



St. James Capital, L.L.C.

Federal Housing Administration 202 Prepayment / Section 223(f) Refinancing M.A.P. – Multifamily Accelerated Processing T.A.P. – Traditional Accelerated Processing

<u>Program Description</u>	Fixed rate permanent financing for the acquisition or refinancing of existing HUD Section 202 Senior housing communities.	
202 Prepayment Application:	Prepared by St. James Capital outlining reasons for prepayment including anticipated use of debt service savings and new loan excess proceeds.	
Loan Amount:	No Maximum/Minimum	
Loan Term:	35 Years	
Amortization:	Up to 35 Years	
Prepayment:	Negotiable, but typically locked for 2 years, then 8%, 7%, 6%, etc. No penalty after 10 years.	
Recourse:	Non-recourse	
Borrower:	All properties must be owned by a single-asset entity	
Determination of Maximum Loan Amount:	<u>For Purchase</u> <i>the lesser of:</i> * 90% of value * 1.11 debt service coverage * 85% of cost to purchase	<u>For Refinance</u> <i>the lesser of:</i> * 90% of value * 1.11 debt service coverage * 100% of cost to refinance
Subordinate Financing:	Allowed up to the lesser of: *7.5% of value; * 50% of the cash requirements close	
Assumability:	Fully Assumable subject to HUD and Lender approval	
Income:	Underwritten at current Section 8 rents	
Reserves:	Property Tax (if applicable), insurance, replacement reserve, mortgage insurance premium escrow and Non-critical repair escrow. Critical repairs are completed and approved by HUD prior to closing.	
HUD/FHA Application Fee:	\$3/\$1,000 of mortgage amount	
Interest Rate:	Interest Rates are set upon acceptance of Commitment	

33 Bloomfield Hills Parkway, Suite 125, Bloomfield Hills, Michigan 48304
1-888-594-9911
Phone 248-290-2200 Fax 248-290-2222
www.sjcap.com