



## LOW RATES FOR ENERGY RETROFIT PROJECTS

### Mini-Permanent Loans for PROPERTY IMPROVEMENT FINANCING

<b>USES</b>	Property improvements where at least 25% of the scope of work (in dollars) will reduce utility consumption and improve operating sustainability. Eligible uses include repair, replacement and/or addition of energy saving appliances, equipment or building components that promote the water conservation and energy efficiency of NWO-owned rental properties. Can bridge energy grants from public sources and utility companies.
<b>TYPES OF PROPERTIES</b>	Residential Rental and Mixed-Use
<b>MINIMUM INTEREST RATE</b>	3.75 % fixed
<b>LOAN AMOUNT</b>	\$200,000 to \$750,000
<b>TERM</b>	Up to 7 Years
<b>AMORTIZATION</b>	Up to 30 Years
<b>REPAYMENT SOURCES</b>	<ul style="list-style-type: none"> <li>Monthly payment of principal and interest from project cashflow</li> <li>Repayment due at earlier of project refinancing or maturity date</li> </ul>
<b>COLLATERAL/ LOAN-TO-VALUE RATIO</b>	<ul style="list-style-type: none"> <li>Mortgage / deed of trust on the subject property and / or other collateral</li> <li>LTV of up to 95% for operating buildings</li> <li>Non-recourse</li> </ul>
<b>ORIGINATION FEE</b>	1% of loan amount, 1/2 payable at commitment, balance due at closing
<b>MINIMUM DEBT SERVICE COVERAGE</b>	1.10
<b>SUBORDINATION</b>	Yes
<b>FEES</b>	<ul style="list-style-type: none"> <li>Third-party fees, including appraisal, environmental, capital needs assessment, energy audit, post-installation energy monitoring, construction inspection and lender's legal expenses. Fees may be capitalized</li> </ul>
<b>GRANT ELGIBILITY</b>	<ul style="list-style-type: none"> <li>Up to \$10,000 for technical assistance for energy audits and energy retrofit planning</li> <li>Up to \$5,000 for implementation of energy monitoring and reporting system</li> </ul> <p>Sponsored by NeighborWorks® America, with funding from The Home Depot Foundation. Apply to NeighborWorks® Capital; grant approval requires approval of loan application.</p>
<b>SPECIAL FOCUS</b>	There is limited funding available at this interest rate. Financing will be offered on a first-come, first-served basis. Applications due no later than <b>November 15, 2011</b> .

*Terms subject to change and also subject to underwriting and Loan Committee and/or Board approval.*

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