



MHDC LOAN TERMS SHEET

	Construction Interest Rate	Construction Loan Fee	Permanent Rate	Permanent Fee	Permanent Loan Term	Amortization
MHDC Participating Lender Loan Information						
Using HOME Funds	Note 2	3/4% PL Portion	Blend 1% & Lender Rate	1/2% PL Portion	216 Mos	360 Mos
Using Fund Balance	Note 2	3/4%	Blend 4.25% & Lender Rate	1/2%	216 Mos	360 Mos
MHDC HOME Loan						
Primary Position	1.00%	0.00%	1.00%	0.00%	240 Mos	360 Mos
Subordinate Position	1.00%	0.00%	0.00%	0.00%	240 Mos	360 Mos
MHDC Fund Balance Loan						
Single Family Rental	4.00%	1.00%	4.25%	1.00%	216 Mos	300 Mos
Multifamily Rental	4.00%	1.00%	4.25%	1.00%	240 Mos	360 Mos
“Permanent Supportive Housing” Construction Loan	3.25%	1.00%	NA	NA	NA	NA
Construction Loan – All Other	4.25%	1.00%	NA	NA	NA	NA
MHDC National Housing Trust Fund (NHTF)						
MHDC NHTF	0.00%	0.00%	0.00%	0.00%	360 Mos	360 Mos
MHDC TCAP						
MHDC TCAP	4.00%	1.00%	4.25%	1.00%	240 Mos	360 Mos
Conventional Loan						
Conventional Loan	Market	Market	Market	Market	***	360 Mos

*** Any conventional loan must have a minimum loan term of 18 years and have fixed interest rate

Notes

1. The abbreviation of “PL” shown above on participation loans means participating lender.
2. The construction loan rate on participation loans will be negotiated between participating lender and MHDC.
3. Applications for participation loans should assume MHDC will fund its portion using Fund Balance. MHDC may substitute HOME funds as appropriate.
4. The rates shown above are today’s anticipated rates, they may be changed to reflect current market conditions.
5. Fund Balance permanent loans are generally MDHC-only loans; however, in no event can the Participating Lender portion of the loan, if any, exceed the MHDC portion.
6. MHDC may change funding requests to achieve MHDC underwriting standards.