FHA/HUD Section 223(a)(7)

Refinance of Multifamily Properties with Existing FHA Mortgages

Churchill Stateside Group
Providing Experience & Integrity Since 2005

Churchill Stateside Group (**CSG**) and its wholly owned affiliates serve the multifamily and affordable housing, senior housing and healthcare, and renewable energy industries. **CSG** sponsors tax credit equity investment funds for institutional investors and provides a variety of construction and permanent financing solutions to developers.

The company's investor and developer clients benefit from an experienced staff, prominent and proactive senior leadership, and attractive debt and equity platforms. **CSG** has long-standing and successful investment relationships with numerous corporate investors, pension funds, and insurance companies. The company is an approved USDA Rural Development and HUD MAP and LEAN Lender. CSG pursues high quality lending and investment opportunities across the nation.

TERMS

Eligible Properties
Existing market rate, mixed income, affordable and subsidized FHA Insured multifamily properties.

Qualified Borrower
For-profit or non-profit single asset, single purpose entity.

Repair Amount
May be included in cost to refinance. Up to $1,500 per unit allowable.

Loan Amount
No minimum or maximum.

Non Recourse Guaranty
Non-recourse loan except for standard carve-outs.

Low Fixed Interest Rate
Fixed rate subject to market conditions at time of Rate Lock.

Term/Amortization
Up to the remaining term of the existing mortgage. HUD may approve 12 years beyond the remaining term if required for project economic viability; Fully amortizing.

Assumable
Fully assumable, subject to HUD approval.

Prepayment
Negotiable; typically, a specified lock-out period then declining prepayment for 10 years.

Third Party Reports
Capital Needs Assessment as applicable.

Loan Amount & Sizing
Loan amount shall be based on the lesser of the following:
- 100% of the cost to refinance.
- The principal balance of the original FHA-insured loan amount.
- Minimum 1.05x for projects with >90% assistance, 1.11x for other projects.

Mortgage Insurance Premium
- 1.0% up front
- 0.25% of loan annually for 90%+ LIHTC and/or 90%+ Section 8 properties or
- GREEN 0.50% of loan annually for Market rate.

Multifamily Lending

Renewable Energy

Historic Preservation

Conventional, HUD/FHA, USDA RD 538 Lending.
Tax Credit Equity, Bond Underwriting,
and Investment Capital.

CSGfirst.com
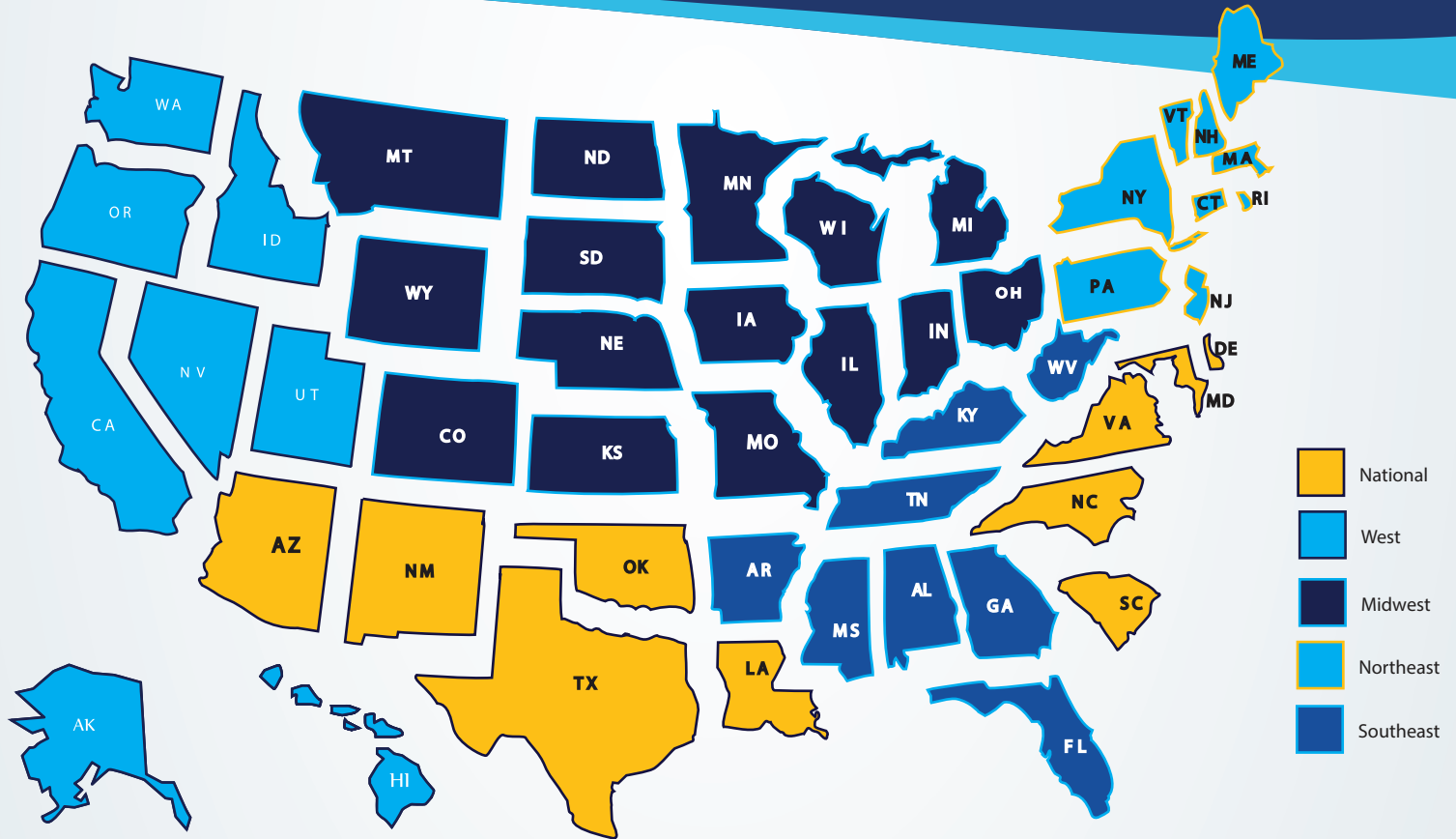
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Map Legend

- 🟨 National
- 🟦 West
- 🟦 Midwest
- 🟦 Northeast
- 🟦 Southeast

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