



**HUD 232 per 223(f) – Nursing Homes, Intermediate Care Facilities, Board and Care Home and Assisted Living Facilities**

<b>Eligible Properties:</b>	The facility must have been completed or substantially rehabilitated at least three (3) years prior to the date of the Firm Commitment application.
<b>Borrower:</b>	Single asset and single purpose entity, either for-profit or non-profit
<b>Recourse:</b>	Fully non-recourse
<b>Loan Amount:</b>	No limits
<b>Maximum Mortgage Limits:</b>	The lesser of: a. 85% LTV b. 100% transaction costs (refinance); 85% transaction costs (purchase) c. 1.1765 DSCR
<b>Interest Rate:</b>	Fixed rate determined by market conditions at the time of rate lock
<b>Amortization and Term:</b>	A maximum of 35 years fully amortizing
<b>Mortgage Insurance Premium:</b>	1% payable at closing, .5% annually
<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
<b>Repair Escrow:</b>	Cash or a letter of credit for up to 20% of the estimated cost of repairs
<b>Secondary Financing:</b>	Permitted up to 100% LTV under certain conditions
<b>Commercial Space:</b>	Eligible for up to 20% of total square footage and 20% EGI
<b>Origination Fee:</b>	Fees negotiable
<b>Placement Fee:</b>	Fees negotiable
<b>HUD Exam Fee:</b>	\$3 per \$1000 of requested mortgage
<b>HUD Inspection Fee:</b>	1% of the estimated cost of repairs or \$30 per unit/bed
<b>Good Faith Deposit:</b>	Typically ½% of mortgage amount, refunded at closing
<b>Application Fee:</b>	\$5,000
<b>Third Party Expense Deposit:</b>	Market Study, Appraisal, Phase I, Property Condition and Needs Assessment are estimated at \$22,500, collected at application
<b>Legal Fees:</b>	Lender legal fees estimated at \$12,500
<b>HUD Review Time:</b>	60 days