

Description

HUD's "Express Lane" for Section 232/223(f) allows qualified healthcare refinance and acquisition loan applications to receive queue priority, significantly reducing processing times a welcome change for borrowers and lenders aiming to shorten the timeline to closing. By prioritizing applications that demonstrate financial stability, operational consistency, and regulatory compliance, HUD is significantly streamlining processing for lower-risk facilities.

What This Means for Borrowers:

- Faster access to HUD-insured financing
- Flexibility for refinancing or acquisitions

Eligibility Requirements

Requirement	Detail
Loan-to-Value (LTV)	Maximum 70%
Debt Service Coverage Ratio (DSCR)	2.0x (SNF components) / 1.6x (non-SNF components)
Ratings	Minimum 2-star overall and health inspection ratings
Regulatory Compliance	No abuse/neglect flags or serious violations in the past 12 months
Operator Experience	Minimum 2 years at the subject property
FHA Program History	Clean record for all controlling parties
Loan Size Cap	\$70M (NY metro) / \$50M (all other regions)
Application Quality	Must be able to be fully underwritten with no pending environmental, legal, or participation issues

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