



LCMS NATIONAL HOUSING SUPPORT CORPORATION LOAN FUND TERM SHEET

WHO WE ARE: LCMS National Housing Support Corporation (NHSC) is a nonprofit community development intermediary. The corporation connects LCMS entities and their community partners with expertise and financial resources to help revitalize neighborhoods and create affordable housing options.

OUR MISSION: To provide access to capital and customized consulting services for underserved neighborhoods in order to transform them into thriving communities.

Loan Size	\$25,000 -\$250,000
Term	<ul style="list-style-type: none"> ▪ Predevelopment up to 2 years ▪ Other loans up to 3 years
Interest Rate	Priced at affordable rates based on the transaction structure.
Fees	<ul style="list-style-type: none"> ▪ 1.5% Loan origination fee, (\$4000 minimum) ▪ \$150 Application fee ▪ Borrower will be responsible for all third party report and documentation fees incurred as part of the loan approval and closing process.
Security	Based on assessment of loan committee, loans will be secured or unsecured.
Maximum Loan to Value	Typically at 90% or below appraised value. At the discretion of the Loan Committee, NHSC will consider lending at 100% of LTV.
Eligible Purpose	<ul style="list-style-type: none"> ▪ Predevelopment ▪ Acquisition ▪ Construction ▪ Bridge loans ▪ Working capital
Eligible Projects	<ul style="list-style-type: none"> ▪ Affordable rental housing -- new construction and preservation ▪ Affordable for sale housing -- new construction and preservation
Eligible Project Borrowers	A NHSC related entity or a nonprofit or for profit entity that partners with a NHSC related entity to develop affordable housing and/or engage in other community development activities in distressed communities. NHSC related entities include: Lutheran Church Missouri Synod (LCMS) congregations, LCMS Recognized Service Organizations, and LCMS Districts. Partnerships can include but not be limited to: funding relationships, supportive services, and/or in kind donations.

FOR MORE INFORMATION PLEASE CONTACT:

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This term sheet does not constitute a commitment to lend or borrow or an agreement to issue or accept a commitment on these or any other terms to arrange financing and shall not create a binding or legally enforceable obligation. The terms contained herein are a summary and are not all-inclusive.