



# Loan Rate & Terms Sheet

As of May 1, 2025

The Foundation's interest rates for the current month are based on the Treasury Constant Maturities indices as published by the Federal Reserve for the 15th day of the previous month. (See <http://www.federalreserve.gov/releases/h15/>). The base rate is determined by adding 4.50% to the applicable index and rounding up to the next 0.10%, with a maximum of 11%. **\*IMPORTANT: The actual rate for a loan may be 1% - 2% higher depending on the credit risk rating of the loan.**

Our base rate for May 1, 2025 is computed as follows:

| Index Rate | + Adjustment | = Total | Rounded up to next .1% | Maximum | NWBF Base Rate |
|------------|--------------|---------|------------------------|---------|----------------|
| 3 YR 3.85% | 4.50%        | 8.35%   | 8.40%                  | 11.00%  | 3 YR 8.40%     |
| 5 YR 3.98% | 4.50%        | 8.48%   | 8.50%                  | 11.00%  | 5 YR 8.50%     |

| Loan Terms and Policies:            |  |  |
|-------------------------------------|--|--|
|                                     | Construction Loans   | Other Loans  |
| Interest During Construction Period | Base Rate plus 0.75%   | N/A  |
| Loan Fee                            | 1.50%  | 1.50%  |
| Inspection Fee                      | \$4,500 per 12-month period <i>until occupancy permit is obtained</i>                            | No   |
| Other Costs                         | Title Insurance, Recording Fees and Escrow Costs<br>Appraisals and Audits generally not required |  |
| Term                                | Up to 18 months  | Up to 20 years   |
| Amortization                        | N/A  | 15-year term/15-year am<br>20-year term/20-year am<br>15-year term/20-year am<br>10-year term/25-year am |
| Payment                             | Interest Only, Monthly<br>Invoiced on the 1 <sup>st</sup> , Due on the 10 <sup>th</sup>          | Fixed Principal & Interest, Monthly<br>Due the same day of the month as the date of the loan             |
| Prepayment Penalty                  | No   | No   |
| Interest                            | Fixed, charged on outstanding balance  | Adjustable based on index, subject to maximum  |
| Interest Discount for NWBC Churches | Yes – up to 0.50%  | Yes – up to 0.50%  |
| Collateral                          | 1 <sup>st</sup> position Security Instrument   | 1 <sup>st</sup> position Security Instrument   |

**Policy Updated: March 2023**