

NHSA-CDFI
Permanent Multifamily Loan Program
Frequently Asked Questions

What is the timeframe from application to loan closing?

The approval process takes from 30 – 60 days from the time of receipt of the completed application to NHSA-CDFI Board Loan Committee decision. If approved, we will send you a commitment letter within 5 business days. It may take up to 30 days to complete the loan closing.

What are the key underwriting issues for NHSA-CDFI's permanent multifamily loan?

The capacity of the NeighborWorks[®] organization to manage the property and the financial feasibility of the project.

How long can we hold a loan commitment before we use it?

To be determined on a case-by-case basis.

When and how are loan fees/costs paid?

The loan origination fee and associated closing costs are due at closing. The loan fee and/or closing costs may be paid up front or rolled into the loan.

What kinds of technical assistance can NHSA-CDFI provide to our organization?

Technical assistance is an important part of NHSA-CDFI's permanent multifamily loan program. We can help you structure your permanent multifamily proposal, offer alternative solutions if roadblocks develop, and may be able to help identify additional private and public financing sources.

What are NHSA-CDFI's on-going requirements once our loan is closed?

- 1) Loan payments are due by the first and late after the 15th of the month. Late fees are 5% of the loan payment.
- 2) During the loan period, we require quarterly reports on the property's financial status, and financial reports for the NeighborWorks organization.
- 3) We also require annual verification that the tax obligations on the property are current and that the NWO has hazard and liability insurance on the property for which NHSA-CDFI is named loss-payee in an amount equal to or greater than NHSA-CDFI's loan.

For additional information contact NHSA-CDFI:

Benjamin K. Greenberg, Senior Loan Officer
2332 Bellfield Road, Cleveland Heights, OH 44106
(P) 216-707-2993
(F) 216-707-2994
bgreenberg@hnsamerica.org