



Forward Rate-Locked Permanent Loan Program

Forward Rate Locked Financing for Affordable Housing Properties

This term sheet is provided as an overview and does not include all requirements for this product type.

ELIGIBLE PROPERTIES	First mortgage loans on newly-constructed or substantially rehabilitated affordable housing communities with at least 24 units.
QUALIFIED BORROWER	Single asset, single purpose entity.
LOAN AMOUNT	Minimum of \$300,000.
GUARANTEE/RECOURSE	Loan is generally non-recourse except for traditional FNMA carve-outs covering prohibited bad acts such as fraud and bankruptcy.
INTEREST RATE	Fixed at the time of commitment.
FORWARD COMMITMENT PERIOD	Rate lock offered for forward period of up to 36 months, including applicable extensions. Standard forward term of 24 months.
EXTENSIONS	Subject to approval, prevailing interest rates and extension fees at time of request. Generally two, three (3) month extensions are available to the Forward Rate Lock.
TERM	18-year standard term, longer terms available on a case by case basis.
AMORTIZATION	30 or 35-year amortization.
PREPAYMENT	Prepayment allowable, subject to 1% of the loan amount or yield maintenance, whichever is greater.
AFFORDABILITY REQUIREMENTS	All properties must meet minimal affordable based on extended-use restrictions and/or in-place regulatory agreements.
OCCUPANCY REQUIREMENTS	90% physically and economically occupied for three month ends prior to permanent loan closing.
LOAN TO VALUE RATIO (LTV)	Maximum LTV of 90%. LTV calculation includes all loans requiring hard debt service payments.
DEBT COVERAGE RATIO (DCR)	1.15 Minimum. DCR calculations include all loans requiring hard debt service payments.
SECONDARY FINANCING	Secondary financing is permitted and must be subordinate. Secondary financing may be 'soft' or 'hard,' all hard pay debt must be included in DSC and LTV restrictions. Secondary creditors must execute an intercreditor agreement satisfactory in form and substance to Lender.
ESCROWS	Escrows required for property taxes and insurance, held by CSG.
REPLACEMENT RESERVE	Minimum of \$250 PUPA for new construction and \$300 PUPA for substantial rehabilitation, held by CSG.
OPERATING DEFICIT RESERVE	The greater of \$25,000 or 3-months of debt service, held by CSG. Fully funded at closing.
LENDER FINANCING FEE	Greater of \$25,000 or 1% of loan amount.



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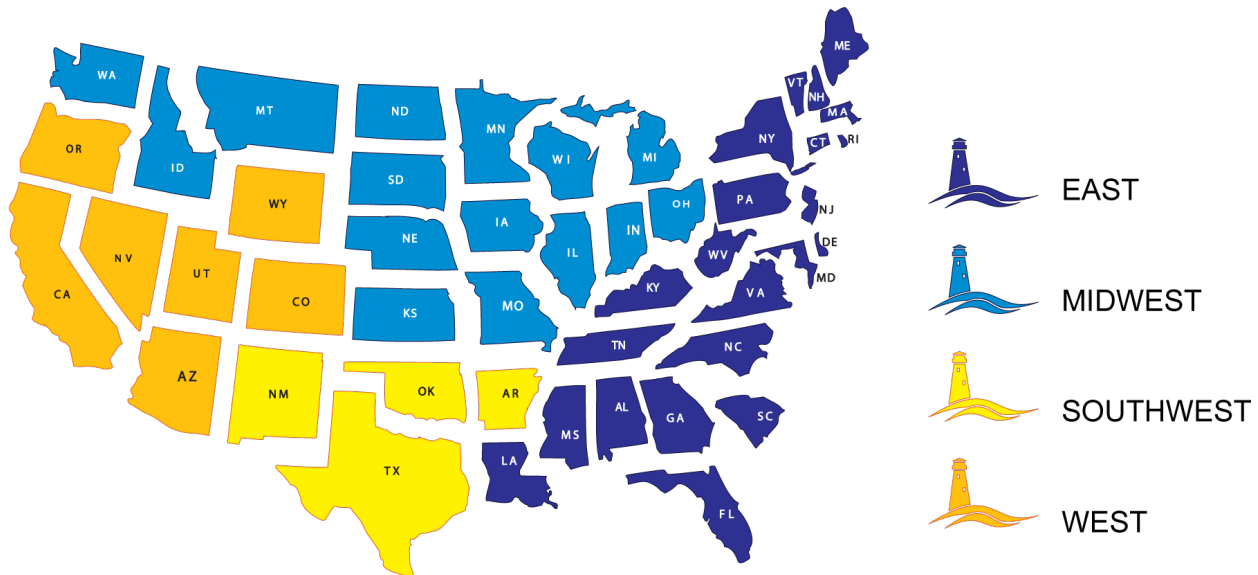
info@CSGfirst.com | www.CSGfirst.com

ABOUT CSG

Experience & Integrity

Churchill Stateside Group (CSG) and its wholly owned affiliates serve the multifamily and affordable housing, senior housing and healthcare, and renewable energy industries. CSG sponsors tax credit equity investment funds for institutional investors and provides a variety of construction and permanent financing solutions to developers.

The company's investor and developer clients benefit from an experienced staff, prominent and proactive senior leadership, and attractive debt and equity platforms. CSG has long-standing and successful investment relationships with numerous corporate investors, pension funds, and insurance companies. The company is an approved USDA Rural Development and HUD MAP and LEAN Lender. CSG pursues high quality lending and investment opportunities across the nation.



NATIONAL: Robert M. Stout, CRI

National Director of Originations and Acquisitions

700 12th Ave. South, Suite 302 | Nashville, TN 37203

Direct: 615-545-6839 | Office: 615-727-7431

bstout@csqfirst.com

EAST: Dan Duda

VP, National Associate Director of Originations and Acquisitions

915 Chestnut Street | Clearwater, FL 33756

Direct: 727-415-9556 | Office: 727-269-5198

dduda@CSGfirst.com

EAST: Michael Spain - VP, East Regional Officer

915 Chestnut Street | Clearwater, FL 33756

Direct: 813-629-5721 | Office: 727-269-5197

mSpain@CSGfirst.com

MIDWEST: Alex Holverson

Vice President, Production

915 Chestnut Street | Clearwater, FL 33756

Direct: 904-207-8086 | Office: 727-223-6415

aholverson@csqfirst.com

SOUTHWEST: William Rahuba – VP, Southwest Regional Officer

1914 E. 6th St. #6200 | Austin, TX 78762

Direct: 312-498-3648 | Fax: 512-957-2063

wrahuba@CSGfirst.com

WEST: Robert M. Stout, CRI

National Director of Originations and Acquisitions

700 12th Ave. South, Suite 302 | Nashville, TN 37203

Direct: 615-545-6839 | Office: 615-727-7431

bstout@csqfirst.com