

HUD 232 per 223(f)

Nursing Homes, Intermediate Care Facilities, Board & Care Home & Assisted Living Facilities

Eligible Properties:	The facility must have been completed or substantially rehabilitated at least three (3) years prior to the date of the Firm Commitment application
Borrower:	Single asset and single purpose entity, either for profit or nonprofit
Recourse:	Fully non-recourse
Loan Amount:	No limits
Maximum Mortgage Limits:	The lesser of: a) 80% LTV b) 100% transaction costs (refinance); 80% of acquisition costs including transaction costs and repairs c) 1.45 DSCR
Interest Rate:	Fixed rate determined by market conditions at the time of rate lock
Amortization and Term:	A maximum of 35 years fully amortizing
Mortgage Insurance Premium:	1% payable at closing 0.5% annually
Escrows:	Escrows for taxes, insurance and mortgage insurance premium are required
Replacement Reserves:	Initial and monthly deposits required based on long term physical needs
Repair Escrow:	Cash or a letter of credit for up to 20% of the estimated cost of repairs
Secondary Financing:	Permitted up to 100% LTV under certain conditions
Commercial Space:	Eligible for up to 20% of total square footage and 20% EGI
HUD Exam Fee:	\$3 per \$1,000 of requested mortgage
HUD Inspection Fee:	1% of the estimated cost of repairs or \$30 per unit/bed
Rate Lock Deposit:	Typically 0.5% of mortgage amount
Third Party Reports:	Appraisal, Phase 1 ESA, PCNA
Professional Liability Insurance:	Minimum \$1,000,000/\$3,000,000 coverage for operators/managers