

ROCKPORT MORTGAGE

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TERM SHEET

HUD Section 223(a)(7) Loan Program

Refinance of Existing FHA-Insured Multifamily Loan

This expedited loan program allows borrowers with an existing FHA-insured mortgage to refinance at a lower interest rate. The program allows for limited term extensions and provides funding for repairs and additional deposits to replacement reserves.

Maximum Term

HUD may approve extensions of up to 12 years, but not to exceed the original term. Term extension requests are subject to HUD approval and must be supported by property condition and debt service coverage ratios.

Maximum Loan

Limited to the lesser of:

1. The original principal amount of the existing insured mortgage.
2. Loan amount supported by DSC of 1.11 (1.05 for qualified affordable properties).
3. 100% of eligible transaction costs, including existing indebtedness, repairs, fees, third-party costs (if needed), and additional deposits to replacement reserves.

Other Considerations.

- No appraisal, market study and only limited environmental assessment required.
- Existing prepayment penalties may be paid from sale of loan proceeds.
- Fewer exhibits required for application assembly.
- Expedited processing by HUD, with 30-day approval target.
- Mortgage Insurance Premium (MIP) is set at 25 basis points for both upfront capitalized and annual premiums.

Personal Liability / Assumability

Non-recourse with standard carve-outs. Can be assumed subject to FHA approval.

Lockout / Prepayment Structure

Negotiable, but typically 10% in year 1, declining 1% per annum thereafter, until payable at par after the 10th year.

Repairs / Replacements

Existing replacement reserves must be transferred in full at time of closing.

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