

**SAMPLE FINANCING COMMITMENT REQUIRED BY IFA
2015 10% TEST FOR CARRYOVER ALLOCATION**

The lender/grantor may use their own format, but it **must be on funding source's letterhead** (including name, address and phone number), contain the required information, and be signed.

Date:

Borrower/Grantee:

Lender/grantor has approved a(n) _____ loan/award to _____
(Type) *(Borrower)*

on the development known as _____ located at _____.
(Development Name) *(Address)*

Lender/grantor agrees to lend as follows:

1. Loan/grant Amount and how it will be determined;
2. Interest Rate, if applicable;
3. Loan Term, if applicable;
4. Loan amortization period; (permanent lender)
5. Debt service coverage ratio; (permanent lender)
6. Description of interest only periods;
7. Loan Fees;
8. Collateral; and
9. Conditions precedent to funding*.

This commitment to fund will expire on _____.

Signature by Lender/grantor

*Examples of conditions that IFA deems to be "under the control of the sponsor" include, but are not limited to the following:

1. Approval of appraisal;
2. Approval of final plans and specifications;
3. Ability to meet financial requirements for closing the loan;
4. Representations and Warranties; and
5. Receipt of Low-Income Housing Tax Credits.