LMD
CAPITAL PARTNERS

FHA / HUD

FHA HUD Interest Rate Reduction

A refinance for multifamily and healthcare properties that already carry FHA-insured debt serviced by LMD Capital Partners, done solely to lower the interest rate. The loan amount, term and maturity carry over unchanged, and there is no HUD application fee.

Indicative Terms

LOAN PARAMETERS	The new loan equals the unpaid principal balance as of closing. Loan term and maturity are unchanged from the existing mortgage. Minimum DSCR of 1.05x. There is no LTV test.
RECOURSE	Non-recourse.
INTEREST RATE	Fixed for the full term, set at rate lock against market conditions. Rate lock deposit of 0.5%, refunded at closing.
PREPAYMENT AND ASSUMPTION	Negotiable, with best pricing at 10 years of call protection through a combination of lockout and/or penalty. Fully assumable subject to HUD approval.
MORTGAGE INSURANCE PREMIUM	Unchanged from the existing mortgage.
HUD APPLICATION FEE	None.
CLOSING COSTS	Lender's attorney fees and any prepayment penalty on the current loan may be paid from the loan sale premium. The borrower covers its own attorney fees and the cost of updating the title policy.
APPLICATION FEE	Quoted per transaction.
ORIGINATION FEE	Quoted per transaction.
LEGAL FEES	Quoted per transaction.
TIMING	Application within days of engagement, 30 days to HUD commitment, then 15 to 30 days to closing.

Eligible Properties & Sponsors

Multifamily and healthcare properties with existing FHA-insured loans serviced by an LMD Capital Partners company.

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