

# COMMUNITY HEALTH CENTER LOANS MERCY COMMUNITY CAPITAL TERM SHEET

<b>Eligible Borrower</b>	<ul style="list-style-type: none"> <li>• 501(c)(3) nonprofit organization</li> <li>• Limited partnership or limited liability company with a nonprofit organization as managing general partner or managing member</li> </ul>	
<b>Eligible Project</b>	<p>Community Health Center serving low and moderate income populations including:</p> <ul style="list-style-type: none"> <li>• Federally Qualified Health Center (FQHC)</li> <li>• Rural Health Clinic (RHC)</li> <li>• Hospital-owned safety net clinic</li> <li>• Health center for special needs population</li> </ul>	
<b>Eligible Purpose</b>	<ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Construction and rehabilitation</li> <li>• Bridge loans</li> <li>• Predevelopment (secured)</li> </ul>	
<b>Loan Amount</b>	<p>Minimum loan amount of \$500,000; maximum of \$4 million Loans outside this range will be considered.</p>	
<b>Term &amp; Amortization</b>	<p>Up to 5 years. Up to 7 years for New Markets Tax Credit transactions. A limited number of loans may be available for longer-term. Amortization matching term of loan or longer TBD during underwriting. Interest-only period of up to 3 years can be considered. Please call to discuss.</p>	
<b>Rate</b>	Typically 5% - 7%	
<b>Fees</b>	<ul style="list-style-type: none"> <li>• Application fee – \$500 due at application, (\$1,000 for for-profit entities) credited to origination fee</li> <li>• Commitment fee – TBD during underwriting and credited to origination fee</li> <li>• Origination fee – Up to 2.0% of loan</li> <li>• Prepayment fee - 3% for the first year; none thereafter.</li> <li>• Legal fees, filing fees, and other third-party fees</li> </ul>	
<b>Security</b>	<p>One or more of the following:</p> <ul style="list-style-type: none"> <li>• First or Subordinate Deed of Trust/Mortgage lien</li> <li>• Liens against other property of borrower</li> <li>• Irrevocable letter of credit</li> <li>• Perfected security interest in investor pay-ins</li> <li>• Third-party guaranty [from entity other than borrower]</li> <li>• Pledge of developer fee</li> <li>• Pledge of restricted account</li> <li>• Lien on gross revenues</li> </ul>	
<b>Maximum LTV Ratio</b>	90%, prefer 80% (Loans with an LTV >90% can be considered)	<p><i>The terms outlined here are indicative, but not exhaustive, of the terms and conditions of a loan with MCC.</i></p>
<b>Debt Coverage Ratio</b>	Minimum 1.20	
<b>Reserve Requirements</b>	Replacement, operating and debt service reserves analyzed on individual basis	



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