

**ST. LOUIS EQUITY FUND INC.
OR
REGIONAL HOUSING AND COMMUNITY DEVELOPMENT ALLIANCE**

PRE-DEVELOPMENT LOAN APPLICATION

GENERAL APPLICANT INFORMATION

APPLICANT ORGANIZATION NAME: _____

TAX IDENTIFICATION NUMBER: _____

STREET ADDRESS: _____

CITY/STATE/ZIP CODE: _____

TELEPHONE NUMBER: _____ FAX NUMBER: _____

EXECUTIVE DIRECTOR NAME: _____

CONTACT PERSON NAME: _____

CONTACT PERSON TITLE: _____

DATE OF INCORPORATION: _____ Please attach a copy of Certificate of Incorporation and Certificate of Good Standing dated within 6 months of the loan application.

501(c)(3): YES _____ NO _____

PROJECT INFORMATION

NAME OF PROPOSED PROJECT: _____

FORMAL NAME OF BORROWER ENTITY: _____

NEIGHBORHOOD/LOCATION OF PROJECT: _____ WARD _____

Attach site map and list of property addresses

PROPERTY ADDRESSES: _____

AMOUNT OF LOAN REQUEST: _____

GENERAL DESCRIPTION OF PROJECT: _____

continue on next page

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COMPLETE THE ATTACHED TABLE REGARDING THE PROPOSED UNIT MIX OF THE PROJECT:

	RENTAL	FOR SALE	TOTAL
LOW INCOME			
MARKET RATE			
TOTAL			

DOES THIS PROJECT INCLUDE LOW INCOME TAX CREDIT FINANCING?: YES _____ NO _____ UNSURE _____
If yes, attach a copy of tentative reservation 9% _____ 4%(bonds) _____

DOES THIS PROJECT INCLUDE HISTORIC TAX CREDIT FINANCING?: YES _____ NO _____ UNSURE _____

ANTICIPATED DATE LOAN FUNDS NEEDED: _____

ANTICIPATED LENGTH OF LOAN (# of months): _____

LIST POTENTIAL EQUITY PROVIDERS CONTACTED AND PHONE NUMBERS: _____

Provide copies of preliminary commitment letters, if any

LIST OF POTENTIAL MORTGAGE DEBT LENDERS (FROM THE PRIVATE AND/OR PUBLIC SECTORS)
CONTACTED AND PHONE NUMBERS: _____

Provide copies of preliminary commitment letters, if any

WILL THE PROJECT REQUIRE GOVERNMENT FUNDS?: YES _____ NO _____

IF SO, DESCRIBE THE STATUS OF GOVERNMENT AND PROVIDE COPIES OF COMMITMENT, IF ANY:

WHY IS THIS PROJECT IMPORTANT?: _____

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DESCRIBE NEIGHBORHOOD CONDITONS: _____

DOES APPLICANT HAVE PARTNERS IN THIS PROJECT?: YES _____ NO _____

IF YES, NAME OF PARTNER: _____

IF YES, IS PARTNER A FOR-PROFIT ENTITY?: YES _____ NO _____

IF YES, DESCRIBE ROLES OF EACH PARTNER DURING AND AFTER PROJECT COMPLETION: _____

LIST PREVIOUS DEVELOPMENT EXPERIENCE OF APPLICANT: _____

MEMBERS OF DEVELOPMENT TEAM:

ARCHITECT _____

GENERAL CONTRACTOR _____

CONSULTANT _____

ATTORNEY _____

ACCOUNTANT _____

PROPERTY MANAGER _____

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INCLUDE THE FOLLOWING DOCUMENTS WITH THIS APPLICATION:

1. Project Proforma (including projected Sources and Uses of Funds, Income and Expense Calculation, Equity Calculation, if applicable, and Cash Flow, if applicable)
2. Tentative Tax Credit Reservation, if applicable
3. Preliminary equity commitments, if applicable
4. Preliminary private and government financing commitments, if applicable
5. Certificate of Incorporation
6. Most recent organization Financial Statements (internal and external, if available)
7. Site control documentation, if available, site map and list of addresses
8. Market documentation, if available
9. A proposed time schedule for use of the predevelopment funds.

All of the information contained in this application is true and accurate to the best of my knowledge

SIGNATURE: _____

DATE: _____

TITLE: _____

PHONE: _____

PRINTED NAME: _____

FAX #: _____

ADDRESS: _____

SEND COMPLETED APPLICATION, INCLUDING SUPPORTING DOCUMENTS, TO EITHER:

JIM LUTZ
RHCDA
611 OLIVE STREET, SUITE 1641
ST. LOUIS, MISSOURI 63101

OR

KATHY SORKIN
ST. LOUIS EQUITY FUND INC
707 N. 2ND STREET, SUITE 308
ST. LOUIS, MO 63102

ATTACHMENT A TO EXHIBIT 1

BORROWER CHECKLIST FOR PREDEVELOPMENT LOAN CONSIDERATIONS

TYPE AND SCALE OF PROJECT

- Type of housing
- Type of construction
- Number of units
- Bedroom mix
- Projected rental or sale rates

SITE CONSIDERATIONS

- Location
- Current ownership
- Current tax status
- Current environmental status
- Preliminary title report
- Estimated acquisition cost
- Plan for approaching the seller or sellers

MARKET SUPPORTABILITY

- General demographic and neighborhood data
- Informal market analysis, including any development that has taken place in the area within the last 24 months and the market experience of such development
- Formal market study
- Neighborhood conditions and how project will improve them

DESIGN AND CONSTRUCTION CONSIDERATIONS

- Rehabilitation, new construction or both
- Architect to be selected
- Special physical site or project considerations

FINANCING

- Projected sources and uses of funds
- Identify potential private, public and/or philanthropic sector funds to be applied for
- Meetings with some of the proposed sources
- Preliminary letters of support/commitment
- Repayment plans for predevelopment loan if project proceeds or if it does not

DEVELOPMENT TEAM

- Co-Developer, if applicable
- Architect
- Contractor
- Attorney
- Accountant
- Property Manager
- Consultant

SPECIAL CIRCUMSTANCES OR CONSIDERATIONS