

PROPRIETARY LENDING

# NewPoint Impact 4% FNMA M.TEB

NewPoint Impact provides financing for the new construction or acquisition/rehabilitation of affordable rental housing, while Fannie Mae writes an unfunded forward commitment to provide the permanent financing pursuant to its M.TEB program.

<b>ELIGIBILITY</b>	<ul style="list-style-type: none"> <li>Nationwide rental projects financed in conjunction with 4% LIHTC.</li> <li>Borrower may be for-profit or 501(c)(3).</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>CONSTRUCTION LENDER</b>	NewPoint will act as Construction Lender and M.TEB purchaser, eliminating the necessity of a second construction lender.
<b>PROCEEDS AVAILABILITY</b>	Drawdown during construction.
<b>CONSTRUCTION LOAN ADMINISTRATOR</b>	NewPoint
<b>PERMANENT SIZING</b>	<ul style="list-style-type: none"> <li>1.15x DSCR; 90% LTV for properties with at least 90% of units meeting affordability requirements.</li> <li>1.20x DSCR; 85% LTV for properties with less than 90% of units meeting affordability requirements.</li> <li>1.20x DSCR; 80% LTV for refundings.</li> </ul>
<b>INTEREST RATE</b>	Fixed rate. Rate equals investor spread plus Fannie Mae servicing and guarantee fees. Interest only during construction.
<b>TERM</b>	10-30 years
<b>AMORTIZATION</b>	35 years
<b>MINIMUM DSCR</b>	<ul style="list-style-type: none"> <li>1.15x for properties with at least 90% of units meeting affordability requirements.</li> <li>1.20x for properties with less than 90% of units meeting affordability requirements and for refundings.</li> </ul>
<b>MAXIMUM LTV</b>	90% based on as-restricted and as-completed value.
<b>GUARANTIES</b>	Repayment, completion and stabilization guaranties apply during the construction phase. Fannie Mae M.TEB non-recourse carve-outs during the permanent phase.
<b>CONVERSION</b>	<ul style="list-style-type: none"> <li>1.15x DSCR (at least 90% of units meeting affordability requirements).</li> <li>1.20x DSCR (less than 90% of units meeting affordability requirements and for refundings).</li> </ul>
<b>PREPAYMENT</b>	Yield maintenance subject to typical FNMA requirements.
<b>TAXABLE TAILS</b>	Permitted
<b>TIMING</b>	Able to close 60 days after receipt of third parties.
<b>FEES</b>	Standard application and origination fees apply. NewPoint's outside counsel fee to be quoted for each transaction.

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