



DWIGHT CAPITAL

FHA/HUD Section 223(a)(7) Refinancing of Properties with Existing HUD Insured Debt

Eligible Properties

All properties that currently have HUD insured debt

Loan Amount

Loan may be increased to original principal balance when first insured; no equity takeout is permitted under section 223(a)(7)

Interest Rate

Fixed for term of loan, determined by market conditions at time of rate lock (Rate lock deposit is 1.00% and refunded at closing)

Loan Conditions

Loan must meet a minimum of 1.11 times debt service coverage ratio (DSCR); Non-recourse

Term and Amortization

Shorter of: remaining term plus 12 years or original mortgage terms

Prepayment & Assumption

10-year step-down penalty (10,9,8,7,6,5,4,3,2,1); Loan is fully assumable subject to HUD approval

Annual Mortgage Insurance Premium

Market Rate	Green Certified	10-90% Affordable	90% Affordable	Healthcare
0.50%	0.25%	0.35%	0.25%	0.55%

HUD Application Fee

Multifamily: 15 basis points (0.15%) on requested loan amount, which will be credited back at closing
Healthcare: 15 basis points (0.15%) on requested loan amount. Half will be credited back at closing; the other half will be refunded 1-2 months after closing

Third Party Reports

Not applicable (unless a new PCNA report is required)

Timeline

Firm Application is typically submitted within 15-30 days of engagement. HUD typically issues a Firm Commitment within 30-45 days. Closing typically occurs within 30-45 days of the Commitment being issued

Engagement to Closing: 2-4 months