

# NewPoint Impact Synthetic 221(d)(4)

NewPoint Impact provides financing for the new construction or acquisition/rehabilitation of an affordable rental housing project and rate locks an FHA 223(f) refinancing at the close of construction.

<b>ELIGIBILITY</b>	<ul style="list-style-type: none"> <li>Nationwide rental projects financed in conjunction with 4% LIHTC.</li> <li>Borrowers may be for-profit or 501(c)(3) that have previous experience with FHA lending programs.</li> </ul>
<b>MINIMUM INVESTMENT AMOUNT</b>	\$8 million
<b>CONSTRUCTION SIZING</b>	Permanent sizing plus any amounts necessary to satisfy the 50% test. Ability to bridge LIHTC with credit-worthy counterparties.
<b>PROCEEDS AVAILABILITY</b>	Drawdown during construction.
<b>CONSTRUCTION LOAN ADMINISTRATOR</b>	NewPoint
<b>PERMANENT SIZING</b>	Typical FHA 223(f) requirements.
<b>INTEREST RATE</b>	Fixed rate. Rate equals investor spread plus FHA servicing fee, plus GNMA guarantee fee plus MIP. Investor spread steps down upon delivery of the GNMA MBS.
<b>MATURITY</b>	35 years
<b>AMORTIZATION</b>	35 years
<b>GUARANTIES</b>	Repayment, completion and stabilization guaranties apply during the construction phase.
<b>CONVERSION</b>	Financing must satisfy the FHA 223(f) program.
<b>PREPAYMENT</b>	Typical FHA stepdown. Initially 10pts and declining 1pt per year. Negotiable.
<b>CONVERSION MECHANICS</b>	Project is underwritten pursuant to the FHA 223(f) program after stabilization. Upon delivery of the GNMA MBS, the fixed rate on the bonds is decreased by an agreed upon amount.
<b>RATE SETTING MECHANICS</b>	Both the construction rate and the permanent rate are set at the closing of the construction phase.
<b>FEES</b>	Standard application, origination and HUD fees apply. NewPoint's outside counsel fee to be quoted for each transaction.

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