

## HUD Multifamily Loan Program

### HUD programs combined with unmatched customer service and expertise.

We're more than an underwriter and lender; we provide tailored guidance around the country to complete projects of any size and any complexity. We frequently help developers assemble the staff or partners needed to make their project a reality, and guide our clients and partners who are new to the HUD program from start to finish.

#### Financing Options

New Construction  
Sub Rehabilitation  
Acquisition  
Refinance  
(Including Cash-Out)

#### Terms

35-40 Year Fixed Rate  
85-90% Financing  
Fully amortizing loan  
Declining Prepayment  
Non-Recourse  
Assumable

#### Other Benefits

Protects against rising interest rates.  
Market rate, affordable, or subsidized tenants eligible.  
Available nationwide. Can be combined with grants, tax credits, and other equity for 100% financing.  
Processing time of 4-6 months.



	<b>New Construction &amp; Sub Rehabilitation</b>	<b>Refinance &amp; Acquisition</b>
<b>Fixed Term</b>	40 Year	35 Year
<b>Amortization</b>	40 Year	35 Year
<b>Est. Interest Rate</b>	4.50%	3.85%
<b>Loan to Value</b>	Up to 90%	85-90% Rate and Term
<b>Cash-Out</b>	Not Available.	Up to 80% for refinances
<b>Assumable</b>	Yes, loan can be assumed at any point two years after closing.	Yes, loan can be assumed at any point two years after closing.
<b>Recourse</b>	No	No
<b>Commercial Allowed</b>	Yes, a portion of building space and income can be secured from "commercial" (non-tenant) sources, and included in underwriting.	Yes, a portion of building space and income can be secured from "commercial" (non-tenant) sources, and included in underwriting.
<b>Benefits</b>	<ol style="list-style-type: none"> <li>1) Provides higher loan amount than bank financing.</li> <li>2) Borrower can use a builder's credit to receive 90% financing.</li> <li>3) Only one closing (construction to permanent)</li> <li>4) Can lock in fixed-rate prior to construction.</li> <li>5) 40 year term mitigates rising interest rate risk</li> <li>6) Declining prepayment, no yield maintenance or defeasance.</li> <li>7) Can combine HUD financing with equity sources, including LIHTC, AHP, and Home funds.</li> </ol>	<ol style="list-style-type: none"> <li>1) 35 year term mitigates rising interest rate risk</li> <li>2) Provides up to 80% cash-out refinances</li> <li>3) Can blanket and recapitalize properties</li> <li>4) Can complete up to ~\$40,000 per unit in repairs</li> <li>5) Can finance market rate, section 8, HAP contracts, Workforce, or combination</li> <li>6) Declining prepayment, no yield maintenance or defeasance.</li> <li>7) Can combine HUD financing with equity sources, including LIHTC, AHP, and Home funds.</li> </ol>

## Get Started

Determining if a project is eligible for HUD financing requires only a few pieces of information, and typically takes less than 24 hours for us to analyze. The information we need is listed below, please feel free to call or email with any additional questions.

### **New Construction & Sub Rehabilitation**

- 1) Income and expense projections
- 2) Construction cost estimates
- 3) Executive summary about the project

### **Refinance & Acquisition**

- 1) Past 3 years tax returns or audited statements
- 2) Rent roll
- 3) Executive summary about the project