

Appendix 1

HUD Standard Processing Times

SOA	HUD Processing Timeframe	Pre-Application Invitation Term	Pre-Application Extensions	Firm Commitment Term	Firm Commitment Extensions
221(d)(4)	110 days	120 days	90 days*	60 days	120 days**
220	110 days	120 days	90 days*	60 days	120 days**
231	110 days	120 days	90 days*	60 days	120 days**
241(a)	110 days	120 days	90 days*	60 days	120 days**
223(f)	70 days	NA	NA	60 days	120 days**
223(a)(7)	30 days	NA	NA	90 days	90 days***

The HUD Processing Timeframe refers to the total calendar days between assignment of the application to an underwriter and issuance of the Firm Commitment. The Processing Timeframes are intended as general guidance; the actual timeframe for HUD processing may be shorter or longer based on the individual application.

*Pre-Application Extensions: One 90-day extension may be authorized by the Regional Director. The Director of the Office of Multifamily Production at HUD Headquarters may approve an additional time extension for good cause. See 4.2.B.2.

**Firm Commitment Extensions (221, 220, 231, 241(a) & 223(f)): The Regional Director may grant one or more extensions for up to a total of 120 days from the original expiration date. An additional 60-day good cause extension may be approved by the Director of the Office of Multifamily Production at HUD Headquarters. A reopening fee of 5 basis points is required following the maximum Firm Commitment term of 180 days. See 4.2.A.1.5.

***Firm Commitment Extensions (223(a)(7)): It is not anticipated that extensions will be necessary in a Section 223(a)(7) refinancing. However, the Regional Director or Production Division Director may extend Section 223(a)(7) commitments for a maximum of three additional 30-day periods. See 18.3.M.