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FINANCE

# Multifamily and Senior Apartments Insured Loan Program New Construction / Rehabilitation

Dated information call for current terms.

Loan Amount:	<b>Minimum Loan \$5,500,000</b>
Maximum Loan to Cost:	<b>Up to 90% (*1)</b>
Rate:	<b>4.50% Fixed (*2)</b>
Term and Amortization:	<b>40 Years (No Balloon)</b>
Minimum Debt Service Coverage:	<b>1:20</b>
Transaction Costs:	<b>Other costs - Budget (*3)</b>
Recourse:	<b>None</b>
Assumable:	<b>Yes, with 1 point fee</b>

**Provides both construction and permanent financing in one loan.  
Most all costs are financible except for operating loss deficits during rent up.**

Unused escrow and deficit funds are released after  
six consecutive months of break even occupancy.

- (\*1) Actual gross loan amount will be based on lesser of 90% of costs, 1:20 DSC and other considerations. All net loan proceeds must be used to retire current debts, pay financing costs and fund reserves, in addition to all hard and soft costs.
- (\*2) Note rate depends on market conditions at the time of rate lock.
- (\*3) Budget costs will vary with each individual loan. Includes borrower's costs for legal, audit, survey, title, recording charges, lender's legal counsel, etc. Transaction costs are normally reimbursed out of loan proceeds. Initial setasides are funded out of loan proceeds. Borrower must make annual contributions to reserves. Borrower prepays one year's mortgage insurance at closing.

For more information on this and other programs, call Mat Piro 408.981.5051