



# LONGVIEW

REAL ESTATE GROUP

## **MULTIFAMILY FEDERAL FINANCING PROGRAMS REFINANCING / ACQUISITIONS / CONSTRUCTION**

Pursuant to Sections 221(d)(4), 223(f), 232 and 233(f) of the National Housing Act, the Department of Housing and Urban Development (HUD) is currently offering financing programs that has made it possible for owners and prospective purchasers to refinance, acquire or construct multifamily housing under extremely favorable terms and conditions.

The low interest rates and current availability of funds is attributed to the insurability of the loans by the Federal Housing Administration (FHA) and the eligibility for financing of the loans with Government National Mortgage Association (GNMA) mortgage-backed securities.

Other favorable terms and conditions include:

- Non-recourse
- LTV as high as 85%
- Cash out
- Debt service coverage ratio as low as 1:17
- Low Fixed Rate
- Fully amortized over 35 years
- Assumable
- Availability of Multifamily Accelerated Processing (MAP)

Properties that will be considered for the programs include:

- Market rate, moderate income and subsidized properties.
- Student housing.
- Assisted living, skilled nursing, intermediate care and board and care facilities.

In light of the current economic, banking and real estate environment, these currently available federal programs represent an exceptional financing opportunity. If you are interested in pursuing this opportunity or would like additional information please contact [redacted]. We look forward to [redacted].

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973-557-4100 [www.LVhudfha.com](http://www.LVhudfha.com)