



MULTIFAMILY RENTAL HOUSING “7/10 FLEX FINANCING” TERM SHEET

<p>Purpose</p>	<p>WHEDA's 7/10 Flex Financing Loan product is designed to offer Borrowers excellent flexibility and pricing.</p> <p>Under this product, WHEDA will provide flexible fixed-rate loans to Borrowers under either 7 year or 10 year rate structures. This product is not expected to be financed through the sale of mortgage revenue bonds. The loans will be subject to financial strength, development eligibility, and rent and occupancy restrictions.</p> <p>Construction financing is also available for approved developments. Such financing is generally limited to 24 months and will be offered through WHEDA's Construction Plus Product.</p>
<p>Eligible Borrowers</p>	<p>For-profit, qualified nonprofits, or other entities meeting criteria established by WHEDA.</p>
<p>Eligible Developments</p>	<p>Developments must be residential rental housing for families, elderly, or people with disabilities.</p> <p>Eligible developments include:</p> <ul style="list-style-type: none"> • Apartments, including townhouses, • Developments may contain up to 25% commercial space, measured by a percentage of lease income. • Developments with new allocations of LIHTC are not eligible. <p>Developments may be for:</p> <ul style="list-style-type: none"> • New Construction; • Acquisition with rehabilitation of an existing building; • Refinance of an existing development.
<p>Minimum Set-Aside Units</p>	<p>20% of all units set aside for households with incomes not exceeding 80% of County Median Income (CMI)</p> <p>Total rent plus utilities cannot exceed 30% of the respective CMI levels.</p>
<p>Rate</p>	<p>7 Year Reset Option: Priced at the 7 Yr Treasury plus 250 to 275 bp spread. Rate is fixed for the initial 7 years of the Loan. Rate will reset beginning year 8, year 15, and year 22 using the then-current benchmark plus the committed spread.</p> <p>10 Year Reset Option: Priced at the 10 Yr Treasury plus 275 to 325 bp. Rate is fixed for the initial 10 years of the Loan. Rate will reset beginning year 11, and year 21 using the then-current benchmark plus the committed spread.</p>

