

Washington, D.C. TOPA Loans



The TOPA (Tenant Opportunity to Purchase Act) Earnest Money Deposit Loan provides D.C. tenant associations affordable and risk-free capital to cover the critical first step of the tenant purchase process: the earnest money deposit on their building.

TOPA Loan Terms

Size of Loan:	Up to \$500,000
Term of Loan:	Up to 12 months
Fees:	<ul style="list-style-type: none">• 1% upfront fee (based on deposit amount)• 40 basis point fee upon successful acquisition (based on acquisition price and assumes 5% deposit)• No fees or interest are due if Tenant's or their assignees fail to purchase property• No payments due during loan term
Security:	Pledge of fully refundable Earnest Money Deposit

Prospective borrowers are encouraged to contact NHT's Lending Team to discuss their borrowing needs.