

Energy Independence Fund



Provides financing to lower affordable housing property operating costs and resident household energy costs through access to renewable energy

Lender	Energy Independence Fund, LLC
Min Loan Amount	\$500,000 loan / \$1,500,000 line of credit
Max Loan Amount	Up to \$5,000,000
Max Loan Term	Two (2) years, with the option of a two (2) six (6) month extensions, not to exceed the Fund Maturity Date.
Origination Period	Up to 23 Months
Eligible Uses	Qualifying construction costs for renewable energy projects eligible for Federal Investment Tax Credits that meet the December 31, 2025 “safe harbor test” requirement of incurring 5% of project cost (Five Percent Safe Harbor Test) or that meet the Physical Work Test, and for battery storage projects that are eligible for the Federal Investment Tax Credit.
Eligible Borrower	Nonprofit and/or mission aligned for-profit developers of affordable housing and community facilities
Interest Rate	6% to 6.5%
Advance Ration	85% of third party-reviewed gross Investment Tax Credit valuation net of costs
Fees	<ul style="list-style-type: none"> • Origination Fee of up to 2% • Legal Fee: Borrower will be responsible for all legal and third-party closing costs
Recourse	Loans will be full recourse to the borrower.
Guarantees	Full (joint and several) guarantees to be provided by Sponsor(s), including payment guarantee and completion guarantee (completion and placed in service).
Collateral	<p>1st priority Interest in collateral, which, if applicable, may include one or more of the following:</p> <ul style="list-style-type: none"> • Assignment of investment tax credit equity with Letter of Direction. • Assignment by the General Partner of GP’s interest in the Borrower. • Pledge of ITC direct pay funded into a segregated account with a Deposit Account Control Agreement. • Assignment of any recapture insurance proceeds. • Security agreement on Borrower’s assets (including solar and other equipment) and UCCs filings. • Additional collateral to be determined by Lender upon its review of the final structure of all project documents.
Repayment	Interest-only with principal repayment due at the receipt of Investment Tax Credit Direct Pay Funds or Contracted Purchase Amount Payment (typically 30-90 days after placed-in-service).

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.