

Habitat for Humanity International US Property Acquisition Fund



Provides financing to address ongoing barriers to affordable housing and to foster access to homeownership opportunities for underserved communities.

Loan Type	Acquisition, inclusive of predevelopment costs		Acquisition Line of Credit (LOC), inclusive of predevelopment costs.
Lender	US Property Acquisition Fund, LLC (US PAF)		
Max Loan Amount	Up to \$5,000,000		
Max Loan Term	Three (3) years, with the option of a one (1) year extension, not to exceed the Fund Maturity Date.		Five (5) years with the option of a one (1) year extension, not to exceed the Fund Maturity Date.
Origination Period	NA		Three (3) years
Eligible Uses	Land and property acquisition (inclusive of predevelopment)		Land and property acquisition (inclusive of predevelopment) and acquisition/rehab
Eligible Properties	<ul style="list-style-type: none"> • Homeownership for households with incomes no greater than 80% AMI (unless otherwise approved). • Multifamily Rental Housing. Projects maximizing affordability will be given priority. • Community Facilities which includes childcare centers, health clinics, charter schools, neighborhood retail, or other community facilities that meet community needs. <p>Purpose of promoting affordable housing development and homeownership for low-income or underserved individuals or families and/or the development of community facilities for low-income or underserved individuals or families.</p>		
Interest Rate	Up to 7.5%		
Fees	<ul style="list-style-type: none"> • Origination Fee: Originating CDFI Lender sets loan origination fee, which will not exceed 1.50%. • Legal Fee: Borrower will be responsible for all legal costs of Originating CDFI 		
Recourse	Loans will be full recourse to the borrower.		
Collateral	1st-lien deed of trust on collateral property or other approved collateral		
Repayment	During the term of the loan, quarterly, interest only payments will be due. Principal plus any accrued interest and fees will be due at loan maturity.		During the term of the loan, quarterly, interest only payments will be due. Mandatory repayment of principal upon release of associated collateral. Principal plus any accrued interest and fees will be due at loan maturity.

The terms summarized above are not all-inclusive and are provided for convenience only. This term sheet is not a commitment to lend or borrow, nor an agreement to issue or accept a commitment on these or any other terms. It does not create a binding or legally enforceable obligation.