

Eligible Properties

- Market-rate apartments, affordable housing, co-ops
- Up to 25% commercial area / 20% commercial income

Borrower & Recourse

- Single-asset SPV (for-profit or nonprofit)
- Non-recourse

Loan Amount & Structure

- Acquisition LTV: 80–90% depending on subsidy / affordability
- Refinance: Covers existing debt + repairs + reserves
- DSCR: $\geq 1.18\times$ (market) / $1.15\times$ (affordable) / $1.11\times$ (subsidized)

Term & Amortization

- Up to 35 yrs fully amortizing
- Interest-only first year optional (per HUD)

Prepayment & Assumption

- 10-yr call protection (lockout + step-down)
- Fully assumable subject to HUD approval

Fees & Escrows

- MIP: 1.00% at closing; 0.60% annually (0.25–0.35% for affordable)
- HUD App Fee: 30 bps on request
- Escrows: taxes, insurance, replacement reserves (\$250/unit/yr min)
- Reports: appraisal, Phase I, PNA, radon

Timeline

- 40–60 days to Firm App; HUD 60 days to commitment; 30–45 days to close