

New Construction Pre-Application Stage I

Multifamily Accelerated Processing

HUD

*Architecture & Engineering



Reviews: A&E exhibits, analysis, sketch plans and outline specifications.
Assesses: feasibility.
Recommends: on architecture.

*Cost



Reviews: cost package and bottom line estimates.
Compares: costs with HUD data.
Recommends: on cost.

*Valuation



EMAS Reviews: market study.
Provides: advisory opinion.

Reviews: market study
Inspects: site, neighborhood and comparables.
Recommends: market and site acceptability, reasonableness of rents and expenses and replacement cost.

*Environmental Compliance



Makes: site visit.
Determines: no federally prohibited environmental factors.
Reviews: Phase I ESA and proposed site.

Mortgage Credit/Underwriting



Reviews: Report and HUD Form 92013
Determines: reasonableness of proposed mortgage.
Approves:

recommendation on any non-profit sponsor.
Reports: on mortgage credit, technical review and whether to proceed or not to firm commitment.

Decision



Director reviews: recommendations.
Decides: to invite firm commitment application.
Issues: invitation letter.

Architecture & Engineering



Reviews: contract drawings and specifications, conformance to building codes and HUD standards, handicapped accessibility, site design and building design.

Completes: HUD Form 92264 and review report.

Reports: A&E review results.

*Cost



Reviews: mortgagor's cost package, contractor's cost breakdown (HUD Form 92228), detailed plans and specifications.
Develops: completed cost package with detailed cost estimate and property insurance schedule.
Reports: on cost.

*Valuation



Prepares: complete appraisal, HUD Form 92264, market rent comparable analysis, expense comparable analysis, replacement cost formula and valuation trial copy.
Reports: recommended rents, income and expenses and replacement cost.

*Mortgage Credit



Analyzes: financing, credit, capability and financial stability of general contractor.
Prepares: credit report and underwriting report.
Determines: financial acceptability of sponsor, mortgagor, key principals, max. mortgage amount and other loan terms.
Reports: on loan risk.

Lender

Underwriting



Determines if: loan processing meets HUD requirements, is sound and acceptable risk.
Certifies: all forms/reports were reviewed, complete, accurate, meet standards, preparer is qualified and insured, loan is acceptable HUD risk.
Reports: on risk, underwriting narrative analysis and exhibits.

Firm Commitment Recommendation



Assembles forms & reports including: A&E report, cost report, valuation, mortgage credit, HUD Form 92013, HUD Form 92264, environmental report and firm commitment recommendation.

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