

# Mortgagor's Certificate of Actual Cost

U.S. Department of Housing and Urban Development  
Office of Housing  
Federal Housing Commissioner

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**Public reporting burden** for this collection of information is estimated to average 8 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

The collection of this information is required by Section 227 of the National Housing Act (P.L. 479, 48 Stat., 1246, 12 USC 1701 et seq). Regulations stipulating these rules are Section 200.95 and 891.545. This form must be completed so that HUD can make an informed determination of mortgage insurance acceptability and to prevent windfall profits. The data collected is from the mortgagor relative to the actual cost of the project. The actual cost data is reviewed by HUD staff to determine that the mortgagor's original endorsement mortgage is supported by the applicable percentage of approved costs. Failure to receive and review the cost certification data could result in the Department's over-insurance of the mortgage in violation of the law. No questions of a sensitive nature are included on this form.

**Privacy Act Notice:** The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, United States Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. While no assurances of confidentiality is pledged to respondents, HUD generally discloses this data only in response to a Freedom of Information request.

To: Federal Housing Commissioner	Project Number
	Project Name
	Location

No mortgage shall be insured unless a Certificate of Actual Cost is executed upon completion of all physical improvements on the mortgaged property and prior to final endorsement (Section 227, P.L. 479, 49 Stat., 12 U.S.C.)

This Certificate is made pursuant to the provisions of that Agreement and Certification of

(Mortgagor)  
dated(mm/dd/yyyy) \_\_\_\_\_ and in order to induce you to finally endorse the mortgage for insurance.

The actual cost to the owner of labor and materials and necessary services for construction of the physical improvements in connection with the subject project, after deduction of all kickbacks, rebates, adjustments, discounts, promotional or advertising recoupment made or to be made to the mortgagor, sponsor or any corporation, trust, partnership, joint venture or other legal entity in which they or any of them hold any interests set forth below, the cost of construction is (is not) supported by Form HUD-92330-A, Contractor Certificate of Actual Cost. (Form HUD-92330-A must be submitted when there is an identity of interest between mortgagor and general contractor and when a Cost Plus Contract is required in nonprofit projects.)

Note: This Certificate must be supported by a certification as to actual cost by an independent Certified Public Accountant or by an independent public accountant if required by HUD regulations or handbooks.

The undersigned hereby certifies that, except as noted below, there has not been and is not now any identity of interest between mortgagor and general contractor and/or any subcontractor, material supplier, or equipment lessor. It is further certified that, except as noted, there are not and have not been any such relationships between sponsor(s) of this project and general contractor and/or subcontractor, material supplier and equipment lessor.

All references to "Identity of Interest" herein made are made in the context of the definition printed below, which has been read by the undersigned.

Identity of Interest between the mortgagor and/or sponsor as parties of the first part and general contractors, subcontractors, material suppliers, or equipment lessors as parties of the second part will be construed as existing under any of the following conditions:

When there is any financial interest of the party of the first part in the party of the second part; when one or more officers, directors or stockholders of the party of the first part is also an officer, director, or stockholder of the party of the second part; when any officer, director, or stockholder of the party of the first part has any financial interest whatsoever in the party of the second part; when the party of the second part advances any funds to the party of the first part; when the party of the second part provides and pays on behalf of the party of the first part the cost of any architectural or engineering services other than those of a surveyor, general superintendent, or engineer employed by a general contractor in connection with his or its obligations under the construction contract; when the party of the second part takes stock or any interest in the party of the first part as part of the consideration to be paid them; when there exists or comes into being any side deals, agreements, contracts or undertaking entered into or contemplated, thereby altering, amending, or canceling any of the required closing documents except as approved by the commissioner; when any relationship (e.g. family) existing which would give the mortgagor or general contractor control or influence over the price of the contract or the price paid to the subcontractor, material supplier or lessor of equipment.

The following identities of interest exist: If none, so state.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Mortgagor Name	Title
Signature	Date (mm/dd/yyyy)

Item <b>* Attach itemized schedules and copies of bills and receipts where applicable</b>	Column A Paid in Cash	Column B To be paid in cash within 45 days after final endorsement	Column C Total
* 1a. Amount due under terms of Lump-Sum Construction Contract (as adjusted)			
* 1b. Amount due under terms of Cost-Plus Construction Contract (as adjusted and exclusive of Builder's Profit)			
* 1c. Allowable Builder's Profit (Use only if 1b is used)			
2a. Architect's Fee - Design			
2b. Architect's Fee - Supervision			
* 2c. Architect's Fee - Additional Services			
* 3. Interest During Construction			
* 4. Taxes During Construction			
* 5. Property Insurance			
* 6. Mortgage Insurance Premium (MIP)			
7. FHA Examination Fee			
8. FHA Inspection Fee			
* 9. Title and Recording Fees			
* 10. Allowance To Make Project Operational (AMPO)			
* 11a. Initial Financing Fee			
* 11b. Permanent Placement fee			
* 11c. Discounts			
* 11d. Other Approved Financing Expenses			
* 12a. Legal			
* 12b. Organization			
* 12c. Mortgagor's Cost Certification Audit Fee			
* 13. Other (exclusive of items required by the Construction Contract)			
<b>Subtotal</b>			
14. Profit and Risk (if applicable)			
15a. Consultant's Fee			
* 15b. Major Moveable Equipment			
* 15c. Offsite and Demolition			
* 15d. Other			
<b>Subtotal</b>			
* 16a. Reduction (if any) resulting from Operating Statement Attached			
* 16b. Reduction (if any) resulting from Grants / Loans			
<b>Total</b>			

