

Multifamily Affordable Housing Loan Program

Description	Pathway Lending’s range of loan products for developers of affordable or mixed-income multifamily housing offers competitive rates and fees.
Property Type	Acquisition, new construction or rehabilitation of affordable multifamily properties may qualify. Pool funding is available.
Loan Amount	\$250,000 — \$10MM
Term	10 – 20 years (may consider shorter or longer terms, case by case)
Amortization	20 – 30 years
Debt Service Coverage	1.15x minimum
Loan to Value Maximum	90% for LIHTC projects 80% for other affordable housing projects (may be higher)
Borrower	Domestic single-asset borrower required
Interest Rate	Prime based rates
Rate Lock	For forwards, rate lock typically coincides with a construction loan closing, and for standard rate locks coincides with loan committee approval. Rate locks up to six months prior will be considered.
Guarantee	Loans will have full recourse to the borrower and require personal guarantees. (Non-recourse for LIHTC).
Underwriting	Conforms to Pathway Lending standards
Collateral	First-positon lien on real estate preferred
Conversion	At 90% occupancy for 90 days validated with permanent certificate of occupancy or equivalent, forward commitment converts to permanent loan, amount subject to the minimum 1.15 DSC on NOI in place at conversion.
Deposit & Breakage Fee	Deposit fee may be required. 2% minimum breakage fee on forwards.
Loan Fees	Origination fees of one percent plus legal fees. Borrower covers third-party costs, construction monitoring, customary closing costs and extension fees as applicable.



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