Pennsylvania Industrial Development Authority (PIDA)

For **Real estate loans** financing eligible land and building costs, borrowers will have the following interest rate options:

For term loans with a regular amortization;

1. **Fixed interest rate for the full term** of the loan (up to a 15-yr. period), set at the current 10-year treasury yield + 100 basis points. Based on the current 10-year treasury yield, the fixed rate option is 1.75% for the life of the loan.

Fixed interest rate for a seven (7) year period set at the 10-year treasury yield. After seven years, the rate will reset to the then-current 10-year treasury yield. Please note, the reset rate is limited to a 200 basis point increase/decrease. The reset rate is then fixed for the duration of the loan. Based on the current 10 year treasury yield, the rate for the initial (7) year period is 0.75%.

For 10-year term loans with a 20-year amortization period;

1. **Fixed interest rate for the full term** of the loan (10-yr. period). This option is calculated using the 10-year treasury yield +100 basis points. Based on the current 10-year treasury yield, the fixed rate option is 1.75% for the life of the loan.

Fixed interest rate for a five (5) year period set at the 10-year treasury yield. After five years, the rate will reset to the then-current 10-year treasury yield. Please note, the reset rate is limited to a 200 basis point increase/decrease. The reset rate is then fixed for the duration of the loan. Based on the current 10-year treasury yield, the rate for the initial (5) year period is 0.75%.

For Equipment loans – 1.75% fixed rate for the full term of the loan.

For Working capital and accounts receivable lines of credit – 1.75% fixed rate for 12 month period.

For Pollution prevention and energy efficiency loans – 2.00% fixed rate for the full term of the loan.

Note: Rates good through December 31, 2020
Source: Pennsylvania Department of Community and Economic Development