

Refinancing Options for HUD Borrowers

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Section 223(f)

For eligible existing multifamily properties, 223(f) supports acquisition or refinance, including potential cash-out. It requires property and borrower underwriting. Loan proceeds depend on the applicable value, debt-service, debt and repair requirements.

Section 223(a)(7)

This program refinances an existing FHA-insured mortgage. It can reduce debt service and fund eligible transaction costs and requirements, but does not permit equity take-out. The new loan remains subject to the program's proceeds and term limits.

Loan modification

Where available, a modification changes terms of the existing loan rather than replacing it with an acquisition or cash-out mortgage. Availability, investor consent and economics depend on the existing financing.

What we compare

Send the current loan balance, note rate, maturity, prepayment schedule and your plans for the property. We compare savings after costs, repair needs, remaining term and whether you need new proceeds. The option with the shortest process is not always the best financial fit.

Potential term extension

Multifamily 223(a)(7) can re-amortize debt with up to 12 years beyond the original insured mortgage maturity, counting prior extensions and subject to program and remaining-life limits. Healthcare uses separate ORCF rules: remaining term plus up to 12 years, capped by the original program maximum and original insured term. HUD approval is required.

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

References: [MAP Guide](#); [LEAN Guide](#).