## **2012 RENTAL HOUSING FINANCE SURVEY**

A. Property

This survey covers all units in the rental property associated with the above address. A property may include more than one building, postal address, or parcel of land.

The debt financing can help define the property for the purposes of this survey. If there is a mortgage or similar debt on the property, then the property is defined as the units or buildings that are covered by a first mortgage. If there is more than one first mortgage, then the property is defined by the mortgage that covers the above address. If there is no debt financing, the property is defined as the units and buildings owned in common with the street address above.

В.	Are you currently the owner or manager of the original of the owner or manager of the owner owner of the owner owner of the owner ow	_	roperty?		
C.	Please provide the name, address, and tell corporate office of this property.	lephone	number of the c	urrent ov	vner, manager, or
	After obtaining the information below, interview	ew is con	cluded.		
	Name:		Title:		
	Organization:	Address	:		
	City:			State:	ZIP Code:
	Telephone number (including area code):				

ıd.	Is this property—  Mark (X) in only ONE I	hov			
			the witer?		
		_	If yes, end interview.		
	O2 A manufactured I (prefabricated ho		omes)? — If yes, end interview.		
ightharpoons	None of the abov	e			
b.	Is this property-				
	Mark (X) in only ONE	box.			
	01 A residential prop	perty with 2 to	4 units, all of which are RENTAL UNITS?		
			more units, of which approximately 80% commonly owned/financed?		
			If yes, end interview		
		от реороссу.	, ii yee, ena iiierview		
2a.	How many residentian property?	al units (sepa	rate living quarters) are in each build	ing on this	
	property:	Number of residential units		Number of residential units	
	Building 1		Building 11		
	_				
	Building 2		Building 12		
	Building 3		Building 13		
	Building 4		Building 14		
	Building 5		Building 15		
	Building 6		Building 16		
	Building 7		Building 17		
	Building 8		Building 18		
	Building 9		Building 19		
	Building 10		Building 20 and higher		
2b.	How many floors are attics, and all other		ding on this property? Please count b lless of their use.	asements, fini	shed
		Number of floors		Number of floors	
	Building 1		Building 11		
	Building 1		Building 11		
	_				
	Building 2		Building 12		
	Building 2		Building 12		
	Building 2		Building 12 Building 13 Building 14		
	Building 2		Building 12		
	Building 2		Building 12		
	Building 2		Building 12		
	Building 2		Building 12		

3a.	In what year was the oldest build	ling on thi	s propert	y constru	cted?			
3b.	YEAR In what year was the most recent  YEAR OR  Only one building on property	t building	on this p	roperty co	onstructed	1?		
4a.	In what year was this property ac was completed)?	cquired (if	original (	owner, rep	oort year (	construct	ion	
4b.	What was the purchase price of t	his prope	rty?					
	\$ .00							
_								
4c.	What do you believe is the curren	it market	value of t	his prope	rty?			
	.00							
4d.	Which of the following best refle	cts how y	ou detern	nined you	r estimate	of the cu	ırrent	
	market value in question 4c?							
	Mark (X) in only ONE box.							
	Local tax assessment of this pro	operty						
	Recent real estate appraisal							
	os Insurance replacement cost							
	Original purchase price plus inf			41				
	<ul> <li>Original purchase price plus implement</li> <li>Selling or asking price of similar</li> </ul>	-		tion				
	or ☐ Capitalization of current rental		s III al ca					
	○8 Other — Specify ¬	revenues						
	_ canon openity ţ							
								ı
5.	Of the total residential units identifollowing categories?  Enter unit count for each box, where	_		a, how m	any belon	g to each	of the	
		0 bedrooms/ efficiency	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5 bedrooms or more	
	Renter-occupied							
	Rented—not yet occupied							
	Vacant-for rent							
	Owner-occupied							
	Occupied by property personnel							
	Vacant—intended for property personnel							
	Vacant-for sale							
	Sold—not yet occupied							
	Other vacant							/

	bedrooms/ efficiency	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5 bedroon or more
nt						
than \$200						
\$224						
249						
9						
9						
49						
99						
49						
9						
)						
99						
249						
499						
99						
.,499						
ore						
concessions are rent discount w a lease. If a tenant rented or	ne of the	units ide	entified in	question	5 today,	o sign o what is
uivalent value of the rent conces ork (X) in only ONE box. —						
() in only ONE box.						
n only ONE box.  nt concessions  than 1 month's rent						
in only ONE box. rent concessions s than 1 month's rent onth's rent						
n only ONE box.  nt concessions  than 1 month's rent  nth's rent  een 1 and 2 months' rent						
n only ONE box. ent concessions than 1 month's rent nth's rent een 1 and 2 months' rent nths' rent						
ent concessions than 1 month's rent enth's rent een 1 and 2 months' rent nths' rent een 2 and 3 months' rent						
rent concessions s than 1 month's rent nonth's rent ween 1 and 2 months' rent nonths' rent ween 2 and 3 months' rent r more months' rent	d rent co	nncesionn	e ae nart (	of their cu	irrant laas	so?
rent concessions	d rent co	oncession	s as part (	of their c	ırrent leas	se?

8.	Are any residential units identified in question 5 offered only as seniors hotenants aged 55 or older?	using fo	
	01 ☐ Yes		
	02 <b>No</b>		
9.	Rent control or rent stabilization refers to laws or ordinances, not related to programs, that set maximum rental charges for residential housing. How midentified in question 5 are subject to rent control or stabilization?		
	Units		
10.	How many off-street parking spaces are associated with this property?  Spaces		
11	Are the following items included in the year (energy "No" if convices or fo	ailitiaa ar	
	Are the following items included in the rent (answer "No" if services or far provided for an additional fee)?		Not
	Yes A Electricity	<b>No</b>	Present
	B Gas or oil	02	03
	C Water	02	03
	D Trash collection	02	03
	E <b>Parking</b>	02	03
	F Fitness center	02	03
	G Laundry	02	03
	H Swimming pool	02	03
	Other free personal services for tenants	02	03
12a.	What was the total amount collected from rent for all residential housing uproperty during calendar year 2011?	ınits on t	his
	\$ .00		
12b.	During calendar year 2011, what would have been the total amount collect residential rent if this property were fully occupied and all tenants paid ren (accounting for vacant units and uncollected and unpaid rent)?		9
	\$ .00		
13.	Is there any space specified for commercial uses in this property — i.e., no units such as a convenience store, doctor's office, or any other business es (do not include rental/management office)?  O1 Yes  O2 No Skip to question 15a.		
\			

14a.	About what percent of the total floor space in this percent of the total floor space in the to	prope	erty is used for co	mmercia	al
	%				
14b.	During calendar year 2011, what were the total actual such units in this property?	ual re	eceipts from comr	mercial ı	ent for
	\$ .00				
15a.	Who has the responsibility for the day-to-day manage Mark (X) in only ONE box.	jeme	nt of this propert	y?	
	○○ Property owner or unpaid agent of owner (such as a	fami	ly member)		
	<sup>02</sup> Management agent directly employed by owner —		Skip to question	n 16.	
	03 ■ Management company → Skip to question	n 16.			
	04 ☐ Other — Specify below ¬ and Skip to question 16.				
$\downarrow$					
15b.	On a monthly basis, how many hours does the owner	er (or	owner agent) spe	end in th	е
	management of this property?				
	Hours				
16.	In calendar year 2011, how much did you spend on	each	of the following	operatin	q
	expenses for this property (do not include capital ex	cpens		OR	Niama
		\$	Yearly Cost	.00	
	A Payroll costs for employees hired directly by owner	. 🖳			00
	B Real estate property taxes	. \$		.00	00
		\$		.00	00
	C Insurance				00
	D Utilities paid by the owner	. 🖺		.00	00
	E Maintenance and repairs	. \$		.00	00
		\$		.00	
	F Management company	. 🗀			00
	G Other professional services (legal, accounting)	. \$		.00	00
	H Security	\$		.00	00
	Ti Security.	\$		.00	
	Grounds/landscaping	. L		.00	00
	J Other operating expenses − Specify below ¬				00
		\$		.00	
		\$		.00	

Mark (X) for ALL that apply.	Associ	ated Cost
01 Heating or air conditioning system	\$	.00
O1 Heating or air conditioning system	\$	.00
<sup>02</sup> Roof		
03 Windows	\$	.00
04 <b>Doors</b>	\$	.00
05 Flooring/carpeting	\$	.00
06 Exterior	\$	.0
	\$	.0
Plumbing system	\$	.0
08 Electrical system		
09 Kitchen facilities	\$	.0
<sup>10</sup> Bathroom facilities	\$	.0
11 Security system	\$	.0
	<b>       </b>	.0
	\$	.0
Playground or play area	\$	.0
14 Handicapped/universal access		.0
Other capital improvements or upgrades — Specify		
	\$	.0
	\$	.0
Mark (X) in only ONE box.  1 Individual investor, including joint ownership by two or more in Trustee for estate 10 Individual investor, including joint ownership by two or more in Including Joint ownership by two or more in Including I	ndividuals, such as	husband and
11 Real estate corporation 12 Corporation other than real estate corporation		
13 Housing cooperative organization or stock cooperative		

13a.	A Housing Choice (or Section 8) Voucher is a HUD program that pays all or part of the
	rent and allows the tenant to take the voucher to a different unit. Do any tenants hold Housing Choice (or Section 8) Vouchers?
	- 01 <b>Yes</b>
	O2 No Skip to question 20a.
	13 Dan't Irrary Chin to guartien 200
. ↓	Skip to question 20a.
	How many tenants hold Housing Choice (or Section 8) Vouchers?
	Tenants
<b>20</b> a.	A Section 8 Housing Assistance Payment (HAP) contract covers all or most of the units in
	a (usually larger) property and is an agreement in which HUD pays some or all of the rent.
	Does this property have a Section 8 HAP contract?
	- <sup>01</sup> Yes
	02 No ————
	02 No 03 Don't know Skip to question 21a.
. ↓	Skip to question 21a.
20b.	How many Section 8 HAP units are on this property?
	Units
21a.	A project-based voucher is an agreement with a public housing agency to keep a Section 8
	Voucher attached to a unit to pay some or all of the rent, even when the low-income
	tenants move out and are replaced by other qualified tenants. Are any units subsidized
Г	tenants move out and are replaced by other qualified tenants. Are any units subsidized with project-based Section 8 Vouchers?
Γ	tenants move out and are replaced by other qualified tenants. Are any units subsidized with project-based Section 8 Vouchers?
	tenants move out and are replaced by other qualified tenants. Are any units subsidized with project-based Section 8 Vouchers?
	tenants move out and are replaced by other qualified tenants. Are any units subsidized
	tenants move out and are replaced by other qualified tenants. Are any units subsidized with project-based Section 8 Vouchers?
	tenants move out and are replaced by other qualified tenants. Are any units subsidized with project-based Section 8 Vouchers?  O1 Yes  O2 No  O3 Don't know  Skip to question 22.
	tenants move out and are replaced by other qualified tenants. Are any units subsidized with project-based Section 8 Vouchers?  O1 Yes  O2 No  O3 Don't know  Skip to question 22.
	tenants move out and are replaced by other qualified tenants. Are any units subsidized with project-based Section 8 Vouchers?  O1  Yes  O2  No  Skip to question 22.  How many project-based vouchers are associated with this property?
	tenants move out and are replaced by other qualified tenants. Are any units subsidized with project-based Section 8 Vouchers?  O1  Yes  O2  No  Skip to question 22.  How many project-based vouchers are associated with this property?
	tenants move out and are replaced by other qualified tenants. Are any units subsidized with project-based Section 8 Vouchers?  O1  Yes  O2  No  Skip to question 22.  How many project-based vouchers are associated with this property?
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	tenants move out and are replaced by other qualified tenants. Are any units subsidized with project-based Section 8 Vouchers?  O1  Yes  O2  No  Skip to question 22.  How many project-based vouchers are associated with this property?

22.	. Does this property benefit from any of the following?  Mark (X) for ALL that apply.	
	01 ☐ A government-sponsored, below-market interest rate loan	
	O2 ☐ A federal government rental subsidy OTHER than Section 8 payments to project or tenants — Specify —	
	•	
	□ Housing for the elderly direct loan program (Section 202)	
	04 Low-Income Housing Tax Credit Program (Section 42)	
	<sup>05</sup> A government grant (HOME, CDBG, HOPE VI)	
	<sup>06</sup> Federal income tax credit for old or historic properties (Section 38)	
	<sup>07</sup> Accelerated federal income tax depreciation for low- and moderate-income properties	
	<sup>08</sup> Subsidy from a private entity	
	<sup>09</sup> ☐ Other — Specify ¬	
	<sup>10</sup> No, not subsidized	
	11 Don't know	
23	. For calendar year 2011, have any real estate tax reductions, abatements, or refunds	
20.	been received on this property for any of the following reasons?	)on't
		now
		03
		03
		03
		03
	F For some other reason — Specify below ¬	
24a.	. Is there a mortgage or similar debt on this property?	
	01 Yes — Skip to 24c	
Г	— 02 □ No	
<b>▼</b>	. Why is there no mortgage or similar debt on this property?	
240.	of Discrete not to carry any debt on this property or do not want a mortgage - End interview	
	1 prefer not to carry any desir on this property of do not want a mortgage - End interview  1 have tried to get a mortgage, but was denied - End interview	
	03 Other - Specify below then End interview	
24c.	. How many mortgages or similar debts are on this property?	
	Mortgages or similar debts	

25.	Is	the debt on this property—	Yes	No
	Α	A mortgage, deed of trust, or trust deed?	01	02
	В	A contract to purchase, land contract, or purchase agreement?	. 01	02
	С	A line of credit secured by this property or a property equity loan?	. 01	02
	D	Some other loan secured by this property (not personal loans or consumer finance loans)? — Specify —	01	02
		(not personal loans or consumer finance loans)? — Specify	. °' 🗀	02 <u></u>
				- ·
26.	Re	egarding the debt on this property— Yes	No	Don't Know
	Α	Was a personal guarantee required?	02	03
	В	Was there cross-collateralization?	02	03
	С	Were any other properties included in this first mortgage?	02	03
27a.	w	hen did the CURRENT FIRST mortgage loan on this property originate?		
	L .	ONTH YEAR		
27h		That was the original mortgage amount on the CURRENT FIRST mortgage?		
270.				
	\$	.00		
27c.		hat was the appraised value of this property at the time of the CURRENT Flortgage's origination?	RST	
	\$	.00		
		OR		
	01	Don't know		
28.	ls	the CURRENT FIRST mortgage on this property—		
		lark (X) in only ONE box.		
	01	A new mortgage that was placed when this property was acquired?		
	02	☐ A refinancing of a previous loan?		
	03	A mortgage placed on a property previously owned free and clear of debt?		
	04	A construction loan converted to permanent financing?		
	05	The same mortgage that was assumed from the previous owner when this property was acquired?	Skip to que:	stion 30
		property was acquired.	KIP TO GUE	<i>311011 00.</i>
\				/

29.		re did you get the CURRENT FIRST mortgage on this property?	
		(X) in only one box.	
	01	Commercial bank or trust company	
	02	Savings and loan association, federal savings bank, mutual savings bank	
	03	Life insurance company	
	04	Mortgage bank or mortgage company	
	05	Real Estate Investment Trust (REIT)	
	06	Pension fund or retirement fund	
	07	Credit union	
	08	Finance company (including consumer discount company, industrial bank, cooperative bank)	
	09	State or municipal government	
	10	State or local housing finance agency	
	11	Individual or individual's estate	
	12	Other — Specify —	
	13	Don't know	
30	Who	do you make your CURRENT FIRST mortgage payments to?	
30.		(X) in only ONE box.	
	01	Commercial bank or trust company	
	02	Savings and loan association, federal savings bank, mutual savings bank	
	03	Mortgage bank or mortgage company	
	04	Life insurance company	
	05	Private mortgage pool	
	06	Loan servicing company	
	07	Credit union	
	08	Finance company (including consumer discount company, industrial bank, cooperative bank)	
	09	State or municipal government	
	10	State or local housing finance agency	
	11	Individual or individual's estate	
	12	Other - Specify ¬	
	13	Don't know	
31a.	What	t is the term of the loan on this property's CURRENT FIRST mortgage?	
		Years	
31b.		ere a large payment due at the end of the loan term (a "balloon payment"), or is the paid in full after a period of time ("fully amortized")?	
	01	Balloon payment	
	02	Fully amortized	

32.	What is the current annual interest rate on the CURRENT FIRST mortgage?
	%
33.	Is the CURRENT FIRST mortgage on this property—
	01
	02 An adjustable rate mortgage (ARM)
34a.	How frequently can the interest rate of the ARM change? Once every—
	Mark (X) in only ONE box.
	OI Month
	02 3 months
	07 ☐ Other — Specify ¬
34b.	Is the interest rate tied to an index?
	of Ves
	02 ■ No → Skip to question 35a.
34c.	What is the market index?  For Transpury acquirity rate or LIPOR rate appoint the term of the rate gueb as 2 year or 2 month rate.
	For Treasury security rate or LIBOR rate, specify the term of the rate, such as 3-year or 3-month rate.  1 Treasury rate
	Treasury rate
	Years
	Months
	O3 Prime rate
	04 11th District cost-of-fund index
	<sup>05</sup> National average cost of funds
	06 OTS contract mortgage rates
	<sup>07</sup> Adjustment not based on index
	<sup>08</sup> ☐ Other — Specify ¬
34d	What is the margin over index?
o-rai	
	%

	35a.	Are there regularly required payments on this property's CURRENT FIRST mortgage?	1
		<sup>01</sup> Yes	
		02 ■ No → Skip to question 36.	
	35b.	What was the amount of the most recent regularly required payment, including tax and insurance, if required?	
		.00	
	35c.	How often are these payments required to be made?  Mark (X) in only ONE box.	
		01 Biweekly (every 2 weeks)	
		<sup>02</sup> Monthly	
		03 Quarterly	
		<sup>04</sup> ☐ Other — Specify ¬	
	35d.	What does this regular payment include?	
		Mark (X) for ALL that apply.	
		<sup>01</sup> Principal	
		02 Interest	
		<sup>03</sup> Property insurance	
		<sup>04</sup> Private mortgage insurance (PMI)	
		Property taxes	
		06 ☐ Other — Specify ¬	
	36.	Is the CURRENT FIRST mortgage on this property insured or guaranteed by—	
		Mark (X) in only ONE box.	
		1 The Federal Housing Administration (FHA)?	
		102 The Department of Veterans Affairs (VA)?	
		□ The Rural Housing Service/Rural Development (formerly FmHA)?	
		04 A private mortgage insurance company?	
		05 A state or municipal government?	
		06 A state or local housing finance agency?	
		07 ☐ Other — Specify ¬	
		<sup>08</sup> Mortgage is not insured or guaranteed	
		09 Don't know	
1			

## If the answer to question 24b is MORE than one, proceed to question 37. Otherwise, end interview.

	Second Mortgage	Third Mortgage	Fourth Mortgage
37. In what year was the mortgage placed/ assumed?	YEAR	YEAR	YEAR
38. What was the original amount of the loan?	\$ .00	\$ .00	\$ .00
39. What is the regularly required payment?	\$ .00	\$ .00	\$ .00
40. How often do you make this payment?  Mark (X) in only ONE box for each mortgage.	O1 Biweekly O2 Monthly O3 Quarterly O4 Other - Specify below	O1 Biweekly O2 Monthly O3 Quarterly O4 Other - Specify below	O1 Biweekly O2 Monthly O3 Quarterly O4 Other - Specify below
41. What does this regular payment include?  Mark (X) for ALL that apply for each mortgage.	O1 Principal O2 Interest O3 Other - Specify below	O1 Principal O2 Interest O3 Other - Specify below	O1 Principal O2 Interest O3 Other - Specify below
42 Is this loan insured or guaranteed by the— Mark (X) in only ONE box for each mortgage.	o1 Federal Housing Administration (FHA)?  o2 Department of Veterans Affairs (VA)?  o3 Rural Housing Service/Rural Development (formerly FmHA)?  o4 None of the	O1 Federal Housing Administration (FHA)?  O2 Department of Veterans Affairs (VA)?  O3 Rural Housing Service/Rural Development (formerly FmHA)?  O4 None of the	O1 Federal Housing Administration (FHA)?  O2 Department of Veterans Affairs (VA)?  O3 Rural Housing Service/Rural Development (formerly FmHA)?  O4 None of the

## THANK YOU VERY MUCH FOR YOUR COOPERATION

**END SURVEY** 

	ADMINISTRA	ATIVE	USE ONLY		
1a.	Who answered the questions on this form	1?			
	Mark (X) for all that apply.				
	<sup>01</sup> Property owner				
	<sup>02</sup> Property manager				
	03 Other agent of owner				
1b.	Please enter the name, address, and telep	hone nu	mber of the perso	n who a	answered the
	questions on this form.  Name:		Title:		
	Organization:	Address			
	City:			State:	ZIP Code:
	Telephone number (including area code):				
	- -				
	Harry war the marking on this farm can				
۷.	How were the questions on this form com Mark (X) for all that apply.	ipietea <i>t</i>			
	ol ☐ By self-response				
	Dy sen-response  By personal interview				
	<sup>03</sup> By telephone interview				
3.	Were administrative records used to compark (X) in only ONE box.	plete an	of the questions	on this	torm?
	o₁ No				
	<sup>02</sup> Yes, some administrative record information	waa uaad			
	<sup>03</sup> Yes, all responses were obtained from admin		eard information		
			cord information		
4a.	Have all questions on this form been answ	vered?			
	01  Yes				
	02 No				

Name:			Title:			
Organization:		Address	s:			
City:				9	State:	ZIP Code:
elephone number (in	cluding area code):					
Notes:						
wotes.						
			Pageon (ag	ada 547\:		
Final	Outcome Code	es	Reason (co	ode 547):		
Mark (X) in only	ONE code box below	to indicate	Reason (cc	ode 547):		
Mark (X) in only the final outcon	ONE code box below me of the case. If code	to indicate 547 is	Reason (co	ode 547):		
Mark (X) in only the final outcon marked, explain	ONE code box below me of the case. If code in the reason in the spa	to indicate 547 is ace provided.	Reason (co	ode 547):		
Mark (X) in only the final outcon	ONE code box below me of the case. If code	to indicate 547 is ace provided.	Reason (co	ode 547):		
Mark (X) in only the final outcon marked, explain	ONE code box below me of the case. If code in the reason in the spa	to indicate 547 is ace provided.	Reason (co	ode 547):		
Mark (X) in only the final outcom marked, explain	ONE code box below me of the case. If code in the reason in the spa	to indicate 547 is ace provided. rview	Reason (co	ode 547):		
Mark (x) in only the final outcon marked, explain Interview	ONE code box below me of the case. If code in the reason in the spa Noninter	to indicate 547 is ace provided.  rview	Reason (co	ode 547):		
Mark (x) in only the final outcon marked, explain Interview	Noninter	to indicate 547 is ace provided.  rview  10	Reason (co	ode 547):		
Mark (x) in only the final outcon marked, explain Interview	Noninter  01	to indicate 547 is ace provided.  rview  10	Reason (co	ode 547):		
Mark (x) in only the final outcon marked, explain Interview	Noninter  ONE code box below me of the case. If code in the reason in the spa  Noninter  O1	to indicate 547 is ace provided.  rview  10	Reason (co	ode 547):		
Mark (x) in only the final outcon marked, explain Interview	ONE code box below me of the case. If code in the reason in the span in the sp	r to indicate 547 is since provided.  rview  10	Reason (co	ode 547):		
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