



## HEALTHCARE PROPERTIES

### Interest Rate Reduction Loan Modification Program

*This program provides loan modifications for healthcare properties with existing FHA-insured debt.*

|                            |  |
|----------------------------|--|
| <b>Eligible Properties</b> | Any property with existing HUD-insured loan.   |
| <b>Term</b>                | Unchanged from existing mortgage, no term extension available.   |
| <b>Interest Rate</b>       | Locked before closing and fixed for the duration of the term. (Subject to market conditions.)  |
| <b>Prepayment</b>          | Customizable, typically a step-down period, other variations possible, based on market conditions and borrower preferences.                                  |
| <b>Loan Conditions</b>     | <ul style="list-style-type: none"><li>• 1.05x DSC Ratio</li><li>• The annual Mortgage Insurance Premium (MIP) is unchanged from existing mortgage.</li></ul> |
| <b>Third-Party Reports</b> | Property Capital Needs Assessment (PCNA) may be required.  |
| <b>Timing</b>              | Approximately 30 – 45 days for engagement, submission, FHA/HUD review, and closing.  |