

The Norwich Housing Corporation Loan Pricing Matrix

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 8.50% 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% - 0.50%	51 – 75% - 0.375%	76 – 80% - 0.25%	81 – 90% 0.0	91 – 100% + 0.375%
Lien Position	1st - 0.25%	2nd 0.0	3rd + + 0.25%	Unsecured + 2.0%	
Loan Purpose	Purchase 0.0	Construction/Perm + 0.25%	Refinance + 0.125%	C/O Refinance + 0.25%	
Loan Term	< 5 Years - 0.375%	5 – 10 Years - 0.125%	10 – 15 Years 0.0	16+ Years + 1.0%	
Previous History	No Late Payments - 0.25%	1+ Times Late At NHC Discretion			
Liability Insurance Claims (Within Past 5 Years)	None - 0.25%	1 or More 0.0			

Additional Factors

- Debt to the Grand Chapter of Theta Chi Fraternity, Inc. will be considered as a factor in the loan approval process.
- Host institution owned property will be considered as a factor in the loan approval process.

Lowest Rate Available: 6.875%
Highest Secured Rate Possible: 10.375%