

## LOAN TERMS FOR QUICKSTART

	QUICKSTART (QS) TERMS
<b>Term</b>	Up to 5 years
<b>Interest Rate</b>	Favorable, competitive rates. Please call to inquire about current rates
<b>Eligible Borrower</b>	Providers of affordable and workforce housing, including nonprofit and for-profit organizations
<b>Eligible Uses</b>	Predevelopment, acquisition, construction, and rehabilitation of affordable and/or workforce housing Financing and refinancing to preserve affordability
<b>Advantages</b>	<ul style="list-style-type: none"> <li>• For short-term gaps in development process – acquisition, predevelopment, construction phases</li> <li>• Accessible and quick approvals</li> </ul>
<b>Housing Type</b>	Multifamily-rental or ownership or other critical housing if/as determined by finding of the Board.
<b>Project Funding Preferences</b>	<ul style="list-style-type: none"> <li>• For new construction, as well as acquisition and/or rehabilitation to convert market units to permanently affordable</li> <li>• For projects providing deeper affordability and a greater number of units</li> <li>• For projects in areas that include, but are not limited to: disadvantaged communities, infill development, and high/low resource and high segregation and poverty areas</li> <li>• For high-density developments in Location Efficient Communities</li> <li>• For projects with proximity to public transportation</li> </ul>
<b>Affordability Targeting</b>	<ul style="list-style-type: none"> <li>• Up to 120% AMI</li> <li>• HEART will require affordability covenants on a minimum number of units that is commensurate with its level of participation</li> </ul>
<b>Loan Maximum</b>	Dependent on project financials, source of repayment, and term of loan
<b>Fee</b>	<ul style="list-style-type: none"> <li>• 1.5% of loan amount, \$1,000 of which is due at time of application</li> <li>• Borrower is responsible for lender's legal fees and all third-party costs</li> <li>• Additional fees apply for loan extensions</li> </ul>
<b>Security/Lien Position</b>	<ul style="list-style-type: none"> <li>• Secured by real property, letter of credit, interest in other acceptable collateral</li> <li>• May subordinate to other loans</li> </ul>
<b>Repayment</b>	<ul style="list-style-type: none"> <li>• Principal payments – deferred, balloon payment at maturity</li> <li>• Interest payments – favorable structure depending on project, please call for information</li> </ul>
<b>Loan to Value</b>	Negotiable, subject to project financials, source of repayment and term of loan

**Affordability Covenant**

Required for 55 years of affordability, but will defer to deed restriction of other funder that satisfy HEART requirements provided they are recorded at closing of permanent financing