
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):

February 4, 2013

CHATHAM LODGING TRUST

(Exact name of registrant as specified in its charter)

Maryland

001-34693

27-1200777

(State or other jurisdiction
of incorporation)

(Commission
File Number)

(I.R.S. Employer
Identification No.)

50 Cocoanut Row, Suite 211, Palm Beach, Florida

33480

(Address of principal executive offices)

(Zip Code)

Registrant's telephone number, including area code:

(561) 802-4477

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:

- 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))
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Item 7.01 Regulation FD Disclosure.

On February 4, 2013, Chatham Lodging Trust (the "Company") announced that it will rebrand its 105-room Washington, D.C. hotel to a Residence Inn by Marriott following an upgrade/renovation. The Company acquired the hotel in July 2011, as part of a five-hotel portfolio acquisition.

Additionally, the Company announced it repaid the approximate \$19 million loan balance outstanding on the Washington, D.C. hotel and refinanced three other mortgage loans, extending the Company's debt maturity and enhancing earnings through reduced interest costs.

A copy of such press release is furnished as Exhibit 99.1 to this report.

Item 9.01 Financial Statements and Exhibits.

Press Release of the Company, dated February 4, 2013, furnished under Item 7.01,

The information contained in the press release attached as Exhibit 99.1 to this report shall not be deemed "filed" for the purposes of Section 18 of the Securities Exchange Act of 1934 or otherwise subject to the liabilities of that section. Furthermore, the information contained in the press release attached as Exhibit 99.1 to this report shall not be deemed to be incorporated by reference in the filings of the registrant under the Securities Act of 1933.

SIGNATURES

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.

CHATHAM LODGING TRUST

February 5, 2013

By: *Dennis M. Craven*

*Name: Dennis M. Craven
Title: Chief Financial Officer*

Exhibit Index

<u>Exhibit No.</u>	<u>Description</u>
99.1	Press release dated February 4, 2013 (furnished pursuant to Item 7.01)



For Immediate Release

Contact: Jerry Daly
Daly Gray Public Relations
(Media)

jerry@dalygray.com

(703) 435-6293

Dennis Craven
Chief Financial Officer
(Company)

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(561) 227-1386

**Chatham Lodging to Rebrand its Washington, D.C. Hotel to Residence Inn,
Enhances Capital Structure with Debt Refinancings**

PALM BEACH, Fla., February 4, 2013—Chatham Lodging Trust (NYSE: CLDT), a hotel real estate investment trust (REIT) focused on investing in upscale extended-stay hotels and premium-branded select-service hotels, today announced that it will rebrand its 105-room Washington, D.C. hotel to a Residence Inn by Marriott following an upgrade/renovation. Chatham acquired the hotel in July 2011, as part of a five-hotel portfolio acquisition.

Additionally, the company announced it repaid the approximate \$19 million loan balance outstanding on the Washington, D.C. hotel and refinanced three other mortgage loans, extending the company's debt maturity and enhancing earnings through reduced interest costs. The company will provide guidance for 2013 to reflect these transactions and the pending acquisition of a 197-room Courtyard by Marriott, currently under contract, during its fourth quarter earnings call on February 20, 2013.

Rebranding of Washington, D.C. Hotel

The company terminated the DoubleTree by Hilton franchise license on its 105-room Washington, D.C. hotel in Foggy Bottom, located at 801 New Hampshire Ave. N.W., and will convert it to the Residence Inn brand, upon concluding renovations scheduled for completion in May. In the interim, the hotel will operate as the Washington Guest Suites.

"The hotel is in a fantastic location, and offers over-sized, one-bedroom suites, as well as a rooftop pool. The hotel performed well as a DoubleTree by Hilton, but we believe the Residence Inn brand and demand for extended-stay hotels in downtown Washington will significantly enhance the operating returns and value of the real estate," said Jeffrey H. Fisher, Chatham's chief executive officer. "Residence Inn hotels command a premium RevPAR market share index of 125, compared to an index of 108 for the DoubleTree by Hilton brand. We see excellent opportunities for the rebranded hotel to gain incremental market share, RevPAR and cash flow."

Debt Refinancing

The company refinanced with Barclays Bank, plc approximately \$80 million in mortgage loans on the Residence Inn by Marriott hotels in San Diego, Calif., and Tysons Corner, Va., as well as the Homewood Suites by Hilton on the Riverwalk in San Antonio, Texas. The three new 10-year loans, individually collateralized by the hotels, carry a fixed-interest rate of approximately 4.6 percent, with principal and interest based on a 30-year amortization. The previous loans on the three properties carried an average interest rate of approximately 6 percent. Additionally, the company repaid the approximate \$19 million loan balance outstanding on its Washington, D.C. hotel using borrowings under the company's revolving secured credit facility.

"When we assumed the loans in connection with the acquisition of a five-hotel portfolio from Innkeepers some 18 months ago, we negotiated a key provision that allows us to repay the loans anytime without prepayment penalty or defeasance," said Dennis Craven, Chatham's chief financial officer. "That flexibility allowed us to take advantage of favorable lending opportunities in today's market. With these financings at historically low rates, we reduced the weighted average rate on our total fixed-rate debt by 80 basis points to 5.18 percent and extended the weighted average maturity on our fixed-rate debt to late 2020 from 2017. We do not have any significant loan maturities coming due until 2016."

About Chatham Lodging Trust

Chatham Lodging Trust is a self-advised REIT that was organized to invest in upscale extended-stay hotels and premium-branded, select-service hotels. The company currently owns 19 hotels with an aggregate of 2,536 rooms/suites in 11 states and the District of Columbia and holds a minority investment in a joint venture that owns 55 hotels with 7,282 rooms/suites. Additional information about Chatham may be found at www.chathamlodgingtrust.com.

This press release may contain "forward-looking statements" within the meaning of the Private Securities Litigation Reform Act of 1995 about Chatham Lodging Trust, including those statements regarding acquisitions, capital expenditures, future operating results and the timing and composition of revenues, among others, and statements containing words such as "expects," "believes" or "will," which indicate that those statements are forward-looking. Except for historical information, the matters discussed in this press release are forward-looking statements that are subject to certain risks and uncertainties that could cause

the actual results or performance to differ materially from those discussed in such statements. Additional risks are discussed in the company's filings with the Securities and Exchange Commission.