

# MULTIFAMILY HOUSING

## Substantial Rehabilitation of Existing USDA 515 Multifamily - USDA RHS 538/515



### Features

- Security: Assets of the borrowing entity.
- Long loan term up to 40 years
- Low fixed interest rate, fully amortizing.
- Maximum of lesser of 90% loan-to-restricted-rent value or loan-to-cost ratio (97% for a non-for-profit enterprise).
- The program can be used to guarantee permanent financing, or a combination construction and permanent loan. It cannot be used for a loan that covers only construction.
- Fully assumable subject to CMI and USDA approval.
- A loan can be combined with other financing sources such as: Low Income Housing Tax Credits, HOME grant or loan, State or local assistance (including tax-exempt bond financing) or a second bank loan.
- Debt service coverage ratio of 1.15.
- Not subject to Davis-Bacon requirements.

### Eligibility

- Borrowers may be for-profit, not-for-profit, individuals, partnerships, state or local public agencies, LLCs, trusts, or Indian tribes.
- For New Construction or Substantial Rehabilitation of Multifamily Projects only with an existing 515 loan in place.
- Project must be in a designated "Rural Area," as

defined by USDA—population must be less than 35,000.

- A minimum of \$6,500 per unit in rehab costs is required for the Revitalization, Repair, and Transfer Cost of Existing Direct Section 515 Housing.

Privately held, Centennial Mortgage is strategically integrated to expertly maneuver through HUD/FHA/USDA requirements. We collaborate to pilot your project through the intricate process. We drive to close then service every loan, delivering continuity, stewardship and peace of mind. Our experience is unmatched - we have one of the highest loan approval rates as we advocate tirelessly to make each loan happen.

218 W Washington St Suite 900  
South Bend, IN 46601  
Ph: 574.233.6773

[www.CentennialMortgage.com](http://www.CentennialMortgage.com)



Strategically Integrated. Expertly Driven.