

FHA HOSPITAL FINANCING



AMS Health Care
Mortgage Corporation

Financing Tomorrow's Hospitals Today[®]

FINANCING TOMORROW'S HOSPITAL'S TODAY

AMS Health Care Mortgage Corporation (AMS) was founded to serve the capital needs of hospitals nationwide. The AMS Team has originated over \$2.8 billion in FHA insured loans. We act solely as an FHA lender, obtaining insurance commitments for our healthcare borrowers.

FHA HOSPITAL FINANCING

CURRENT PORTFOLIO

- 85 hospitals presently in portfolio with 107 active loans
- \$7.3 billion in unpaid principal balances
- Facilities located in 32 states and Puerto Rico

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 securities
- No Negative Arbitrage during construction when utilizing GNMA securities
- Attractive interest rates at the AA/ AAA level







PROCESSING TIME AND REQUIREMENTS

- Selection of Lender
- 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

AMS MISSION

At AMS Health Care Mortgage Corporation our mission is to:

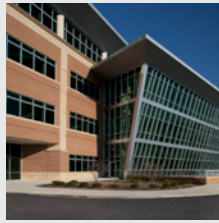
- Provide extraordinary lender services
- Work diligently to meet our clients' needs in a timely manner
- Apply our extensive FHA hospital mortgage banking experience to meet our borrowers' identified needs
- Coordinate the mortgage lending process, and
- Satisfy borrowers' capital needs effectively, efficiently, and in the most cost-conscious way possible

 \$266,600,300 UNION HOSPITAL	 \$239,887,400 ST. FRANCIS HOSPITAL	 \$97,604,300 NEW ORLEANS EAST HOSPITAL
 \$129,966,100 MENNONITE GENERAL HOSPITAL	 \$196,920,400 THE UNITY HOSPITAL OF ROCHESTER	 \$755,874,500 CAPITAL HEALTH SYSTEM



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AMS IS THE LEADING LENDER IN NEW PROJECT FHA FINANCING

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