

## Refinance or Acquisition of Healthcare/Seniors Housing Facilities

<b>PURPOSE</b>	Refinance or acquisition of existing Nursing Homes, Assisted Living, Intermediate Care, and Board & Care facilities.
<b>ELIGIBLE PROJECT</b>	Project must have a minimum of 20 units/beds to be eligible.
<b>ELIGIBLE PROPERTIES</b>	The facility must have received its certificate of occupancy at least 3 years prior to the date of the firm commitment application.
<b>COMMERCIAL SPACE</b>	Eligible for up to 20% of total square footage and 20% of EGI.
<b>BORROWER</b>	Single asset, special purpose entity. Either for-profit or nonprofit.
<b>MAXIMUM LOAN AMOUNT</b>	<p>The lesser of:</p> <p>a) 80% of LTV;  b) 1.45 DSCR;  c) 85% of purchase price; and  d) existing debt plus eligible transaction costs.</p> <p>* Non-profits can typically add 5% to stated percentages if they agree to the non-profit restrictions.  ** Other than the above constraints, there are no minimum or maximum loan sizes.</p>
<b>TERM &amp; AMORTIZATION</b>	A maximum term of the lesser of 35 years or 75% of remaining economic life; fully amortizing.
<b>INTEREST RATE</b>	Fixed-rate, subject to market conditions at the time of rate lock.
<b>MORTGAGE INSURANCE PREMIUM</b>	<ul style="list-style-type: none"> <li>1.0% payable at closing, 0.65% annually thereafter; and</li> <li>0.45% for qualifying LIHTC projects; and</li> <li>0.25% for qualifying Green projects.</li> </ul>
<b>RECOURSE</b>	Non-recourse.
<b>ASSUMABILITY</b>	Fully assumable, subject to HUD approval.
<b>PREPAYMENT</b>	Negotiable. Best rates typically have a 1–2-year lockout with a declining prepayment penalty for the remainder of the first 10 years.
<b>THIRD PARTY REPORTS</b>	Appraisal, Phase I, and Property Condition & Needs Assessment (PCNA). Other reports as needed.
<b>ESCROWS</b>	Escrows for taxes, insurance and mortgage insurance premium are required.
<b>REPLACEMENT RESERVES</b>	Initial and monthly deposits required based on long-term physical needs of property.
<b>REPAIRS/IMPROVEMENTS</b>	Cash or a letter of credit for up to 20% of the estimated cost of repairs.
<b>HUD APPLICATION FEE</b>	\$3 per \$1,000 of requested loan amount.



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