

# NewPoint Impact 4% Tax-Exempt Bond Financing

NewPoint Impact provides 4% Tax-Exempt Bond Financing for the new construction or acquisition/rehabilitation and permanent financing of affordable rental housing in conjunction with the 4% LIHTC program.

<b>ELIGIBILITY</b>	<ul style="list-style-type: none"> <li>Nationwide rental projects financed in conjunction with 4% LIHTC.</li> <li>Minimum of 60% of units must be subject to tenant income restrictions.</li> <li>Borrower may be for-profit or 501(c)(3).</li> </ul>
<b>MINIMUM FINANCING 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>	1.15x DSCR (interest-only constant permitted). 70% LTC.
<b>INTEREST RATE</b>	Variable Rate at competitive spread over 1-month term SOFR, or Fixed Rate at competitive spread over 15-year SIFMA swap. Permanent rate locked at closing.
<b>AMORTIZATION</b>	40 years. Up to four years of interest only available for projects with deeply discounted rents or majority of units subject to HAP/Section 8.
<b>GUARANTIES</b>	Repayment, completion and stabilization guaranties apply during the construction phase. Industry-standard non-recourse carve-outs during the permanent phase.
<b>CONVERSION</b>	90% economic occupancy for 90 days. 1.15x DSCR.
<b>PREPAYMENT</b>	Defeasance for 14.5 years of permanent phase. Freely prepayable thereafter.
<b>TERM</b>	40 years after construction. Bondholder can demand full repayment with 12 months notice after 15 years.
<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.

[NEWPOINT.COM](https://www.newpoint.com)



This sheet sets out the general guidelines of a loan program and is designed solely as an aid to prospective borrowers and other clients. It does not represent or imply a contract or a commitment to lend funds. A commitment to lend funds may only be made by a written letter issued by NewPoint to a prospective borrower. This term sheet is subject to change at any time without notice at the sole discretion of NewPoint Real Estate Strategies Lending LLC. Arizona Mortgage Banker BK-1041794, BK-BR-1041796. California – DFPI Financing Law License 60DBO-171809. North Dakota Money Broker License MB104179. Oregon Mortgage Lending License 2353343. South Dakota Non-Residential Mortgage Lender License 2353343.ML-NR. NMLS # 2353343 <https://www.nmlsconsumeraccess.org/>. To view NewPoint's complete licensing information please visit [newpoint.com/licensing-disclosures](https://www.newpoint.com/licensing-disclosures).

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