



HUD 223(a)(7) Program

Refinance of Existing FHA-Insured Mortgages

Housing & Healthcare Finance (HHC Finance) with \$1.4 billion in closed HUD loans over the last 3 years is one of HUD's leading healthcare lenders.

We are committed to being a long-term financing partner to our clients which range from single facility 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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PROPERTY TYPES	FHA-Insured Healthcare and Multifamily Loans
ELIGIBLE BORROWERS	For profit and non-profit entities
LOAN AMOUNT	Entity can borrow up to 100% of the original principal balance
LOCATION	Nationwide
TERM & AMORTIZATION	The remaining term of the mortgage plus 12 years (subject to HUD approval) not to exceed the term of the original FHA-insured mortgage
GENERAL LOAN TERMS	The maximum loan is the lesser of: <ul style="list-style-type: none">• The original FHA-insured mortgage amount• The outstanding mortgage plus all closing costs, capital improvements, prepayment penalties, and repairs• 1.10x Debt Service Coverage
INTEREST RATE	Fixed rate, subject to market conditions at the time of rate lock
RECOURSE	None, except standard carve-outs
ASSUMABLE	Yes, subject to HUD approval
PREPAYMENT	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.
MORTGAGE INSURANCE PREMIUM	0.50% at closing 0.50% annually for Multifamily, 0.55% annually for Healthcare
OTHER	Cash out refinancing is not permitted PCNA report required for Multifamily and term extensions