

Interim Development Loan



Uses Land and building acquisition, predevelopment, construction / rehabilitation and bridge financing

Types of Properties Residential rental, commercial, mixed-use and for-sale

Loan Amount \$300,000 to \$3,000,000

**Larger financing needs can be considered in participation with other lenders. Contact lending staff.*

Term Up to 36 months

Minimum Interest Rate 5.5% fixed

Repayment Schedule

- Interest only, payable quarterly
- Principal repayment based on use of funds and development plan

Collateral / Loan-to-Value Ratio

- Mortgage / deed of trust on the subject property and / or other collateral
- Maximum LTV from 75% of appraised value for undeveloped land to 95% of appraised value for fully operating buildings
- Up to \$200,000 unsecured considered on a case-by-case basis
- Recourse to, or guaranty by, NeighborWorks organization

Fees

- Origination: 1% of loan amount; half payable at commitment, balance due at closing
- Third-party fees, including appraisal, environmental and lender's legal expenses
- Fees may be capitalized

Subordination Yes

*For more information:
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Terms subject to change. All loans are subject to underwriting and Loan Committee and / or Board approval.