

The Norwich Housing Corporation

Loan Pricing Matrix

August 2024

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 8.5% 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 4.0%. Life Safety loans are not subject to the Loan Pricing Matrix.

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|--|------------------------------------|---|--------------------------|---------------------------|--|
| Loan to Value Ratio | < 50% -.50% | 51 – 75% -.025% | 76 – 80% 0% | 81 – 90% +0.50% | 91 – 100% At NHC Discretion |
| Lien Position | 1st 0% | 2nd +0.50% | 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: **7.5%**
(\$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