Rural LISC
We believe in rural America

Financial Products - Summary of Terms

	Predevelopment	Acquisition	Construction	Site Development	Perm/Mini-Perm or Construction to Perm/Mini-Perm	Bridge	Working Capital Line/Multi-Project Loans
Purpose	To pay project predevelopment expenses	To pay purchase and closing costs of proprety acquisition	To pay hard and soft construction costs of new construction r rehab costs	To pay vertical infrastructure hard and soft construction costs for new subdivisions	To provide permanent financing to a project; or construction to permanent financing, including NMTCs leverage loans.	To bridge the timing gap between project or program costs and cash from committed or anticipated sources not yet available	To provide flexible capital to meet cash flow needs or pay porject-based expenses for separate projects, usu. for predev and/or acquisition expenses
Eligible Project Types	Rental housing; for-sale housing; community facilities; commercial and mixed use projects	Rental housing; for-sale housing; community facilities; commercial and mixed use projects	Rental housing; for-sale housing; community facilities; commercial and mixed use projects	For sale housing, including Self Help	Rental housing; community facilities; commercial and mixed use projects	Rental housing; for-sale housing; community facilities; commercial and mixed use projects	Rental housing; for-sale housing; community facilities; commercial and mixed use projects
Typical Range	$50,000-$1,000,000	$100,000 - $5,000,000	$100,000 - $5,000,000	$100,000 - $5,000,000	$100,000 - $10,000,000	$1,000,000 -$5,000,000	$100,000-$10,000,000
Interest Rate/Payment	4%-6%; fixed; payable monthly	4%-6%; fixed; payable monthly	4%-6%; fixed; payable monthly	4%-6%; fixed; payable monthly	5.75%-8%; fixed; 2% if Growing Rural Communities Fund* payable monthly	4%-6%; fixed; payable monthly	4%-6%; fixed; payable monthly
Repayment	In full at construction financing close *For for-sale housing: scheduled or allocated amount of loan due at construction closing for each unit, pro rata w/ other lenders	In full at construction financing close *For for-sale housing: scheduled or allocated amount of loan due at construction closing for each unit, pro rata w/ other lenders	In full at construction financing close *For for-sale housing: scheduled or allocated amount of loan due at construction closing for each unit, pro rata w/ other lenders	Allocated amout 'release price' of loan due at sale or construction closing for each unit.	Prinicipal and interest payable monthly; amortizes on the shortest schedule possible, but can up to 20 year schedule; balloon due at maturity	Repayable incrementally, within five business days of borrower's receipt of capital source being bridged	Due at construction close for each project that is financed
Maximum Term	2 years	2 years	2 yrs, based on schedule *For-sale housing: 3 yrs	3 years	20 years (Up to 35 years for Community Facilities)	3 years	3 years
Applicable Fees	1% fee; minimum 50% or $5,000 due at approval; Legal fees vary	1% fee; minimum 50% or $5,000 due at approval; Legal fees vary	1% fee; minimum 50% or $5,000 due at approval; Legal fees vary	1% fee; minimum 50% or $5,000 due at approval; Legal fees vary	1% fee; minimum 50% or $5,000 due at approval; Legal fees vary	1% fee; minimum 50% or $5,000 due at approval; Legal fees vary	1% fee; minimum 50% or $5,000 due at approval; Legal fees vary
Collateral	Generally secured; exceptions based on borrower's overall strength and level of certainty of projected take-out financing	Strong preference for real estate collateral	Strong preference for real estate collateral	Strong preference for real estate collateral	Strong preference for real estate collateral; Minimum debt service coverage ratio of 1.15:1	Bridged receipts and/or real estate collateral	Generally secured, but may be up to 20% unsecured based on borrower's overall stength

* See Growing Rural Communities Fund terms on reverse side

www.lisc.org/rural

Terms subject to change

Low Interest Financing Products

for targeted projects and locations

	Growing Rural Communities Fund	Community Facilities Fund	Other Low Interest Financing
Summary	Very low interest loan fund focused on rural economic development projects that will spur job creation and economic revitalization in distressed communities.	LISC was recently approved as a USDA Community Facilities (CF) Re-Lender. Loans must meet USDA requirements but LISC will offer streamlined application processing.	Rural LISC occasionally has access to lower rate capital for specific project types and locations; please call for the latest rates and information
Loan Type	Construction to mini-perm or mini-perm loans	Permanent or construction to permanent loans	Acquisition, predevelopment, construction; mini-permanent possible
Eligibility	Eligible borrowers include nonprofits, sole proprieters, LLCs or corporations	Nonprofits or public entities	Nonprofits or for profits
Property/Project Type	Eligible properties include office, retail, mixed use, industrial, health care, education or commercial or nonprofit use	Community Facilities including: health care facilities, transitional housing, educational uses, community centers, museums, libraries, or public buildings	Rental or for sale housing; healthy food facilities or retail establishments
Eligible Locations	Low income, non-metropolitan census tract	Rural areas under 20,000; preference for high-poverty or persistent poverty areas	Varies
Loan Amount	$250,00 - $2,000,000	$100,000 - $5,000,000	$100,000 - $5,000,000
Interest rate	2%, fixed	4.25-5.5% fixed	4% and up
Term	Seven year term	Up to 35 years	Varies
Repayment	Three years intrest only, then amortizing payments on a 25 year schedule	Interest only during construction; fully amortizing up to 35 year term.	Varies
Prepayment Penalties	10% fixed prepayment penalty for the seven year term	No prepayment penalties	No prepayment penalties
Loan Fees	No fee; legal costs may apply	1% fee plus legal costs	1% fee plus legal costs
Collateral	Real estate collateral with 80% maximum loan-to-value	Real estate collateral	Real estate collateral preferred
Debt Service Coverage	Minimum 1.10x DSC	Minimum 1.10x DSC	Varies
For more information please contact your Rural LISC Field Program Officer or Michael Carroll at mcarroll@lisc.org.			
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