

Green Energy (Commercial) Lending Terms

Loan Product/Credit conditions	Solar Energy	Energy Efficient (retrofits)
Purpose (Uses)	Energy efficiency investments in partial or whole-building retrofits in occupied and/or existing buildings	Roof-top solar systems and community solar investments for systems 400kW or less.
Borrower eligibility	Multifamily operators and small business	Multifamily operators and small business
Amount	Up to \$120,000	Up to \$250,000
Geography	District of Columbia, Maryland and Virginia	
Term	Up to 7 years	
Rates range (senior notes)	6%-9%	
Rates range (subordinate notes)	NA	
Combined maximum LTV (LTC for small business)	Up to 90%	
Repayment	Amortizing	
Subordination	Yes	
Origination/Commitment Fee	1.0% - 2.0%	
Modification/Extension fees	Subject to Cost	
Other Fees and costs: Legal, UCC/Lien filing fees; appraisal	Covered by borrower, at cost	
Collateral	1st or 2nd lien	
Debt Service Coverage Ratio (DSCR)	1.25x	1.25x
Affordability Covenants	NA	
Guarantee Requirements	Personal guaranties are required by anyone owning 20% or more of the borrowing entity	



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