

# Fannie Mae Seniors Housing

*For senior housing properties*

Fannie Mae offers a Seniors Housing Product that provides flexible financing for Independent Living/Congregate Care (IL) and Assisted Living Facilities (AL) and/or Assisted Living with Alzheimer's (ALZ). The Seniors Product will finance up to 75% of the property value with a fixed-rate mortgage for terms of 10 to 30 years. Pooled transactions for seasoned properties with experienced owners and operators are also eligible at fixed and/or floating rates. The benefits of the Fannie Mae Seniors Housing Product include supplemental mortgages, balloon and fully amortizing mortgages, credit enhancement of existing fixed and variable rate bonds, and competitive pricing.

## **Eligibility**

- > Properties classified as Independent Living/Congregate Care and Assisted Living
  - > Facilities with more than 20% skilled nursing units are not eligible

## **Loan Amount**

- > \$2 million minimum loan amount. No maximum

## **Term/Amortization**

- > 10- to 30-year terms
- > 30-year amortization
- > Interest Only available but subject to restrictions

## **Interest Rate**

- > Fixed and adjustable rates available

## **Debt Service Coverage Ratio**

- > 1.30x minimum (IL )
- > 1.40x minimum (AL/ALZ)
- > Waiver considered for special circumstances

## **Loan to Value**

- > 75% maximum (standard)
- > 80% maximum (tax-exempt bonds)

## **Personal Recourse**

- > Non-recourse with standard carve-outs and key principal obligations

## **Prepayment**

- > Yield maintenance, defeasance or graduated prepayment

## **Commitment Deposit**

- > 2% (refundable)

## **Third-Party Fees**

- > Includes legal, appraisal, engineering, environmental, regulatory compliance and consultants reports. Seismic reports and survey may also be required

## **Minimum Occupancy Requirement**

- > Sustained occupancy below 90% will be considered on a case-by-case basis
  - 90% sustained for 12 months for IL
  - 90% sustained for 15 months for AL and ALZ

## **Replacement Reserve Impounds**

- > Required – not less than \$300/unit

## **Taxes and Insurance Impounds**

- > Required

## **Assumability**

- > Assumable with lender approval and a 1% fee

## **Supplemental Mortgages**

- > Available after 1 year. One permitted, plus 1 more upon sale and assumption
  - > \$500,000 minimum

## **National Commercial Property Loans Inc. (NCPL)**

Actively provides financing utilizing Fannie Mae programs **Nationwide**

For additional information visit: [Link to Information Webpage](#)

### **John Caperton**

President

National Commercial Property Loans Inc.

14860 Montfort Dr. Suite 200, Dallas, TX 75254

[johnc@ncploans.com](mailto:johnc@ncploans.com)

**972-523-4444**