BedfordLending

HUD 232/241(a) Program Guide

CLIENT GUIDE | UPDATED SEPTEMBER 13, 2026

At a glance

Existing loan: Keep the current FHA-insured mortgage.

Purpose: Finance eligible improvements and additions.

Term: Generally limited to the existing loan term; HUD exceptions may apply.

Review: Underwritten through the healthcare LEAN process.

How it works

A supplemental loan can help fund an addition, building improvements, eligible equipment or energy upgrades. We start by reviewing the existing HUD loan, the proposed work and how the facility will operate during construction.

Send us the current mortgage documents, recent financial statements, a scope of work and preliminary budget. We will review the owner and operator, licensing, reserves and the combined debt burden before recommending an application.

What to consider

Loan proceeds depend on eligible costs, value and debt-service capacity. The construction scope, licensing and existing mortgage affect the required reviews. Prevailing-wage applicability depends on the existing insured loan; it is not identical for every supplemental transaction.

References: Program guidance.