

Manufactured Housing Park Preservation Loans Program Term Sheet

Description	The Manufactured Housing Park Preservation Loan Program provides secondary financing for acquisition of a Manufactured Housing Park (MHP) by a Cooperative (co-op), whose members are seeking to purchase their park.
Eligible Borrowers	Resident owned co-op with a <i>minimum</i> of 60% of the residents as members of the co-op.
Eligible Property Type	Manufactured Housing Parks with 100% owner occupied units, no investor-owned units. No more than 10% of the spaces may be RV spaces.
Affordability Requirements	<p>Affordability to be guaranteed for the original term of the loan.</p> <ul style="list-style-type: none"> At least 60% of households have household incomes at 80% or less of area median income as defined by HUD <p>CASA shall use data published periodically by the Department of Housing and Urban Development (HUD) as a guideline for measuring median income levels in specific regions of the state, and further for determining affordability levels for those regions.</p>
Loan Amount	Up to \$500,000
Loan to Value (LTV)	Up to 120% of appraised value of property
Debt Coverage Ratio (DCR)	1.10 on all scheduled debt service payments
Recourse to the Borrower	There is full recourse to the borrower
Security	CASA will take a subordinate lien position only behind the primary lender; otherwise, CASA will be in a first lien position or will seek parity with the primary lender
Interest Rate	Five percent per annum (5%)
Term	Typically mirrors primary lender, but can be up to 30 years
Amortization	Typically mirrors primary lender, but up to 30 years

Payments	Monthly amortizing principal and interest payments
Prepayment	No prepayment penalty
Fees	1% loan origination fee
Commitment	Up to 18 months
Commitment Extension	An additional 6 months beyond original Commitment
Reserves	Operating Reserve of three months operating and debt coverage
Third Party Reports	Capital Needs Assessment Replacement Reserve based on Capital Needs Assessment Appraisal by approved appraiser Phase I Environmental Report

Please contact CASA for questions related to your request or if you require additional information.

Note: Loan terms are subject to change