

# LIFE COMPANIES SENIORS HOUSING LOAN PROGRAMS

Our Seniors Housing Loan is specifically designed for the acquisition or refinance of properties designated and built as seniors housing properties. It offers flexible, multiple terms for a variety of housing property types — independent living properties, assisted living properties, memory care properties and senior properties with a limited amount of skilled nursing.

<b>TERMS</b>	5-10 year fixed rate (up to 25 years available) Interest only will be considered Competitive pricing – call for current quotes
<b>ELIGIBLE LOANS</b>	Fixed-rate stabilized properties Bridge to permanent fixed or floating Will consider lease up with future funding's Up to 75% loan to value.
<b>FINANCING OPTIONS</b>	Acquisition or refinance loans Targeted Affordable Housing transactions
<b>STRUCTURE</b>	Ability to earn out additional proceeds with rental achievements
<b>GEOGRAPHIC</b>	Nationally
<b>EARLY RATE-LOCK OPTIONS</b>	For Fixed-Rate Loans Rate will be locked at application for 90 days Future rate locks available up to 12 months from time of application
<b>RECOURSE</b>	Non-recourse subject to carve-outs
<b>APPLICATION FEE</b>	Typical Lender fee up to 0.5% of the loan amount plus third party expenses Refundable Application deposit typical 1% to 2% of the loan amount
<b>TAX AND INSURANCE ESCROW</b>	Generally required
<b>PREPAYMENT</b>	Available yield maintenance or declining balance
<b>ASSUMPTION</b>	Generally 1% of the loan amount

## ELIGIBLE BORROWERS

- Experienced owner/operator of comparable facilities
- Loan amount \$3 - \$50 million, the borrower may be a limited partnership, a corporation, or a limited liability company and must be a Single Purpose Entity (SPE).

## ELIGIBLE PROPERTY TYPES

- Independent living properties
- Assisted living properties
- Memory care properties
- Properties with a limited amount of skilled nursing (maximum 20% of NOI)
- Any combination of the above