

The Norwich Housing Corporation

Loan Pricing Matrix

November 2023

The following adjustments may be made to the “NHC Base Rate” as established and revised from time to time. *All such adjustments are at the sole discretion of the NHC Board of Directors.*

The current NHC Base Rate is 8.0% and is subject to change at any time prior to issuance of a Commitment Letter. The current rate for loans approved as “Life Safety” is 3.0%. Life Safety loans are not subject to the Loan Pricing Matrix.

Loan to Value Ratio	< 50% -.50%	51 – 75% -.025%	76 – 80% 0%	81 – 90% +.050%	91 – 100% At NHC Discretion
Lien Position	1st 0%	2nd +.050%	3rd + +1.00%		
Loan Term	1 – 120 Months -.050%	121 – 180 Months -.025%	181+ Months 0%		
Previous History (Only applies to borrowers with prior NHC loans)	No Late Payments 0.0	1+ Times Late At NHC Discretion			

Loans up to \$250,000	0%
\$250,001 - \$500,000	+0.25%
\$500,001 - \$750,000	+0.50%
\$750,001 +	+1.00%

Lowest Rate Available: 7.0%

(\$250K or under, LTV 50% or less, Term 10yrs or less)

Additional Factors

- Past due indebtedness of the collegiate chapter to the Grand Chapter of Theta Chi Fraternity, Inc. will be considered as a factor in the loan approval process.
- The Norwich Housing Corporation Board of Directors has full authority to deviate from the Loan Pricing Matrix at their discretion.
- Host institution owned property will be considered as a factor in the loan approval process.
- Note: All loans will balloon after 180 months