

COMMUNITY HEALTH CENTER LOANS MERCY COMMUNITY CAPITAL TERM SHEET

Eligible Borrower	<ul style="list-style-type: none"> • 501(c)(3) nonprofit organization • Limited partnership or limited liability company with a nonprofit organization as managing general partner or managing member 	
Eligible Project	<p>Community Health Center serving low and moderate income populations including:</p> <ul style="list-style-type: none"> • Federally Qualified Health Center (FQHC) • Rural Health Clinic (RHC) • Hospital-owned safety net clinic • Health center for special needs population 	
Eligible Purpose	<ul style="list-style-type: none"> • Acquisition • Construction and rehabilitation • Bridge loans • Predevelopment (secured) 	
Loan Amount	<p>Minimum loan amount of \$500,000; maximum of \$4 million Loans outside this range will be considered.</p>	
Term & Amortization	<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>	
Rate	Typically 5% - 7%	
Fees	<ul style="list-style-type: none"> • Application fee – \$500 due at application, (\$1,000 for for-profit entities) credited to origination fee • Commitment fee – TBD during underwriting and credited to origination fee • Origination fee – Up to 2.0% of loan • Prepayment fee - 3% for the first year; none thereafter. • Legal fees, filing fees, and other third-party fees 	
Security	<p>One or more of the following:</p> <ul style="list-style-type: none"> • First or Subordinate Deed of Trust/Mortgage lien • Liens against other property of borrower • Irrevocable letter of credit • Perfected security interest in investor pay-ins • Third-party guaranty [from entity other than borrower] • Pledge of developer fee • Pledge of restricted account • Lien on gross revenues 	
Maximum LTV Ratio	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>
Debt Coverage Ratio	Minimum 1.20	
Reserve Requirements	Replacement, operating and debt service reserves analyzed on individual basis	



Mercy Community Capital
 1600 Broadway, Suite 2000 | Denver, CO 80202
 303.830.3386 | mercycommunitycapital.org



Loans provided in California are made or arranged pursuant to a California Financing Law license. MCC prohibits all borrowers from discriminating based on race, color, national origin, sex, age, or disability.