



Development and Preservation Fund Loan Types & Terms



ELIGIBLE BORROWERS: Front Porch Investments (FPI) exists to provide a wide range of loan financing to developers (for-profit and nonprofit), community development organizations, Community Development Financial Institutions, and housing-supportive nonprofits. Impact Development Fund (IDF) administers the loans on behalf of FPI. **Note:** Submitting an application does not guarantee funding.

RATES AND FEES: Rates are set at the time of loan approval. Loans are currently provided at a 1–2% fixed interest rate, and origination fees are 1–2%.

Types of Financing	Loan Amount (As a % of total project costs, cannot exceed pro-rata % of affordable units)	Term of Loan	Repayment Terms	Collateral (FPI will subordinate)
Pre-Development Loans	Up to \$1,000,000	24 months maximum	Flexible	Varies by project type
Acquisition / Bridge Loans	Up to \$3,000,000; \$2,000,000 on Unimproved Land	36 months maximum	Monthly interest only	Up to 90% Total Loans-to-Value
Construction Loans	Up to \$3,000,000; \$2,000,000 on Unimproved Land	36 months maximum	Monthly interest only	Up to 90% Total Loans-to-Value
Bridge Loans (To cover shortfalls due to the timing of receipt of specified funds)	Up to \$3,000,000; \$2,000,000 on Unimproved Land	36 months maximum	Flexible	Up to 100% Total Loans-to-Value with Commitment for Funds being bridged
Perm Loans	Up to \$3,000,000; \$2,000,000 on Unimproved Land	25 years maximum	25 year fully amortized principal and interest payments*	Up to 90% Total Loans-to-Value

*Option is available to include two years of interest-only payments at any time during the loan. Any principal balances deferred through interest-only period to be paid in full at maturity of loan. Deferment is based on project financials falling below 1.25 Debt Service Coverage Ratio. Deferment may occur at any time during the loan period with staff level approval after financial review.