

Program	PHFA MRB - Fixed permanent and construction loan (if needed)												
Eligible Loan Types	Conventional, HUD Risk Share, RD, MAP												
Eligible Project	<ol style="list-style-type: none"> 1. A minimum of 20% of the units must be rented to tenants whose incomes do not exceed 80% of the area median income 2. Twenty-Four or more units 3. Occupancy has been no less than 93 percent for the previous 12 months 4. No default on the loan to be refinanced within the previous 12 months 												
Borrower	Pennsylvania single purpose entity												
Loan Sizing	Determined using applicable rents considering existing or future rent restrictions. Confirmation of rents to be addressed by a Rent Comparability Study.												
Source of Funds	<u>Construction Financing:</u> PHFA may issue short term tax exempt bonds using 4% credits to finance construction. <u>Permanent Financing:</u> provided by PHFA												
Loan Term	Not to exceed 40 years												
Loan Rate	Indicative permanent fixed interest rate as of July 9, 2018: <table border="1" data-bbox="576 1297 1226 1474"> <thead> <tr> <th>Amortization</th> <th>Years to Maturity</th> <th>Rate</th> </tr> </thead> <tbody> <tr> <td>30</td> <td>30</td> <td>4.875%</td> </tr> <tr> <td>35</td> <td>35</td> <td>5.000%</td> </tr> <tr> <td>40</td> <td>40</td> <td>5.250%</td> </tr> </tbody> </table> <p>Additional maturity structures are available. Contact the Agency for details. Rates and structure may change due to market changes and development specifics. The above rates are not guaranteed until confirmed by PHFA</p>	Amortization	Years to Maturity	Rate	30	30	4.875%	35	35	5.000%	40	40	5.250%
Amortization	Years to Maturity	Rate											
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40	40	5.250%											
Origination Fee	1.0% of the loan; \$10,000 minimum												
Cost of Issuance Fee	Varies depending on loan size. Contact the Agency for more details.												
Contact for Information:	Jordan Laird Director of Finance jlaird@phfa.org 717-780-3843												

Recourse	Permanent loan is non-recourse Construction bridge loan guarantor shall provide unconditional repayment and completion guarantees
Maximum Loan	An amount based on the lesser of the following: <ol style="list-style-type: none"> 1. In no event will the loan amount exceed 90% of the appraised value as determined by PHFA in its sole discretion 2. Debt service coverage not less than 1.0 in year 15
Equity Take-out	Permitted
Third Party Reports	Appraisal, Property Capital Needs Assessment, Energy Audit, and Environmental Site Assessment Phase I All additional information or documentation requested by the Agency. (Third party reports are to be ordered and provided by the borrower.)
Environmental Clearance	Completed by PHFA
Subsidy Layering Review	Completed by PHFA, when applicable. Subsidy Layering Fee \$2,000
Special conditions	PHFA will require and hold tax and insurance escrows. PHFA will hold the reserve for replacement funds. A beginning balance will be established after review of the physical needs study by PHFA's Technical Services Division. The minimum required beginning balance will be \$1,000/per unit.
Early Termination Processing Fee	A 10% early termination processing fee in the first year following the date of closing and declining one percent each year thereafter with no early termination processing fee after year ten.
Agency Legal Fees	\$10,000 or \$5,000 for refinance on existing PHFA loans
Loan Closing	Conducted by PHFA

Contact for Information:

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