

**ILLINOIS HOUSING DEVELOPMENT AUTHORITY  
MULTIFAMILY FINANCING OPTIONS (1)**

|   | Fully Amortizing 30yr Tax-Exempt Bonds (2)(3)(4)(9)                                      | Federal Financing Bank (FFB) Transactions (6) (9) (11) | Fully Amortizing 40yr Tax-Exempt Bonds (2)(3)(4)(9)                                      | 17yr Balloon-Structured Tax-Exempt Bonds (2)(3)(5)(9)(10) | 4% & 9% Immediate Funding (6)(8)(9)         |
|---|--|--|--|---|---|
| Project Type  | 4% LIHTC   | 4 & 9% LIHTC   | 4% LIHTC   | 4% LIHTC  | 4 & 9% LIHTC                                |
| Loan Type   | Construction-to-permanent or permanent only  | Permanent only   | Construction-to-permanent or permanent only  | Construction-to-permanent or permanent only               | Construction-to-permanent or permanent only |
| Tax Status  | Tax-Exempt   | Taxable  | Tax-Exempt   | Tax-Exempt  | Taxable                                     |
| Bond Financing Type                                 | Public Offering or Direct Bank Purchase  | FFB Mortgage Participation Certificate                 | Public Offering or Direct Bank Purchase  | Public Offering   | General Obligation Funding                  |
| Structure   | 30yr non-AMT fixed rate, level debt; may include Forward Bond Purchase Agreement ("BPA") | 40yr Taxable fixed rate, level debt                    | 40yr non-AMT fixed rate, level debt; may include Forward Bond Purchase Agreement ("BPA") | 35yr non-AMT fixed rate, 17yr balloon                     | 40yr TAXABLE fixed rate, immediate funding  |
| Permanent Rate                                      | 5.630%   | 6.084%   | 5.780%   | 5.600%  | 6.334%                                      |
| Term Period (months) / Amortization Period (months) | 360/360  | 480/480  | 480/480  | 204/420   | 480/480                                     |

| Forward Premium Rates   |  |
|-------------------------|--|
| Forward Period (months) | Cost Per Forward Period                    |
| 18                      | Please contact IHDA for additional details |
| 24                      |  |
| 30                      |  |
| 36                      |  |
| 48                      |  |

All offerings and terms are estimated as of December 20, 2024, are subject to the terms and conditions of the Authority, and do not constitute a firm offer (6)

- 1 - All products assume Risk Share lending; please contact IHDA for exceptions
- 2 - Insured advances through construction period financed by publically offered bonds; direct bank placement may have higher construction rates
- 3 - Pricing considers 100% of non drawn construction proceeds investment income to IHDA (draw schedules may vary)
- 4 - Add 0.25% for Direct Bank Forward Bond Purchase Structure(s)
- 5 - Balloon date can exceed 17 years; please contact IHDA for eligibility, pricing, and underwriting terms
- 6 - Indicative rate is shown as Immediate Funding; Forward starting rates available; please contact IHDA for additional forward starting rates up to 36 months
- 7 - If you are interested in participating in the Authority's Section 542(c) Risk-Sharing Program, please contact multifamilylending@ihda.org
- 8 - Indicative Credit Advantage Immediate Funding considers permanent pricing; please contact IHDA for construction to permanent rates
- 9 - Rates indicative as of December 20, 2024
- 10 -Non inclusive of construction period

