

UMH PROPERTIES, INC.  
Form 8-K  
November 02, 2016

**UNITED STATES**

**SECURITIES AND EXCHANGE COMMISSION**

**Washington, D.C. 20549**

**FORM 8-K**

**CURRENT REPORT**

**Pursuant to Section 13 or 15(d) of The Securities Exchange Act of 1934**

**Date of Report (Date of earliest event reported): November 2, 2016**

**UMH Properties, Inc.**

(Exact name of registrant as specified in its charter)

**Maryland**

**001-12690 22-1890929**

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(State or other jurisdiction of incorporation) (Commission File Number) (IRS Employer Identification No.)

**Juniper Business Plaza, 3499 Route 9 North, Suite 3-C, Freehold, NJ**      **07728**  
(Address of principal executive offices)      (Zip Code)

**Registrant's telephone number, including area code: (732) 577-9997**

**Not Applicable**

(Former name or former address, if changed since last report.)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions (see General Instruction A.2. below):

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

**Item 7.01 Regulation FD Disclosure.**

On November 1, 2016 the Company issued a press release announcing the refinancing of its Fairview Manor community through Wells Fargo Bank, N. A. for total proceeds of \$16.3 million.

**Item 9.01 Financial Statements and Exhibits.**

(d) Exhibits.

99 Press Release dated November 1, 2016.

**SIGNATURE**

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

**UMH Properties, Inc.**

Date: November 2, 2016 By: */s/ Anna T. Chew*  
Name: Anna T. Chew  
Vice President and  
Title:  
Chief Financial Officer

