



## BUILD INDWELL'S FUTURE WITH AN **IMPACT LOAN**

An Impact Loan (promissory note) with Indwell provides you with an outstanding opportunity to invest in creating affordable housing projects.

Indwell's buildings are financed through a mix of government grants, donations, and financed capital. The financed capital comes from a variety of sources, including traditional financial institutions (banks and credit unions), other financing organizations (e.g. church loan funds, foundations) and impact loans from individuals and businesses.

Indwell offers competitive rates on loans of \$50,000 or more. This financing enables Indwell to build new affordable housing by providing financial flexibility for Indwell to act quickly when an opportunity arises to purchase a site or to finance construction.

## More Information About Indwell Impact Loans

**Term Expiries** - To efficiently manage the expiring promissory note terms, all notes will expire on the closest quarter-end date (March 31, June 30, September 30, December 31) following the loan date. For example, a 2 year closed term note dated November 15, 2020 would expire on December 31, 2022.

The holders of expiring closed term notes have three options upon expiry:

1. Demand payment of balances outstanding on the note;
2. Apply the note's outstanding balance to subscribe to another closed term note (24, 36, 48 or 60 months) with interest payable at the published and prevailing interest rates at that time; or,
3. Apply the note's outstanding balance to subscribe to an open term note, payable on demand with at least 30 day notice, with interest payable at the published and prevailing interest rate for open term notes at that time. (Open term rates for new personal loans are not offered at this time.)

**Interest Rates** - At this time, Indwell is accepting loans of \$50,000 or more. The rates are as follows:

5 year – 4.50%  
4 year – 4.30%  
3 year – 4.10%  
2 year – 3.95%

Indwell reserves the right to change the interest rates paid for new loans at its discretion (interest rates for closed term notes are guaranteed and do not change for the term of the note). On an annual basis, at the closest quarter-end date following the anniversary date of the note, the interest rate will be adjusted to the published interest rate for open term notes at that time.

**Interest Payment** - A lender has the option of receiving their earned interest on a monthly (direct deposit), bi-annual or annual basis, or the lender can choose to receive a donation receipt in lieu of interest payments.

**Disclaimer** - Impact loans support and grow Indwell's ability to provide Hope and Homes for All. While Indwell endeavours to operate in a financially sustainable and responsible manner, lenders should be aware that impact loans are promissory notes and not secured by specific Indwell assets.



**HOPE AND HOMES**

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Please contact Aydan Schat at 1-866-529-0454 ext 225 or ayschat@indwell.ca to learn more about supporting affordable housing with Indwell through an Impact Loan.

To find out how you can support Indwell's programs with other giving options, please contact Judy Eising, Director of Community and Donor Engagement at 1-866-529-0454 ext 437 or jeising@indwell.ca.