



Northwest Bank

No Two Associations Are Alike.

We've worked with community associations across the Northwest since 2008, so we know a thing or two about the industry. Our team of experienced bankers provide solutions and service customized to your associations' specific needs. At Northwest Bank, you'll know your banker, and that's important. We make decisions, and support your community, locally. Because of that:



- We can move from term sheets to loan documents in under 30 days, so you can keep your projects moving.
- We provide support at board meetings, so your association managers and homeowners are informed.
- We simplify the account transition process, so you can keep working on the things that matter most.

This is why we're different.

"The community association team at Northwest Bank provides exceptional service and flexible solutions to meet the financial management needs of our community. We appreciate the wide range of available products—from cash management to project financing—and the friendly, knowledgeable staff who so capably support our relationship with Northwest Bank."

— Susan Stone, Board Treasurer
RiverPlace Condominium No. 1 Association

We know our craft. This is what we do.

We value relationships with communities of all sizes, and move quickly to customize and deliver solutions to fit your associations' specific needs.

Deposit & Treasury Management Solutions:

- Customized reserve and deposit solutions to make managing your associations' finances easier
- Full suite of treasury services to maximize efficiency, cash flow, and payment collection
- FDIC insured products: DDM^{SM*} and CDARS^{®**}, so you can manage all accounts in one place
- Full service, internet based online banking system with customized access controls for peace of mind
- Our mobile app provides convenience and ease for check deposits

Loan Solutions:

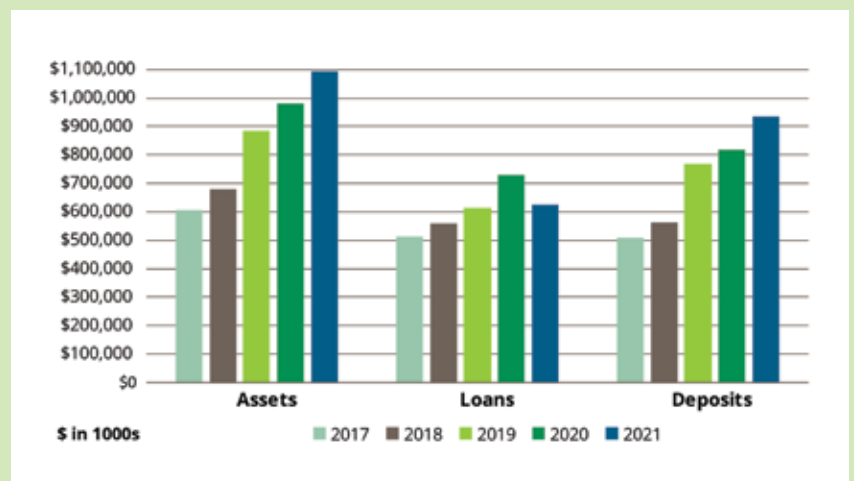
- 5 and 10 year fixed rate commercial loans up to 20 year terms
- No unit minimum or maximum
- Local decision makers for loans up to \$15 million
- Competitive rates
- Preferred partner pricing for community associations

All loans and credit products are subject to underwriting and credit approval. If approved, certain fees, restrictions and other terms and conditions may apply.



A strong bank is a better partner.

As much as we focus on our client's business, we focus on ours. You should demand that of your banking partner. We maintain a balanced portfolio across our geographic footprint and lines of business, ensuring our bank remains strong.



Data as of December 31, 2021

*2021 decline in loans due primarily to PPP loan forgiveness

Loan FAQs

Am I personally liable or a guarantor on a loan?

No. The loan is made to your association. No personal guarantees required.

Is there a lien on my unit?

There are no liens taken on real estate. The collateral for the loan is a UCC-1 filing on all assets of the association with the state, including an assignment of the rights of the association.

Am I able to buy or sell a unit while a loan is still outstanding?

Yes. Individual units may be bought and sold.

Am I able to refinance my unit?

Yes. Your association's loan is not a lien on your property and does not have an impact on the refinancing of your unit.

Are we able to prepay the loan?

Yes. There is no prepayment penalty if from cash or sale of property. There is a small prepayment penalty if the loan is refinanced with another lender.

What happens if association members don't pay?

The loan repayment obligation is allocated by the HOA. Your association would be responsible for collecting from individual unit owners similar to regular assessments.

Can we re-amortize the loan and is there a cost?

We offer automatic quarterly re-amortization on all association loans. Additional re-amortizations can be requested for a small fee.



Deposit FAQs

How many bank accounts should an association have?

Most associations have an operating and reserve account. For specific projects, a special assessment or construction account may be opened.

What type of accounts are offered?

Operating deposit accounts, money market accounts, certificates of deposit accounts and increased FDIC insurance coverage accounts through DDM^{SM*} and CDARS[®].

Can our association get full FDIC coverage for deposits, including deposits in excess of \$250,000, without having to manage multiple banking relationships?

Yes. Deposits are fully FDIC insured through a variety of deposit services for short and long term needs. Deposits in excess of \$250,000 are eligible to receive full FDIC coverage through DDM^{SM*} and CDARS[®].

What is a reserve fund?

A reserve fund is an account (typically interest bearing) where the association saves money for future repairs and expenses such as painting, siding, roofing, or other common elements.

* Demand Deposit Marketplace (DDMSM) is an automated, daily cash management sweep account that provides expanded FDIC insurance coverage with daily liquidity on deposits in excess of \$250,000.

** Certificate of Deposit Account Registry Service (CDARS[®]) enables organizations with deposits in excess of \$250,000 to earn higher yield CD-level rates and maintain full FDIC insurance.

Our Community Association Team



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We are proud members of:



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Not near one of our locations? We can still help!



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