



LOVE FUNDING

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HUD Section 232 pursuant to 223(f) Healthcare Acquisition or Refinance Loan

Overview of the Program:

This program provides non-recourse, assumable financing for the purchase or refinance of existing assisted living, memory care and intermediate or skilled nursing facilities. An independent living component no greater than 25% to 30% of the total units is allowable.

Maximum Loan	Loan amount for the refinance or purchase of existing properties is the lesser of: (a) 80% (85% non-profit) of market value; (b) A mortgage amount supported by a DSC of 1.45x; (c) 100% of the transaction cost for a refinance, and 85% of the transaction cost for a purchase transaction. Recognizable transaction costs include repairs, initial replacement reserves, third party reports, closing costs, along with <i>eligible</i> existing indebtedness or purchase price.
Maximum Term	A maximum term of 35 years, or 75% of the remaining economic useful life.
Personal Liability	FHA Loan is non-recourse.
Assumability	Yes, subject to FHA approval.
Repairs/Replacements	Allowed up to 15% of the appraised value of the property after completion of repairs, so long as no more than one building system is substantially renovated or replaced.
Fees and Expenses	Nominal processing fee due to Love Funding at engagement. The client must pay for all third party reports, which include a phase I environmental site assessment, a full appraisal, and a PCNA (Property Capital Needs Assessment). Funds must be remitted to Love Funding, and these contractors are engaged and paid by Love Funding directly. Financing and permanent placement fees of up to 3.5% are based on final loan amount, due upon commitment and payable from mortgage proceeds at closing.
Mortgage Insurance Premium	Annual Mortgage Insurance Premium (MIP) is 1.0% at closing (one year pre-paid) and 0.50% annually thereafter.
Qualified Properties	The facility must have been completed or substantially rehabilitated for at least three years prior to the date of the application. Projects with additions completed less than three years previous are eligible as long as the addition was not larger than the original project size and number of beds.
Other FHA Requirements	HUD application fee is 0.3% of mortgage amount due at the time of submission of the Firm Application.