

FHA HUD SECTION 232/223(a)(7)

REFINANCING OF EXISTING FHA INSURED HEALTHCARE PROPERTIES

ELIGIBLE PROPERTIES	Existing FHA insured healthcare properties
INTEREST RATE	Fixed for term of loan, determined by market conditions at time of rate lock
RECOURSE	Non-recourse
PREPAYMENT & ASSUMPTION	Negotiable with the best pricing for 10 years of call protection (can be a combination of lockout and/or penalty); Loan is fully assumable subject to HUD approval
ESCROW	Taxes and insurance are escrowed monthly. Replacement reserve required and the monthly deposit amount determined in accordance with HUD guidelines
MORTGAGE INSURANCE PREMIUM	0.5% due to HUD at closing and 0.55% annually thereafter
THIRD PARTY REPORTS	Capital Needs Assessment required if requesting a term extension
TIMELINE	Call VIUM Capital, LLC to get a current estimate on FHA 232/223(a)(7) processing timing

TERM & AMORTIZATION

Up to 12 years extension of the original FHA insured loan maturity is permitted, not to exceed the maximum term for the existing loan program

LOAN PARAMETERS

The loan is limited to the lesser of:

- Original principal balance
- Existing indebtedness plus transaction costs
- Minimum underwritten debt service coverage of 1.11x

HUD APPLICATION FEE

0.15% of estimate loan amount due with submission of application