Centrant
COMMUNITY CAPITAL

Affordable Housing Permanent Loans

New Construction | Acquisition & Rehabilitation

Centrant Community Capital specializes in providing conventional first-lien permanent mortgage loans to finance newly-constructed or substantially rehabilitated affordable multifamily housing.

- Financing for LIHTC or similarly affordable non-LIHTC multifamily properties
- Immediate funding or forward rate lock commitments available
- Competitive rates and fees for conventional permanent financing
- Streamlined underwriting and approval process, with non-recourse execution

Loan Terms:

Term: Up to 18 years

Amortization: Up to 35 years

Interest Rate: Fixed for the term of the loan, based on 10-year Treasury yield plus a spread. Flexible pricing options available:

- **Forward Lock:** Rate set at approval, valid for 24 months
- **Buy Down / "Float-Down" Options:** Reduce your rate by up to 50bp at or prior to loan closing *(subject to availability; additional fees may apply)*
- **Floating Forward Commitment:** Fixed rate set at loan closing, with built-in rate cap at no additional cost

Debt Coverage Ratio: 1.15x or greater during loan term

Loan-to-Value: Up to 80% of Restricted Income Valuation

What We Charge:

- Application Fee: $1,000
- 1% due at commitment ($5,000 minimum)
- 1% due at closing ($5,000 minimum)
- Extension fees: 0.5% per 6 month extension
- Standard due diligence report expenses, plus customary legal & closing expenses

What We Do Not Charge:

- Yield maintenance prepayment penalties
- Mortgage Insurance Premiums or other "all-in" interest rate add-ons
- Delivery assurance, breakage, loan resizing or other "make whole" fees

Contact Us

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Centrant - the **easy** choice

Learn more at centrant.org/lending

