

Taxable Bonds w/ 9% Credits

Financing Product Term Sheet

Program Overview	Taxable bond financing provides fully amortizing, non-recourse mortgage loans that can be used with 9% federal Housing Tax Credits (HTC). These bonds carry market interest rates and may be used to finance developments utilizing 9% tax credits.
Eligible Loan Types	Eligible loan types include permanent immediate delivery, permanent forward delivery, or construction to permanent financing. Taxable loans allow Virginia Housing to issue forward permanent loan commitments that permit borrowers to obtain construction loans from other sources. Taxable loans may finance construction or rehabilitation under a special pricing.
Loan Terms	First lien position is required; New construction financing up to 40 years is available (at an additional cost and only on a case-by-case basis); Acquisition/Rehabilitation and adaptive re-use up to 35 years based on the age of property, renovation scope and physical condition. Virginia Housing debt is fixed-rate interest-only during construction. All permanent debt is fixed rate and fully amortizing. All debt is non-recourse to the borrower and its principals during construction and permanent phases.
Eligible Borrowers	For-profit or non-profit borrowers are eligible. The mortgagor and the borrower entity must be a single asset entity purpose Limited Liability Company or Partnership. Borrowers must demonstrate sufficient financial stability and liquidity to construct and operate the project. The development team for the project must have a demonstrated track record in successfully developing, marketing and managing the type of facility proposed, or must form a joint venture with an entity which has such expertise.
Eligible Properties	All properties must be entirely located in Virginia. Fee simple title is required, absent approval of a satisfactory ground lease. Ground leases, condominium regimes, proffers, restrictive covenants, and other encumbrances on title are subject to review by Virginia Housing's outside counsel and may require payment of a review fee.
Loan Origination	Loan application proposals are accepted by Virginia Housing only if submitted through an approved mortgage broker. (Click here for Approved Broker List)

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Loan Amounts	\$750 Thousand - \$20 Million			
Unit Limitations	Minimum Count – 40 Maximum Count – 120			
Loan Ratios	New Construction / Acquisition-Rehab Loans ≤\$20M	LTV Not to exceed 80%	DSCR 1.15x	LTC Not to exceed 90%
REACH Requirements	Virginia Housing uses a portion of its net assets to provide interest rate subsidies for rental housing projects through the REACH program. The REACH component of the loan is offered at a reduced rate and blended with our standard loan funds to create a lower blended rate. Other than the discounted rate, all other loan terms apply. The REACH rate is based on Virginia Housing's cost of funds and other market conditions and may be adjusted from time to time. (Click here for the REACH Policy Update)			
Affordability Requirements	Properties utilizing 9% tax credits must use the tax credit income and rent limits. The income limits related to Virginia Housing financing will require a minimum of 50% of the units at 50% AMI and 50% at 150%.			
Loan Rates	Indicative rates are posted regularly on Virginia Housing's website. For taxable bond financed construction-to-permanent loans, both construction rate and permanent rates are fixed, and rate lock occurs at the time of bond pricing. The construction period and term of the loan impact the permanent interest rate. Additional guidance is provided during underwriting by the assigned Development Officer. To be included in a bond pricing, all requisite conditions of the commitment letter must be met by the deadline stated in the commitment. These conditions generally include acceptance of the commitment, including payment of all fees and standby security, an executed construction contract, and evidence of site plan approval. Other requirements, as described in the commitment, may be required. (Click here to access today's rate sheet)			
Loan Closings	Rental housing properties financed with Virginia Housing's taxable bond program have different closing processes depending on whether or not a loan is a construction to permanent or permanent only.			

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Construction Loan Initial Closing Requirements	The initial closing is the closing of the Virginia Housing construction financing phase with the Deed of Trust Note, Deed of Trust, Regulatory Agreement, UCC-1 financing statements, attorney opinion, evidence of all required insurance meeting Virginia Housing's insurance requirements, and other applicable documents required by Virginia Housing and must be on Virginia Housing's forms (this includes the Virginia Housing form of construction contract and general conditions). An index of closing requirements and draft loan documents is provided with the Virginia Housing Mortgage Loan Commitment.
Permanent Loan Conversion	The Final Closing requires 100% completion of construction, audited Mortgagor's Cost Certification, General Contractor's (GC) Cost Certification, pre-funding of servicing escrows, final Certificates of Occupancy, as-built survey, final Lender's Title Policy endorsement, evidence of casualty and liability insurance meeting Virginia Housing's insurance requirements and other applicable documents listed on the Virginia Housing Closing Index. Final disbursement (including retainage) occurs in conjunction with permanent conversion and not at substantial completion.
Permanent Closing	The final closing requires audited Mortgagor's Cost Certification, General Contractor's (GC) Cost Certification, pre-funding of servicing escrows, final Certificates of Occupancy, and other applicable documents listed on the Virginia Housing Closing Index. Construction loans must be fully paid off at or before closing.
Subordinate Debt and/or Secondary Financing	These items cannot mature earlier than the Virginia Housing loan and are permitted only if provided by a public source or if LTC is below 50%. Third-party bridge financing may not be secured by a lien against the real estate without prior approval by Virginia Housing and will only be evaluated on a case-by-case basis. A combined must-pay DSCR minimum of 1.15 is required. Any subordinate debt secured by an interest in the Development or the Property must enter into the applicable Virginia Housing Subordination Agreement. All requests are subject to Virginia Housing review and approval.
Subsidy Layering Review	Virginia Housing's Tax Credit Department can perform a subsidy layering review in certain scenarios. The subsidy layering review should be completed by the Bond Inclusion date. Additional fees apply.
Maximum Developer Fee Considerations	Developer fee guidelines are set by the Virginia Housing Tax Credit Department. Please see the HTC manual for guidance. (Click here for the HTC manual) HTC calculations exclude developer fees.

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Replacement Reserves and Escrows	Reserve requirements include a minimum of \$300/unit/year for family deals and \$250/unit/year for senior deals. Escrows are required for property insurance, real estate property taxes, liability insurance, and flood insurance (if applicable). Escrows may also be required for HOA or Property Association fees.
Other Reserve Requirements	Operating/Debt Service reserves may be required and are typically held in the form of a letter of credit by the HTC investor.
Prepayment Provisions	Minimum 10-year lock-out from 50% occupancy, and any additional stipulations as required by Deed of Trust Note. Once the prepayment date has been met, a prepayment fee of 6% of the outstanding principal balance reduced by 1% each year after lockout is required, but in no event less than 1%.
Other Use Restrictions	Virginia Housing may allow income set-asides imposed by the locality to survive foreclosure and be binding upon a successor in interest. However, Virginia Housing must come to an agreement with the locality on affordability surviving foreclosure prior to issuance of the Commitment. Due to the lead time often required to obtain approval from locality boards/councils, applicants are strongly encouraged to communicate early with Virginia Housing to ensure that the wording of the locality's set-aside restriction meets the specific legal requirements. If Virginia Housing, as first lien holder, is the successful bidder at foreclosure and becomes the successor in interest, the locality's income set-aside must terminate, other than: 20% of the units in the development may remain set aside at income and rent limits of no lower than 60% of AMI, adjusted for family size, following such a foreclosure; and - In support of its mission, Virginia Housing will work with the locality to reinstate or add affordability restrictions (income and rent, adjusted for family size), provided that Virginia Housing projects that the development will achieve a targeted Debt Service Coverage Ratio of at least the greater of 1.25 or Virginia Housing's standard programmatic lending requirements as of the date of foreclosure, while subject to such additional set-aside. This determination to reinstate or add affordability requirements will be made by Virginia Housing in its sole discretion.
Loan In Balance Requirements	Virginia Housing has a "loan in balance" policy that requires all non-Virginia Housing funding sources to be paid in before any Virginia Housing funds. Project owners will be required to demonstrate the availability of required equity and other sources prior to final credit committee approval. Additional owner equity may be required because of actual costs exceeding budgeted costs during the construction phase.

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Required Housing Tax Credit (HTC) Equity	At initial closing the HTC investor is expected to invest 25% of their total capital investment towards Total Development Costs (TDC) (calculated by Virginia Housing), which do not include any paid Developer Fee. Upon 50% construction completion at least 50% of the Required Equity (calculated as the TDC less the Virginia Housing loan amount) invested into the deal by HTC investor, Historic Tax Credit Investors, and/or bridge lender); and By construction completion, 100% equity (calculated as the TDC less the Virginia Housing loan amount) must be invested into the deal, less Developer Fee and Reserves.
Application Fee	A non-refundable application fee in the amount of \$10,000 is due with the application. This fee will be applied to the 0.5% processing fee.
Processing Fee	0.5% processing fee on the total loan amount is due upon acceptance of the Commitment. The Virginia Housing loan amount includes the construction/ permanent loan and REACH loan amounts (if applicable).
Financing Fee	0.5% on the taxable permanent only loan products. 1.5% due on the first \$7.5M of Virginia Housing loan amount; and 0.625% of the remaining balance of the Virginia Housing loan amount over \$7.5M. Financing Fees are due upon acceptance of commitment.
Standby Deposit	A standby deposit is due upon acceptance of the commitment and held until loan post-closing items have been approved. The standby deposit is calculated as 3% of the loan amount, less the sum of the processing and financing fees and can be posted as cash or a Letter of Credit. Permanent forward commitment standby deposits must be posted as a Letter of Credit.
Extension Fees	Extension fees may be due and payable if the closing of the Loan is delayed beyond the dates agreed to in connection with locking the interest rate. If the Loan does not close or closing is delayed, the Borrower may be liable for any losses incurred by Virginia Housing in connection with unwinding or modifying the interest rate lock.
Maximum Allowable GC Fees	In general, the applicable Virginia Housing Qualified Allocation Plan (QAP) rules apply. These generally include, but are not limited to profit, overhead, and general requirements.
Other Fees	Other fees may apply to include Out of Balance Fees, Extended Construction Fee, Stored Materials Administrative Fee, Ground Lease Review Fee, Condominium Review Fees, or others as required.

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Third Party Reports and Submissions	These include the Appraisal, Market Study, Phase I ESA, Zoning Report, ALTA survey, mortgagee title insurance binder and pro form policy and other reports as needed or required. All third-party reports must be ordered by the borrower, and the reports should either be addressed to the Virginia Housing Development Authority or have the Virginia Housing Development Authority listed as an intended user.
Appraisal	The appraisal must not be dated more than one year prior to loan closing and must be prepared by a qualified MAI or SRPA appraiser that is acceptable to Virginia Housing. The appraisal must be addressed to the Virginia Housing Development Authority or Virginia Housing Development Authority must be listed as an intended user of the report. Values/Valuations are required in addition to identification of the three main appraisal approaches to value (Value as Restricted, Value with Restrictions Surviving Foreclosure, and Value as Unrestricted) along with the remaining economic life.
Environmental Submission Requirements	Environmental Site Assessment (ESA) is required. The report must be addressed to the Virginia Housing Development Authority or Virginia Housing Development Authority must be listed as an intended user of the report and dated within 180 days of closing. (Click here for Environmental Guidelines)
A&E Submission Requirements	Plans and specifications must meet Virginia Housing's Minimum Design and Construction Requirements (MDCRs). Plans and specifications are required to meet Virginia Housing's definitions of 85% complete at application submission. The loan underwriting process will not officially begin until such time. Plans should be submitted digitally. (Click here for Architectural Design Requirements)
Architect	Virginia Housing Construction Loans require the use of Virginia Housing's Architect Agreement Forms for design and supervisory services (AIA forms are not accepted). There may be only a single architect of record. A waiver will be required for a related-party design architect; and if such waiver is granted, a third-party architect acceptable to Virginia Housing will be required to serve as the supervisory architect.
General Contractor Requirements	Proposed General Contractors will be required to submit background materials as part of the underwriting processes. These materials may include a company resume, financial information, project lists, and other information as requested. All work, as defined by the construction contract, must be managed and completed by a single prime Virginia-licensed Class A GC retained by the developer. In no event may work be self-directed or self-performed by the developer unless the developer's construction arm is the contracted prime GC and Virginia Housing has approved, in writing, the developer's construction arm as the prime GC. Use of Virginia Housing construction contract documents is mandatory. As noted above, the Virginia Housing form of construction contract and general conditions is required (AIA or other forms are not accepted).

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Performance and Completion Assurance	An irrevocable and unconditional standby Letter of Credit in the amount of 7.5% of the construction contract (12.5% if billing for stored materials on-site) is required at closing and must be posted by the GC. All require Virginia Housing approval. In addition, Virginia Housing requires a 2.5% latent defect Letter of Credit be held for one year after Final Closing. Please note that Virginia Housing will not accept payment and performance bonds in lieu of a Letter of Credit.
Maximum Allowable General Contractor Fees	In general, the applicable Virginia Housing Qualified Allocation Plan (QAP) rules apply. These generally include, but are not limited to profit, overhead, and general requirements.
Related Party General Contractor Requirements	Use of Virginia Housing documents is mandatory. In rare cases, an additional third-party participation requirement may be put in place by Virginia Housing. Please note that Virginia Housing will not accept performance bonds in lieu of a Letter of Credit.
Minimum Contingency	All construction/permanent loans require an owner's contingency: Minimum of 5% of hard costs for new construction, 8% of hard costs for acquisition/rehab, or 10-12% for adaptive use. Note these are required minimum contingency percentages and may increase based on deal characteristics.
Retainage	10% retainage will be withheld on draws until Virginia Housing determines that construction of the development is 50% or more complete. Virginia Housing holds funds equivalent to the retainage requirement until Final Closing.
Cost Certification	All construction loans require a GC prepared cost certification. A mortgagor cost certification is also required. (Click here for Cost Certification guide)
Rental Subsidies	Virginia Housing is currently evaluating underwriting guidelines relative to project based rental assistance vouchers. For specific questions, please contact Virginia Housing Development staff.
Cash Flow Distribution	None can be taken until permanent loan conversion. See Section 24 of the Regulatory Agreement for limitation and timing ties to "Residual Receipts." In addition, rental income during construction cannot be used as a capital source.
Occupancy Requirements	The Owner shall obtain and verify annual gross income and other criteria of eligibility upon move-in/initial certification from each tenant of the Development. Owners are required to recertify the household's annual income annually or every three years depending on the Virginia Housing loan or applicable program guidelines. Please refer to the "Tenants" tab of the Rental Housing Loan Application found here .

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Loan Assumability	Subject to Virginia Housing approval on a case-by-case basis.
Tax Abatements	Subject to project underwriting.
Property Management	A Virginia Housing approved management entity and Virginia Housing form property management contract are required. (Click here for Certified Management details)
Loan Servicing / Asset Management	A Virginia Housing approved management entity and Virginia Housing form property management contract are required. Virginia Housing does not charge a loan servicing or asset management fee, however, there are annual compliance monitoring fees in connection with the HTC program. (Click here for Certified Management details)
Exclusions	Financing is not available for Scattered Site, 1031 Exchanges, Congregate Care Facilities, Student Housing, Tenancy in Common investments ("TIC" or "TIC Investments"). Any commercial space or space intended for use, in whole or in part, by the general public is subject to review and approval by Virginia Housing. Any other questions about exclusions not listed, please contact RentalLending@VirginiaHousing.com .

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