

DELAWARE STATE HOUSING AUTHORITY

2016 AGENCY FEE SCHEDULE

The fees outlined herein are applicable to all applicants seeking Agency resources and should be included in the development budget of the application. Interest rates and annual expenses are determined during underwriting based upon market conditions. All fees are non-refundable, non-transferable, and due as designated in this schedule.

Application Fees		
9% and 4% Tax Credits		
Multifamily Application Fee	\$ 1,250	Due with submission
ARHP/HDF Financing		
Application Fee	\$ 1,250	Due with submission
HOME Financing		
Application Fee	\$ 1,250	Due with submission

Tax Credit Program Fees		
9% and 4% Tax Credit Allocations		
Multifamily Allocation Fee	1.50%	Due at carryover or construction closing of the credits
	of carryover or allocation	
	x 10 years	

Monitoring, Compliance, & Asset Management Fees		
Compliance Monitoring Fee (one-time, per unit)	\$ 600	Due prior to allocation, issuance of 8609, or Carryover Agreement, whichever is first
Asset Management Fee (one-time, per unit)	\$ 250	Due prior to construction closing

Construction Financing*		
ARHP/HDF Construction Loan Commitment Fee	1.25%	Due at construction loan closing
	of approved loan amount	
ARHP/HDF Construction Loan Interest Rate	3.00%	Due at monthly installments
HOME Construction Loan Commitment Fee	\$ -	
HOME Construction Loan Interest Rate	3.00%	Due at monthly installments

Permanent Financing*		
ARHP/HDF Permanent Loan Commitment Fee (applied to fully amortizing or interest-only permanent loans)	1.25%	Due 50% at construction closing and 50% at permanent closing
	of amortizing or interest-only debt	
ARHP/HDF Permanent Fully Amortizing Loan Interest Rate	5.00%	Due at monthly installments
ARHP/HDF Permanent Loan Interest Rate	1.00%	Deferred; accrued interest due from cash flow
HOME Permanent Loan Commitment Fee	\$ -	
HOME Permanent Loan Interest Rate	0% - 1%	USDA loans - Principal due in full at the end of the maturity date; Non-USDA loans - Deferred accrued interest due from cash flow

Administration Fees		
Waiver Request Fee (per each item from DSHA minimum construction standards)	\$ -	Due prior to submission of application
Re-design Review Fee (per each re-review of plans and specifications)	\$ 500	Due after award or during construction
Incomplete Draws and Change Orders (re-processing fee)	\$ 250	Due prior to approval of Draw or Change Order
Re-inspection Fee (after the first two inspections)	\$ 500	Due prior to re-inspection or issuance of approval to occupy
Cost Certification Penalty Fee	\$ 5,000	Due if cost certification is not submitted within 90 days after DSHA provides the "Permission to Occupy"
	\$ 500	Due for each additional week cost certification remains outstanding
Forward Reservation Fee	1.25%	Due at submission of request, not to exceed \$15,000
	of allocation	
	carryover amount	

*Interest rates and repayment schedules of loans will be influenced by the income mix of the persons served, as well as the financial viability of the development