

[hunt.loans/seniors](http://hunt.loans/seniors)

## FANNIE MAE Seniors Housing & Healthcare Financing

Hunt offers flexible financing options with efficient processing and underwriting for properties that provide independent living, assisted living, Alzheimer's/Dementia care, or any combination thereof.

<b>ELIGIBILITY</b>	<ul style="list-style-type: none"> <li>Existing, stabilized, purpose-built Seniors Housing Properties</li> <li>Sponsors and Operators experienced in the Seniors Housing industry</li> <li>Lenders experienced in financing Seniors Housing and approved by Fannie Mae for participation</li> </ul>
<b>TERM</b>	5 - 30 years
<b>AMORTIZATION</b>	Up to 30 years
<b>INTEREST RATE</b>	Fixed- and variable-rate options available
<b>MAXIMUM LTV</b>	75% (70% for 100% Alzheimer's/Dementia Care)
<b>MINIMUM DSCR</b>	<p>1.30x, if the property is 100% Independent Living.            1.40x, if the property is 100% Assisted Living.            1.45x, if the property is stand-alone Alzheimer's/Dementia Care.            1.50x, for any property containing Skilled Nursing units.            For combinations of IL, AL and ALZ, the minimum DSCR will be determined based on the majority (50% or greater) unit type.</p>
<b>SUPPLEMENTAL FINANCING</b>	Supplemental Loans are available.
<b>PREPAYMENT AVAILABILITY</b>	Loans may be voluntarily prepaid upon payment of yield maintenance or declining prepayment structure for fixed-rate loans; and 1% prepayment or declining prepayment premium for variable-rate loans.
<b>RATE LOCK</b>	30- to 180-day commitments. For select qualified transactions, borrowers may lock a rate with the Streamlined Rate Lock.
<b>RECOURSE</b>	Non-recourse execution with standard carve-outs for "bad acts" such as fraud and bankruptcy.
<b>ESCROWS</b>	Replacement reserve, tax, and insurance escrows are typically required.
<b>THIRD PARTY REPORTS</b>	In addition to standard third-party reports (including Appraisal, Phase I Environmental Site Assessment, and Property Condition Assessment), a management and operations report is required for all Seniors Housing Properties. Licensed Seniors Housing Properties also require a Regulatory Compliance report.
<b>ASSUMPTION</b>	Loans are typically assumable, subject to review and approval of the new borrower's financial capacity and experience.

### For More Information Contact:

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