**Summary of Terms**

**Equitable Transit Oriented Development Accelerator Fund**

**Predevelopment Only Loans**

AMOUNT OF LOAN $200,000 - $500,000; for unsecured loans, the maximum amount may be lower. Funds will be disbursed as project progresses toward agreed upon benchmarks.

ELIGIBLE USES Mortgageable third party costs such as design, engineering, market and environmental studies, development consultants, financing fees, legal costs for TOD properties meeting the Fund’s TOD criteria.

AFFORDABITY At least 25% of the units must be affordable to households below 80% of AMI. Higher standards may apply in areas where gentrification may occur.

Project must comply with the *Mass Interagency Agreement Regarding Housing Opportunities for Families with Children (1/2014)* and should include 10% 3 bedroom units unless specifically waived.

MAXIMUM LTV Lead Lender plus ETODAF loan may be up to 120% of LTV

RATE 4.5%

For profit borrowers add .5%; Rates subject to change; call for latest information.

TERM 2-3 years. Repayment is due at earlier of maturity or closing of construction financing.

GUARANTY/RECOURSE ETODAF loans are recourse loans

SECURITY Second priority mortgage on project real estate; for public sites, guarantees or alternative support and security arrangements with the municipality will be required.

FEES 1% of loan amount; 50% payable on acceptance of term sheet, remainder due at closing.

Lender Legal Fees to be paid by borrower but every effort will be made to streamline the closing process in coordination with Lead Lender.

**For more information contact Mike Davis at LISC: (617) 410-4334 or mdavis@lisc.org**