



Tax-Exempt Bonds for Housing Development

Nonprofit Development/Owner

Type	Acquisition, rehabilitation and take-out
Term	Up to 30-year maturity, 30-year amortization
Loan Fees	1% - 2% of the loan amount
Interest Rate	<p>The tax-exempt equivalent yield of the matched term treasury constant maturities (H-15) plus the margin to create a tax-exempt yield.</p> <p>An interest rate lock is available for a maximum of 2 years at a cost of 0.25% of the approved loan amount.</p>
Security	First Deed of Trust
Loan-to-Value	Up to a maximum of 80% for WCRA or a maximum of 90% of appraised value on all debt or allowable debt service with reasonable expenses which include acceptable amounts included for reserve for replacement and management expense.
Debt Service Coverage	A minimum of 1.10:1 on WCRA debt - 1.0:1 minimum total debt. At funding, debt service is based on the current rents and income annualized and the appraiser's vacancy/credit loss and expenses. All appraisals must be dated less than 12 months prior to the closing.
Prepayment Penalties	FNMA guidelines; 1% thereafter
Maximum/Minimum Loan	\$2 million, no minimum
Rent Regulatory Agreements	Yes, affordability maintained for the life of the loan.
Other Conditions of Funding	Uses the standard WCRA underwriting criteria and requires that member banks commit to fund on a transaction-by-transaction basis.