

which shall be used by the Authority as a non-lapsing, revolving fund for carrying out the provisions of this sub-title. To this fund shall be charged any and all expenses of the Authority, including mortgage insurance payments required by loan defaults and to the fund shall be credited all receipts of the Authority, including mortgage insurance premiums and proceeds from the sale, disposal, lease, or rental of real or personal property which the Authority may receive under the provisions of this sub-title.

(b) Moneys in the fund not needed currently to meet the expenses and obligations of the Authority shall be deposited with the treasurer to the credit of the fund or may be invested in such manner as is provided for by statute.

266T. Insurance of mortgages.

The Authority, upon application of the proposed mortgagee, may insure mortgage payments required by a first mortgage on any industrial project, upon such terms and conditions as the Authority may prescribe, provided the aggregate amount of principal obligations of all mortgages so insured outstanding at any one time shall not exceed thirty million dollars (\$30,000,000). To be eligible for insurance under the provisions of this sub-title a mortgage shall:

(1) Be one which is made by a mortgagor as defined herein and held by a mortgagee approved by the Authority;

(2) Involve a principal obligation, including initial service charges and appraisal, inspection and other fees approved by the Authority, not to exceed four million dollars (\$4,000,000) for any one project and not to exceed ninety (90) per cent of the cost of the project (as defined in Section 266-O) as to real property, nor seventy (70) per cent of the cost of the project (as defined in Section 266-O) as to machinery and equipment;

(3) Have a maturity satisfactory to the Authority but in no case later than twenty-five (25) years from the date of the insurance except in the case of machinery and equipment, for which the maturity is to be no more than fifteen (15) years from the date of the insurance but in no case beyond the normal useful life of the machinery and equipment.

(4) Contain complete amortization provisions satisfactory to the Authority requiring periodic payments by the mortgagor which may include principal and interest payments, cost of local property taxes and assessments ~~FOR OR PAYMENTS IN LIEU THEREOF~~, land lease rentals if any, hazard insurance on the property, such mortgage insurance premiums as are required under Section 266U, and such depreciation payments as may be necessary to maintain the integrity of the project until principal has been completely amortized, all as the Authority from time to time prescribes or approves.

(5) Be in such form and contain such terms and provisions with respect to property insurance, repairs, alterations, payment of taxes and assessments ~~OR PAYMENTS IN LIEU THEREOF~~, default reserves, delinquency charges, default remedies, anticipation of maturity, additional and secondary liens, and other matters as the Authority may prescribe.