



## HUD 221(d)(4)/(d)(3)(non-profit) Program

### Construction or Rehabilitation of Multifamily Housing

Housing & Healthcare Finance (HHC Finance) provides expert commercial lending solutions to multifamily, healthcare, and senior housing companies nationwide.

We are committed to being a long-term financing partner to our clients which range from single property owners to publicly traded REITs.

Our insight and rapid execution capabilities allow us to deliver innovative, flexible, and timely financings to our clients. We excel in situations that require creativity, expertise, and speed.

If you want to experience lending expertise that will help your business grow, please contact:

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<b>PROPERTY TYPES</b>	Market Rate, Affordable, and Subsidized Multifamily
<b>ELIGIBLE BORROWERS</b>	For profit and non-profit entities
<b>LOAN AMOUNT</b>	No Minimum/No Maximum (subject to statutory mortgage limits)
<b>LOCATION</b>	Nationwide
<b>TERM &amp; AMORTIZATION</b>	New Construction: <ul style="list-style-type: none"> <li>• Construction term, plus</li> <li>• 40 year fully amortizing loan</li> </ul> Rehabilitation: <ul style="list-style-type: none"> <li>• Rehabilitation term, plus</li> <li>• 40 year fully amortizing loan</li> </ul>
<b>GENERAL LOAN TERMS</b>	New Construction: The maximum loan is the lesser of <ul style="list-style-type: none"> <li>• 83.3% (87% for Affordable) of HUD's estimate of replacement cost (Rehabilitation - plus "As-Is" value of property)</li> <li>• 1.20x Debt Service Coverage, (1.15x for Affordable)</li> </ul>
<b>INTEREST RATE</b>	Fixed rate, subject to market conditions at the time of rate lock
<b>RECOURSE</b>	None, except standard carve-outs
<b>ASSUMABLE</b>	Yes, subject to HUD approval
<b>PREPAYMENT</b>	Typically loans are prohibited from prepayment for the 1st year, then have a 9% penalty declining 1% each year thereafter until 0%. Alternative lockout and prepayment structures are available.
<b>MORTGAGE INSURANCE PREMIUM</b>	0.65% at closing 0.65% annually
<b>OTHER</b>	Davis Bacon prevailing wages are required  Builders and Sponsors Profit and Risk Allowance of 10% of all construction costs can be used for sponsors with an identity of interest general contractor  Escrows required for repairs, mortgage insurance premium, taxes, insurance, and replacement reserves  Third party reports include appraisal, market study, Plans and Specs review, and Phase I  Secondary financing is allowed, subject to HUD approval