

HUD 221(d)(4) Firm Application Checklist

CLIENT GUIDE | UPDATED SEPTEMBER 13, 2026

Project and financing

Project description, location, unit mix, development budget and proposed sources of funds.

Ownership and control chart, development team and disclosure of related parties.

Proposed rents, expenses, affordability restrictions and assistance or tax-benefit documents.

Site and reports

Site control, zoning status and preliminary title information.

Appraisal, market and environmental exhibits as required for the submission; confirm report dates and scope with Bedford.

Firm-stage exhibits

Final plans and specifications, contractor pricing and the required architectural/cost review.

Borrower and contractor financial exhibits, management arrangements and proposed insurance.

Survey/title, completed environmental requirements, closing escrows and evidence of equity sources.

Current applicable HUD forms and responses to pre-application conditions.

Before submission

This is a client preparation list, not HUD's complete lender submission checklist. Bedford will provide a project-specific exhibit list. Use the applicable current MIP schedule; the older reduced-MIP certification should not be assumed necessary for new applications.

General program information, not a loan commitment. Eligibility, proceeds and requirements depend on the transaction, applicable guidance and HUD approval.

References: [MAP Guide](#); [Current MIP schedule](#); [HUD forms](#).