

*Understanding the Unique
Considerations, Special Regulations
(and Potential Pitfalls), and
Resources Available in Lending or
Developing A Health Care Facility*

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Considerations for Lenders

- Long-term care facility disclosure requirements
- Medicaid beds
- Quality care issues
- Fraud and abuse



Why You Should Care

- Nursing Homes
 - 1,224
 - 95,000 residents
 - Medicare and Medicaid
- Assisted Living Facilities
 - 1,771
 - 40,000
 - Private Pay



Disclosure Requirements

- Government wants to know who owns and controls health care providers
 - Prevent bad providers and “controlling parties” from obtaining licenses
 - Assessment of penalties – No “corporate veil”



Disclosure Requirements

- Ownership of applicant
- Controlling persons/entities of applicant
- Management company and its owners/controlling parties
- Real Estate information
- Financial information
- Ownership/operations of facilities outside Texas and their compliance histories
- Criminal history checks and fingerprints of applicant's owners.



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