



WASATCH CAPITAL
GROUP
HUD 223(a)(7)

PURPOSE

Provides mortgage insurance to refinance properties currently insured by FHA in an expedited manner.

ELIGIBLE BORROWERS	Properties with existing FHA insured loans are eligible.
MAXIMUM LOAN	The lesser of: <ol style="list-style-type: none"> 1. The original principal amount of the existing insured loan; 2. The outstanding principal balance of the existing insured loan plus the cost of required repairs, improvements, outstanding debt incurred in connection with capital improvements (as approved by HUD), prepayment penalties, and loan closing costs; 3. The amount of debt that can be serviced by 90% of net operating income.
MAXIMUM TERM	The term of the new loan may not exceed the remaining term of the original loan; however, HUD may approve a term extension up to 12 years beyond the term of the existing loan to ensure long-term economic viability (not to exceed maximum term of underlying mortgage insurance program).
FUNDING	Qualifies for Ginnie Mae guaranteed mortgage-backed securities, direct placement or may be used to credit enhance tax-exempt bonds.
Interest Rate	Subject to market conditions.
MORTGAGE INSURANCE PREMIUM	The annual MIP is .50% of the outstanding loan amount for market rate transactions unless it qualifies for .25% through the Green/Energy Efficient Housing qualifications. 90% affordable or rental assisted qualify for the annual MIP of .25%. All other affordable are at .35% MIP. The first year MIP is set at the program rate.
PREPAYMENT	Typically closed for 2 years then open to prepayment at 108% in year 3, declining 1% per year. Other variations are possible based on market conditions and borrower preferences.
TIMING	Section 223(a)(7) processing usually takes about 3 to 4 months (subject to deal specifics).
FHA APPLICATION FEES	Negotiable with best pricing for 10 years of call protection (can be a combination of lockout and/or penalty); loan is fully assumable subject to HUD approval.
FHA INSPECTION FEE	None.
REPLACEMENT	Annual deposits required equivalent to the greater of \$250 per unit per annum

RESERVES	or as identified in a Project Capital Needs Assessment (PCNA).
PERSONAL LIABILITY	None. The FHA loan is non-recourse.
ASSUMABLE	Yes, subject to HUD and lender approval (0.05% of the original loan amount).
THE PROGRAM HAS THE FOLLOWING ADDITIONAL PARAMETERS	<ul style="list-style-type: none"> ● Funds to cover minor repairs (\$1,500/unit max) and costs of the transaction can be included in the loan amount. ● Outstanding debt incurred in connection with capital improvements already made to the property may also be included in the loan amount, subject to HUD approval. ● Davis-Bacon prevailing wage requirements do not apply to any repairs. ● Loans insured under Section 223(a)(7) assume program characteristics of the underlying mortgage insurance program. ● The streamlined nature of the underwriting does not require a new appraisal, market study or environmental; however, a new PCNA is required as part of the application. ● A PCNA will be required every 10 years.

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This term sheet sets out general guidelines and is designed as an aid to prospective borrowers and other clients. This term sheet does not represent or imply a contract or an offer to lend funds. An offer to lend funds may only be made by a signed written commitment letter to a prospective borrower. This term sheet is subject to change at any time without notice at the sole discretion of Wasatch Capital Group. Terms and conditions apply. This is not a commitment to lend.