
INSTRUCTIONS FOR PREPARATION OF
FHA FORM 2013(NH-ICF)
FOR LOAN INSURANCE UNDER SECTION 232(i)

(Disregard instructions on reverse side of FHA Form 2013(NH-ICF))

If the loan is not to be a first mortgage, strike out "first" and indicate priority of mortgage. Under type of mortgagor indicate whether profit motivated (PM) or nonprofit (NP).

Section A. Self-explanatory. Line 8-NH refers to Nursing Homes - ICF refers to Intermediate Care Facilities.

Section B. Complete Items 19, 20, 22 and 25.

Section C Line 27. Insert the rates charged on a monthly basis per bed for the accommodation and service rendered. LINE 28. Income for special services and facilities provided occupants at additional charge above base rates when the cost of such services is included in the operating expenses. Commercial income, if any, should be entered here.

Section D ITEMS 32 THROUGH 37: Furnish the total number of employees and the monthly rates for each of the six categories. Item 38 is the total annual payroll.

Section E. Required exhibits - disregard list on Form - refer to paragraph 1-17a. of the Handbook for the required exhibits.

Section F. The estimate of the projected expenses for the next twelve months based on previous annual operating expenses. Do not enter any amount in Line 38 or Line 46.

Section G LINE 2. Occupancy estimate is based on last two years experience (addition of this equipment should not affect occupancy). LINE 6. Represents the cash return to the owner of the real estate.

Section H. Complete Lines 8, 12, 17, 19, 20, 24, 25, 26, 29, 30, 31, 33, and 38 as explained below.

LINE 8 Change to read TOTAL CONTRACT PRICE - enter contract price.

LINE 12 Enter design architects fee, if any.

LINE 17 Change to read TOTAL FOR IMPROVEMENTS - add Lines 8 & 12.

APPENDIX 2

- LINE 19 Self-explanatory.
- LINE 20 Amount of interest, if any, anticipated during construction period - amount will depend on contract terms.
- LINE 24 Total of \$4.00 per \$1,000 of requested loan amount, with a minimum of \$50.00. (This is the application fee and commitment fee total)
- LINE 25 Total \$5.00 per \$1,000 of requested loan amount.
- LINE 26 Financing fee is computed at 1 1/2% of the loan amount. It is an originating and initial service charge.
- LINE 29 Title and Recording expenses which are typically incurred by a borrower in connection with a mortgage transaction (i.e. - recording fee, mortgage and tax stamps, etc.)
- LINE 30 Self-explanatory.
- LINE 31 A minimum legal fee may be allowed, if explained.
- LINE 33 Enter legal expense, if any, from Line 31.
- LINE 38 Change to read TOTAL ESTIMATE OF REASONABLE COST.
(17 + 30 +33)

Section I Complete Lines 1, 4, 7, 9, and 13 as follows:

- LINE 1 Change to Total Estimated Reasonable Cost (from Line H-38)
- LINE 4 Self-explanatory.
- LINE 7 Change to read "Line 1 minus 4"
- LINE 9 Change to read "Discount" (Discount may not be included in requested loan amount).
- LINE 13 Strike out parenthetical numbers 8, 10, 11, and 22.

Section J & K - Self-explanatory.
