

Senior Housing

Senior Housing Loan offers flexible loan terms for variety of seniors housing property types.

Loan Amount	Minimum is \$5,000,000, with the exceptions on a case-by-case basis
Loan Term	5, 7, 10, or 18 year balloons; 20, 25 and 30 year fully amortizing
Financing Options	Acquisition or refinance loans
Minimum DSC	1.30x for independent living; 1.40x for facilities with an assisted living and/ or Alzheimer's component greater than 50%; Coverage for properties contain any skilled nursing component is 1.45x
Maximum LTV	Maximum 75% of appraised value, maximum of 80% for tax-exempt bond finance transactions
Rate Structure	Fixed and adjustable rate options available
Eligible Property Types	Independent living properties Assisted living properties Properties with memory care (less than 40%) and a limited amount of skilled nursing, in combination with independent living and/ or assisted living units; 100% memory-care properties on a case-by-case basis CCRC's available on a case-by-case basis
Eligible Borrowers/Borrowing Entity	Experienced owner/operator of comparable facilities If the loan is less than \$5 million, the borrower may be a Single Asset Entity (SAE) with some additional restrictions and may be a limited partnership, general partnership (no individuals may be general partners), limited liability company, corporation, or real estate investment trust (must be a corporation, not a trust) If the loan is \$5 million or more, the borrower may be a limited partnership, a corporation, or a limited liability company and must be a Single Purpose Entity (SPE) If the borrower is structured as Tenancy In Common (TIC), each Tenant In Common must be a SPE
Eligible Loans	Fixed-rate loans Standard and capped floating rate loans Supplemental loans (subject to requirements in the Loan Agreement) and other options
Tax and Insurance Escrow	Generally required.

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Replacement Reserves Escrow	Generally required.
Recourse	Non-recourse with standard exceptions, including for fraud and misrepresentation
Commercial Space	No more than 20% of effective gross income and not more than 20% of property's total square footage
Required Reports	Appraisal, Property Condition Assessment, Phase I Environmental, Zoning, Insect, Flood and Seismic Report (for properties in Seismic Zones 3 and 4). Licensed Seniors Housing Properties also require a Seniors Housing Liability Assessment Report.
Prepayment	Defeasance for fixed-rate loans. Yield maintenance option available. Four main prepayment options available for floating-rate loans. No premium for final 90 days.
Assumable	Subject to approval and 1% fee
Subordinate Financing	Not allowed.
Pricing	Tiered Pricing Matrix. More favorable pricing available for higher DSCR and lower LTV.
Rate Lock	Standard 5-day rate lock period. Early Rate Lock (for fixed-rate loans) are available for extended periods, including Freddie Mac's standard early rate-lock, Index Lock, and Fast Track Early Rate-Lock options.
Legal / Closing Fee	Legal fee estimated between \$17,500 and \$25,000
Good Faith Deposit	1% of loan amount, due at rate lock, refundable post-closing