

	FORWARD COMMITMENT	IMMEDIATE FUNDING	PRESERVATION REHABILITATION
ELIGIBLE PROPERTY TYPES	To-be-built or substantially rehabilitated garden, mid-rise or high-rise multifamily properties with 9% LIHTC.	Garden, mid-rise or high-rise multifamily properties with 9% LIHTC with 90% occupancy for 90 days.	Garden, mid-rise or high-rise multifamily properties with 9% LIHTC that are undergoing moderate rehabilitation with tenants in place.
TERMS	<ul style="list-style-type: none"> Minimum term: Lesser of 15 years or the remaining LIHTC compliance period; 15 years with HUD Risk Sharing. Maximum term: 35 years. 	<ul style="list-style-type: none"> Minimum term: Lesser of 15 years or the remaining LIHTC compliance period; 15 years with HUD Risk Sharing. Maximum term: 35 years. 	<ul style="list-style-type: none"> Minimum term: Lesser of 15 years or the remaining LIHTC compliance period; 15 years with HUD Risk Sharing. Maximum term: 35 years. Rehabilitation and stabilization period (at a maximum of 24 months) will be included in the loan term.
CONSTRUCTION LOAN TERMS	Maximum forward commitment term: 48 months (with available extensions).	N/A	N/A
PRODUCT DESCRIPTION	Forward commitment for new construction or substantial rehabilitation of affordable multifamily properties with 9% LIHTC.	Financing for the acquisition or refinance of stabilized affordable multifamily properties with 9% LIHTC with at least 7 years remaining in the in the tax credit benefit stream.	Financing for the moderate rehabilitation of affordable multifamily properties with new 9% LIHTC and tenants in place.
TYPE OF FUNDING	Funded or unfunded construction financing commitment; permanent financing at conversion.	Permanent financing.	Financing for acquisition/rehabilitation (for a maximum of 24 months) based on projected post-rehabilitation net operating income (NOI); cash or letter of credit collateral required to collateralize gap between supportable debt on current NOI and loan amount (collateral held until stabilization); interest only during the rehabilitation/stabilization period.
MINIMUM DEBT COVERAGE RATIO (DCR)	1.15x.	1.15x.	1.15x.
MAXIMUM LOAN-TO-VALUE (LTV) RATIO¹	90% of market value.	90% of market value.	90% of market value.
MAXIMUM AMORTIZATION	40 years.	40 years.	40 years.
PREPAYMENT PROVISIONS	Yield maintenance.	Yield maintenance.	Yield maintenance.

¹ Adjustments may be made depending on the property, product and/or market.



	FORWARD COMMITMENT	IMMEDIATE FUNDING	PRESERVATION REHABILITATION
INSURANCE ESCROWS	Required.	Required.	Required.
FEES	Application fee, commitment fee, Delivery Assurance Fee, plus other fees as applicable.	Application fee, commitment fee, plus other fees as applicable.	Application fee, commitment fee, plus other fees as applicable.
SECURITIZATION AVAILABLE	No.	Yes.	No.
EARLY RATE-LOCK (ERL) OPTIONS	Not applicable.	Early rate-lock or Index Lock options available.	Not applicable.



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 Capital LLC. Arizona Commercial Mortgage Banker License CBK – 0926535. Nevada Mortgage Company License 5605. California DFPI Finance Law License 603F812. California commercial real estate broker activities are conducted through NewPoint Multifamily Capital Corporation (California Department of Real Estate Broker License No. 01995692, which is a wholly owned subsidiary of NewPoint Real Estate Capital LLC. New York Real Estate Broker Company License No. 10991236549. North Carolina Collection Agency Permit No. 112712. North Dakota Money Broker License MB104168. South Dakota Non-Residential Mortgage Lender License 1140125.ML-NR. To view NewPoint's complete licensing information please visit newpoint.com/licensing-disclosures.

©2026 NewPoint Real Estate Capital LLC. All rights reserved.