



MULTIFAMILY Mezzanine Loans

Purpose	Mezzanine financing for stabilized multifamily properties	
Project Types	Affordable multifamily, rental and supportive housing projects	
Eligible Borrowers	Non-profit organizations, limited partnerships and single asset entities with non-profit sponsors, and mission-aligned for-profit entities	
Geography	Alameda, Contra Costa, Marin, Monterey, Napa, San Benito, San Francisco, San Mateo, Santa Clara, Santa Cruz, Solano, Sonoma, and San Joaquin County	
Loan Amount	Up to \$5,000,000. Larger loans may be considered for projects that meet the appropriate credit profile	
Term	Up to 10 years	
Interest Rates	Competitive rates based on the transaction structure. Please call to inquire about current interest rates.	
Fees	<ul style="list-style-type: none"> • Origination Fee – 2% of loan amount for loans up to \$2 million; 1.5% for larger loans; \$5,000- \$10,000 non-refundable application fee (will be applied to origination fee at loan closing) • Borrower is responsible for lender’s legal fees and all third party costs 	
Collateral	Lien in no less than 2nd position on subject property, or corporate guaranty	
Loan-to-Value	Housing Trust will ensure reasonable parameters based on underlying project and sponsor profile	
Repayment	Amortizing payments based on up to a 30-year schedule OR interest only, up to 5 years	
DSCR	1.05 combined	
Recourse/Guaranties	Full recourse for corporate guaranty, or non-recourse or partial recourse may be considered for real estate secured loans.	
Contact	Pam Berkowitz, Director of Multifamily Lending 408.703.3837 x 220 pam@housingtrustsv.org	Steven Yang, Senior Loan Officer 408.4703.3837 x 240 steven@housingtrustsv.org

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