall be 95%.
Debt Coverage Ratio	1.05 minimum with all debt considered.
Loan Guarantee	Non-recourse as to principals.
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.
Credit Enhancements	Only under special circumstances
Environmental Reviews	Completion of a borrower's environmental checklist (WHEDA form).
Loan Structuring Fee (non refundable)	One half of the origination fee is payable upon acceptance of the Mortgage Loan Commitment Letter,; this fee is credited toward the loan origination fee at the closing.
Origination Fee	1% of the loan amount.
Application Fee	\$250 Developments of 24 units or fewer \$500 Developments of 25 units or more Fees are subject to periodic review and change.
For More Information	<p>WHEDA Madison office 1-800-334-6873 201 West Washington, Ste. 700 Madison, WI 53703</p> <p>WHEDA Milwaukee office 1-800-628-4833 140 South 1st St., Ste 200 Milwaukee, WI 53204</p> <p>TTY/TTD 1-800-943-9430 (teletypewriter/Telecommunication Device for the Deaf)</p> <p>www.wheda.com</p>

