



Ventana Fund
715 8th Street NW
Albuquerque, NM 87102
www.ventanafund.org

Term Sheet – Predevelopment Loans

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| Eligible Loans: | <ul style="list-style-type: none">• Predevelopment loans to finance early-stage development costs of affordable rental projects incurred with third parties, such as appraisals, market studies, legal fees, title searches, architectural and engineering fees. |
| Eligible Participants: | <ul style="list-style-type: none">• Nonprofit and for-profit developers building rent-and income-restricted housing |
| Maximum Loan Amount: | <ul style="list-style-type: none">• \$5,000 to 50,000 based on need and value of loan security or guarantees |
| Maximum Loan Term: | <ul style="list-style-type: none">• 12-36 months |
| Interest Rate: | <ul style="list-style-type: none">• 2.50% - 3.50% per annum – fixed |
| Loan Fees: | <ul style="list-style-type: none">• 1% origination fee, \$250 application fee |
| Payment Terms: | <ul style="list-style-type: none">• Interest accruing until loan is due and payable. All principal and accrued interest due at end of term or closing of construction loan(s), whichever occurs sooner. No prepayment penalty. |
| Source of Repayment | <ul style="list-style-type: none">• Borrower cash or take-out by construction loan(s) proceeds. Rollover to a Ventana Fund construction loan may be applied for. |
| Loan-to-value ratio (LTV): | <ul style="list-style-type: none">• N/A |
| Guaranty | <ul style="list-style-type: none">• Adequate loan security or guarantees will be required from the borrower, developer, etc. |