

FHA-Insured Construction and Permanent Loan Program

A Financing Program for FHA-Insured Multifamily Housing,
Nursing Homes and Intermediate Care Facilities

Program Description	<p>The Trust provides construction and permanent mortgage loan financing for the new construction or substantial rehabilitation of multifamily/senior housing projects and healthcare facilities that are insured by FHA under its 213, 220, 221(d) 3, 221(d) 4, 223 (a) (7), 223 (f), 231, 232, and 241 programs.</p> <p>The Trust finances mortgage loans that are originated by an approved FHA mortgage lender, who then sells the FHA-insured loan to the Trust on a fixed-rate basis. The approved FHA mortgage lender will service the loan.</p>
Loan Requirements	FHA must insure an eligible mortgage loan in order for the Trust to provide financing.
Eligible Projects	Both market-rate and affordable multifamily housing, senior housing, nursing and intermediate care facilities that qualify under the appropriate FHA mortgage loan program are eligible for Trust financing.
Union Labor Requirements	All housing projects eligible for Trust financing must employ a 100% union labor workforce during the construction period. Trust staff will assist developers in meeting this requirement.
Location	Nationwide.
Loan Size	From \$2 million.
Loan Term	Up to 40 years plus the construction period.
Underwriting Standards	Projects eligible for Trust financing must meet the underwriting criteria established by FHA.
Rates	Contact the Trust for current construction and permanent mortgage loan rates.
Liability	FHA-insured loans are non-recourse to the developer during construction and through permanent loan term.

Prepayment Provisions

Typically, prepayment of FHA-insured loans are not allowed until the sixth year, when the prepayment penalty is five percent (5%) and declines by one percent (1%) each year thereafter. The Trust has the ability to structure flexible prepayment options, as requested.

Fees

A refundable good faith deposit of one-half percent (0.50%) to one percent (1%) is required at the time the Trust issues a financing commitment.

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