



**Expedited Refinance of  
 FHA-Insured Mortgages**

<b>ELIGIBLE PROPERTIES:</b>	Apartment or healthcare properties with mortgages that are currently insured by FHA. Moderate rehabilitation is permitted.
<b>LOAN TYPE:</b>	Fully amortizing permanent loan.
<b>PREFERRED LOAN SIZE:</b>	Any size insured mortgage is acceptable.
<b>MAXIMUM LOAN:</b>	The lesser of the following criteria: <ol style="list-style-type: none"> <li>1. The original principal amount of the insured mortgage(s).</li> <li>2. 90% of Net Income (after the subtraction of proprietary earnings for healthcare facilities), divided by the loan constant.</li> <li>3. The existing indebtedness plus transaction costs.</li> </ol>
<b>INTEREST RATES:</b>	Fixed rate determined by market rates at the time of rate lock.
<b>AMORTIZATION:</b>	The remaining term of the existing mortgage (FHA may approve a term up to 12 years beyond the remaining term up to the original maximum term of the currently insured mortgage).
<b>PERSONAL RECOURSE:</b>	Non-recourse.
<b>ASSUMABILITY:</b>	Assumable, subject to CWCapital approval.
<b>SUBORDINATE FINANCING:</b>	Allowable, subject to FHA criteria.
<b>WAGE REQUIREMENTS:</b>	Davis-Bacon prevailing wage requirements do not apply.
<b>ANNUAL MORTGAGE INSURANCE PREMIUM:</b>	The first year's MIP is payable in advance of closing based on a rate established by FHA. Thereafter, the MIP is escrowed monthly. The rate is fixed at loan endorsement.
<b>ESCROWS:</b>	<p>Monthly escrows for property insurance, real estate taxes, reserves for replacement, sinking fund (if applicable) and mortgage insurance premiums.</p> <p>An initial deposit to replacement reserve and 100% of repair costs (both as determined by FHA) are escrowed from mortgage proceeds.</p>
<b>ENVIRONMENTAL ISSUES:</b>	<p>Special rules apply for properties which are located in Flood Hazard Zones as designated by FEMA.</p> <p>Lead-based paint and asbestos must be abated in accordance with FHA requirements.</p>

hardworking + successful + prepared + accomplished  
innovative + versatile + knowledgeable + resourceful  
reliable + efficient + collaborative + flexible + creative  
accountable + prepared + problem solver  
adaptable + responsive +

<b>APPLICATION FEE:</b>	An application fee of 0.3% of the requested mortgage amount is payable to FHA at the time of application. At the time of closing, FHA can refund half of the application fee.
<b>INSPECTION FEE:</b>	None required by FHA.
<b>FINANCING AND PLACEMENT FEES:</b>	Negotiable.
<b>CLOSING EXPENSES:</b>	Standard transaction costs, including legal fees, title insurance and survey.
<b>OTHER FHA REQUIREMENTS:</b>	<hr/> <p>Cash escrows or letters of credit are required for the following:</p> <ol style="list-style-type: none"><li>1. 10% of repair costs as a completion guarantee.</li><li>2. 2.5% of repair costs as a latent defects guarantee, due at completion of repairs.</li></ol>
<b>FHA PROCESSING TIME:</b>	<p>One stage processing procedures:</p> <ol style="list-style-type: none"><li>1. Firm Commitment Stage: 30 days for review.</li></ol> <hr/>
<b>PRELIMINARY SUBMISSION PACKAGE:</b>	<p>Include the following in your request for a loan quote:</p> <ol style="list-style-type: none"><li>1. Property description and location map.</li><li>2. Last 6 months rent rolls and year-to-date operating statement.</li><li>3. FHA audits for prior 3 fiscal years.</li><li>4. Current year operating budget.</li><li>5. Statement of existing debt and escrow balances.</li><li>6. Sponsor résumé.</li></ol>