



DWIGHT CAPITAL

# FHA/HUD Interest Rate Reduction Program

<b>Eligible Properties</b>	Any existing HUD-insured asset
<b>Loan Amount</b>	The remaining principal balance at the time of closing
<b>Recourse</b>	Non-recourse
<b>Interest Rate</b>	Fixed for term of loan, determined by market conditions at time of rate lock (1.00% GFD; refunded at closing)
<b>Loan Conditions</b>	1.05x debt service coverage ratio (DSCR)
<b>Term and Amortization</b>	Unchanged from existing mortgage
<b>Prepayment and Assumption</b>	10-year step-down penalty (10,9,8,7,6,5,4,3,2,1); loan is fully assumable, subject to HUD approval
<b>Mortgage Insurance Premium</b>	Unchanged from existing mortgage
<b>HUD Application Fee</b>	Not applicable
<b>Third Party Reports</b>	Not applicable unless previous PCNA is more than 10 years old
<b>Timeline</b>	Rate lock in 15-45 days with closing 15-30 days thereafter

*This term sheet sets out general guidelines and is designed as an aid to prospective borrowers and other clients. This term sheet does not represent or imply a contract or an offer to lend funds. An offer to lend funds may only be made by a signed written commitment letter to a prospective borrower. This term sheet is subject to change at any time without notice at the sole discretion of Dwight Capital LLC. Credit and collateral are subject to approval. Terms and conditions apply. This is not a commitment to lend. As a capital provider, Dwight Capital LLC is not a registered investment adviser and does not otherwise provide investment advice.*