



AMS Health Care  
Mortgage Corporation  
Financing Tomorrow's Hospitals Today™

## FHA HEALTHCARE PROGRAMS

### INTRODUCTION

- Since its inception in 1968 there have been 418 commitments issued totaling \$18.5 billion
- OHF issues an average of 10 commitments per year
- Average loan size is approximately \$68.5 million per project
- New regulations implementing the 242/223(f) program became effective March 2013 giving statutory authority to refinance existing debt of hospitals and finance hospital acquisitions

### CURRENT PORTFOLIO

- 85 hospitals presently in portfolio with 110 active loans
- \$8.6 billion in unpaid principal balances
- Facilities located in 31 states and Puerto Rico

### INSURANCE COMMITMENT TYPES

- Section 242 – For Hospital construction, renovation and refinancing
- Section 241 – For supplemental Hospital loans after a 242 is completed
- Section 223(a)7 – For refinancing Hospital debt already financed under Section 242 and 241
- Section 223(f) – For refinancing capital debt or hospital acquisitions for hospitals not yet in the FHA Program and where there is no construction component

### ATTRACTIVE FEATURES OF THE PROGRAMS

- No maximum loan amount
- Non-recourse to the borrower
- Loan-to-value up to 90%
- For Profit, Not-for-Profit and public/ government hospitals
- Fixed rate debt with a loan term up to 25 years
- No Debt Service Reserve Fund when utilizing GNMA taxable securities
- No Negative Arbitrage during construction when utilizing GNMA taxable securities
- Attractive interest rates in the AA/AAA level

### PROCESSING TIME AND REQUIREMENTS

- Selection of Mortgage Banker required to act on hospitals behalf
- Pre-Application Submission – Completeness Review - 10 days
- Formal Application developed including Financial Feasibility Study when required – 90 days
- Formal Application Submission - Completeness Review – 10 days
- Formal Application Review – 120 days (223(f) 90 days)

## AMS HEALTH CARE MORTGAGE CORPORATION

- More than 100 years collective experience in the industry
- Responsible for the largest FHA loans approved to date
- Loan size from \$5M to \$800M
- Skilled and experienced project team leader

AMS HEALTH CARE MORTGAGE CORPORATION  
5011 GATE PARKWAY, BUILDING 100, SUITE 320 | JACKSONVILLE, FLORIDA 32256  
904-438-2670 | WWW.AMSHCM.COM

