### Purpose
Predevelopment, acquisition, construction/rehab and bridge

### Project Types
Affordable multifamily rental and supportive housing

### Eligible Borrowers
Nonprofit organizations, limited partnerships and single asset entities with nonprofit 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
Maximum secured: $15,000,000

### Term
Maximum unsecured: $1,000,000

### Interest Rates
- Up to 5 years
- Competitive rates based on the transaction structure. Please call to inquire about current rates.

### Fees
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
Predevelopment loans may be secured or unsecured. Acquisition and construction are secured in first lien position on the subject property. Housing Trust may consider a junior position and/or additional collateral depending on the project and the cumulative loan to value.

### Loan-to-Value
The Multifamily lending team will ensure reasonable parameters based on underlying project and Sponsor profile.

### Repayment
Interest only, payable monthly, interest may be capitalized through interest reserve at the time of loan closing and paid out of loan proceeds. Principal will be paid at the earlier of construction loan closing or maturity.

### Recourse/Guaranties
To Borrower and, at Housing Trust’s discretion, to Sponsor or parent company

### Contact
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This term sheet does not constitute a commitment to lend or borrow or an agreement to issue or accept a commitment on these or any other terms or to arrange any financing and shall not create a binding or legally enforceable obligation. The terms contained herein are a summary and are not all-inclusive.