FHA / HUD

FHA HUD Express Lane

HUD's priority processing track for Section 232/223(f) healthcare refinance and acquisition applications. It is a queue-priority overlay on the underlying 232/223(f) execution rather than a stand-alone loan program, and it applies only to lower-risk facilities that clear every gate below.

Indicative Terms

LTV CAP	Maximum 70%.
DSCR	2.00x on skilled nursing components; 1.60x on non-skilled-nursing components.
RATINGS	Minimum two-star CMS overall rating and minimum two-star health inspection rating.
COMPLIANCE	No abuse or neglect flags and no serious violations in the preceding 12 months.
OPERATOR TRACK RECORD	At least two years operating the subject property.
FHA HISTORY	A clean FHA record is required for all controlling parties.
LOAN SIZE	Capped at $70,000,000 in the New York metro area and $50,000,000 in all other regions.
APPLICATION STATUS	Must be fully underwritable, with no pending environmental, legal or participation issues.
APPLICATION FEE	Quoted per transaction.
ORIGINATION FEE	Quoted per transaction.
LEGAL FEES	Quoted per transaction.

Eligible Properties & Sponsors

Healthcare properties eligible for a Section 232/223(f) refinance or acquisition that meet the Express Lane quality and compliance thresholds. Every controlling party must carry a clean FHA record, and the application must be fully underwritable with no open environmental, legal or participation issues.