

FHA FINANCING: A Welcome Alternative for Virginia Multifamily Developers



**FHA holds key advantages for multifamily developers in Virginia.
For new construction — market rate and affordable — take a look at
what FHA & AGM can do for you:**



**LOWER FIXED RATES =
MORE LOAN PROCEEDS**



**FULLY NONRECOURSE
CONSTRUCTION & PERMANENT**



**FULLY AMORTIZING LOAN
40-YEAR TERM**



**1.15 DSC MARKET RATE
1.11 DSC AFFORDABLE**



**NO LOAN-TO-VALUE TEST
ON NEW CONSTRUCTION**



**NO DESIGN STANDARDS
DESIGN THE PROJECT TO MEET THE
MARKET AND YOUR PRO FORMA**



**NO HARD LOCKOUT
WHEN INTEREST RATES FALL, EASILY
REDUCE YOUR FHA LOAN RATE**



**COMPETITIVE
TRANSACTION COSTS**



**FHA FINANCING WORKS WELL
WITH 4% AND 9% LIHTC PROJECTS**

Founded in 1990, AGM is a leading FHA lender and GNMA seller/servicer. Family-owned with over 30 years of experience, the firm has closed over \$10 billion in FHA-insured multifamily project loans nationwide. We underwrite, fund, and service all of our loans. Developers and owners can count on AGM to be accessible, transparent, consistent, and ready to lend.

**Loans under \$125 million*



I'm in Virginia and ready to help.
Frank Grosch, Senior Vice President, AGM
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**FINANCIAL
SERVICES, INC.**
*Financing Communities with FHA
MARKET RATE & AFFORDABLE*

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