## 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.
B. Are you currently the owner or manager of this property?
${ }^{01} \square$ Yes $\longrightarrow$ Continue to question 1a on page 2.

- 02
 No
C. Please provide the name, address, and telephone number of the current owner, manager, or corporate office of this property.
After obtaining the information below, interview is concluded.
Name:
Title:
$\square$
$\square$

Organization:


## City:

$\square$

## Address:

State:
ZIP Code:
$\square$
$\square$

Telephone number (including area code):
$\square$

1a. Is this property-
01Operated by a public housing authority? If yes, end interview.

02A manufactured housing community (prefabricated housing/mobile homes)? $\qquad$ If yes, end interview.

03None of the above

1b. Is this property-
Mark (X) in only ONE box.
01A residential property with 2 to $\mathbf{4}$ units, all of which are RENTAL UNITS?
02A residential property with 5 or more units, of which approximately $\mathbf{8 0 \%}$ or more are RENTAL UNITS?
03Some other type of property? $\longrightarrow$ If yes, end interview

2a. How many residential units (separate living quarters) are in each building on this property?

|  | Number of residential units |
| :---: | :---: |
| Building 1 |  |
| Building 2 |  |
| Building 3 |  |
| Building 4 |  |
| Building 5 |  |
| Building 6 |  |
| Building 7 |  |
| Building 8 |  |
| Building 9 |  |
| Building 10 |  |


|  | Number of residential units |
| :---: | :---: |
| Building 11 |  |
| Building 12 |  |
| Building 13 |  |
| Building 14 |  |
| Building 15 |  |
| Building 16 |  |
| Building 17 |  |
| Building 18 |  |
|  |  |
| Building 19 |  |
| Building 20 |  |More than 20 buildings on property

2b. How many floors are in each building on this property? Please count basements, finished attics, and all other floors, regardless of their use.

|  | Number of floors |
| :---: | :---: |
| Building 1 |  |
| Building 2 |  |
| Building 3 |  |
| Building 4 |  |
| Building 5 |  |
| Building 6 |  |
| Building 7 |  |
| Building 8 |  |
| Building 9 |  |
| Building 10 |  |


|  | Number of floors |
| :---: | :---: |
| Building 11 |  |
| Building 12 |  |
| Building 13 |  |
| Building 14 |  |
| Building 15 |  |
| Building 16 |  |
| Building 17 |  |
| Building 18 |  |
| Building 19 |  |
| Building 20 |  |

[^0]3a. In what year was the oldest building on this property constructed?


YEAR
3b. In what year was the most recent building on this property constructed?


## YEAR

OR
01Only one building on property

4a. In what year was this property acquired (if original owner, report year construction was completed)?


YEAR
4b. What was the purchase price of this property?
$\square$
4c. What do you believe is the current market value of this property?

| $\$$ | .00 |
| :--- | :--- | :--- |

4d. Which of the following best reflects how you determined your estimate of the current market value in question $\mathbf{4 c}$ ?
Mark (X) in only ONE box.
01Local tax assessment of this property
02Recent real estate appraisal
03 $\qquad$ Insurance replacement cost
04Original purchase price plus inflation
05 $\qquad$ Original purchase price plus improvements and inflation

06Selling or asking price of similar properties in area
07Capitalization of current rental revenues
08Other - Specify $\downarrow$
5. Of the total residential units identified in question 2a, how many belong to each of the following categories?
Enter unit count for each box, where appropriate.

|  | 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 . |  |  |  |  |  |  |

6. How many residential units identified in question 5 as RENTER-OCCUPIED, RENTED-NOT YET OCCUPIED, OR VACANT-FOR RENT are offered at each level of rent per month? Enter unit count for each box, where appropriate.

No rent.
Less than \$200
\$200 - \$224
\$225-\$249
\$250-\$274.
\$275-\$299
\$300-\$349
\$350 - \$399
\$400 - \$449
\$450 - \$499
\$500-\$549
\$550 - \$599
\$600 - \$649
\$650 - \$699
\$700-\$749
\$750-\$799
\$800 - \$899
\$900 - \$999
\$1,000 - \$1,099.
\$1,100-\$1,249.
\$1,250 - \$1,499.
\$1,500 - \$1,999.
\$2,000 - \$2,499.
\$2,500 or more

| 0 bedrooms/ <br> efficiency | 1 bedroom | 2 bedrooms | 3 bedrooms | 4 bedrooms | 5 bedrooms <br> or more |
| :--- | :--- | :--- | :--- | :--- | :--- |
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7a. Rent concessions are rent discounts offered by landlords to encourage tenants to sign or renew a lease. If a tenant rented one of the units identified in question 5 today, what is the equivalent value of the rent concessions that you would be willing to offer?
Mark ( $X$ ) in only ONE box.
$01 \square$ No rent concessions
$02 \square$ Less than 1 month's rent
$03 \square 1$ month's rent
$04 \square$ Between 1 and 2 months' rent
05 2 months' rent
$06 \square$ Between 2 and 3 months' rent
$07 \square 3$ or more months' rent
7b. How many current tenants received rent concessions as part of their current lease?
$\square$ Tenants
8. Are any residential units identified in question 5 offered only as seniors housing for tenants aged 55 or older?
01 $\square$ Yes

02

9. Rent control or rent stabilization refers to laws or ordinances, not related to subsidy programs, that set maximum rental charges for residential housing. How many units identified in question 5 are subject to rent control or stabilization?
$\square$ Units
10. How many off-street parking spaces are associated with this property?
$\square$ Spaces
11. Are the following items included in the rent (answer "No" if services or facilities are provided for an additional fee)?

| Yes | No | Not <br> Present |
| :---: | :---: | :---: |
| $01 \square$ | $02 \square$ | ${ }^{03} \square$ |
| $01 \square$ | ${ }^{02} \square$ | ${ }^{03} \square$ |
| $01 \square$ | ${ }^{02} \square$ | ${ }^{03} \square$ |
| $01 \square$ | ${ }^{02} \square$ | ${ }^{03} \square$ |
| $01 \square$ | $02 \square$ | ${ }^{03} \square$ |
| $01 \square$ | $02 \square$ | ${ }^{03} \square$ |
| $01 \square$ | 02 |  |
| $01 \square$ | $02 \square$ | $03 \square$ |
| $01 \square$ | $02 \square$ | $03 \square$ |
| $01 \square$ | $02 \square$ | $03 \square$ |

12a. What was the total amount collected from rent for all residential housing units on this property during calendar year 2011 (accounting for vacant units and uncollected and unpaid rent)?
\$ .00

12b. During calendar year 2011, what would have been the total amount collected from residential rent if this property were fully occupied and all tenants paid rent on time?
$\square$
13. Is there any space specified for commercial uses in this property - i.e., nonresidential units such as a convenience store, doctor's office, or any other business establishment (do not include rental/management office)?
01Yes

02No $\longrightarrow$ Skip to question $15 a$.

14a. About what percent of the total floor space in this property is used for commercial (nonresidential) purposes?
$\square$
14b. During calendar year 2011, what were the total actual receipts from commercial rent for all such units in this property?

| $\$$ | .00 |
| :--- | :--- | :--- |

15a. Who has the responsibility for the day-to-day management of this property?
Mark (X) in only ONE box.


15b. On a monthly basis, how many hours does the owner (or owner agent) spend in the management of this property?
$\square$ Hours
16. In calendar year 2011 , how much did you spend on each of the following operating expenses for this property (do not include capital expenses)?

17. During calendar years 2010 and 2011 , were any of the following capital improvements or upgrades/replacements made at this property? If so, what were their associated costs? Mark (X) for ALL that apply.

18. How would you best describe the current ownership entity?

Mark (X) in only ONE box.
01 $\qquad$ Individual investor, including joint ownership by two or more individuals, such as husband and wife
02Trustee for estate
03Limited liability partnership
04Limited liability company
05 $\qquad$ Tenant in common
06 $\qquad$ General partnership
07 Real Estate Investment Trust (REIT)
08 $\qquad$ Life insurance company
09Financial institution other than life insurance company
10Pension fund or retirement fund
11 Real estate corporation

12 $\qquad$ Corporation other than real estate corporation
13 $\qquad$ Housing cooperative organization or stock cooperative

14 Nonprofit organization (including religious institution, labor union, or fraternal organization) 15Other kind of institution - Specify $\downarrow$

19a. 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?


01YesNo
${ }^{0}$Don't know $\longrightarrow$ Skip to question 20a.

19b. How many tenants hold Housing Choice (or Section 8) Vouchers?
$\square$ Tenants

20a. 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?

01Yes

02No

03Don't know Skip to question 21a.

20b. How many Section 8 HAP units are on this property?
$\square$ 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 with project-based Section 8 Vouchers?

01 $\square$ Yes

02No
$03 \square$Don't know Skip to question 22.

21b. How many project-based vouchers are associated with this property?
$\square$ Vouchers
22. Does this property benefit from any of the following?

Mark (X) for ALL that apply.

01A government-sponsored, below-market interest rate loan

02 $\qquad$ A federal government rental subsidy OTHER than Section 8 payments to project or tenants - Specify $\downarrow$

03Housing for the elderly direct loan program (Section 202)

04Low-Income Housing Tax Credit Program (Section 42)

05A government grant (HOME, CDBG, HOPE VI)

06Federal income tax credit for old or historic properties (Section 38)

07Accelerated federal income tax depreciation for low- and moderate-income properties

08Subsidy from a private entity

09Other - Specify $\downarrow$

10No, not subsidized

11Don't know
23. For 2011, have any real estate tax reductions, abatements, or refunds been received on this property for any of the following reasons?


24a. Is there a mortgage or similar debt on this property?


24b. How many mortgages or similar debts are on this property?
$\square$ Mortgages or similar debts
25. Is the debt on this property-

A A mortgage, deed of trust, or trust deed?

Yes
$01 \square$
.01
$.01 \square$ $\square$ (not personal loans or consumer finance loans)? - Specify $\downarrow$ $\downarrow$.

$\square$
26. Regarding the debt on this property-

A Was a personal guarantee required?

| Yes | No |
| :---: | :---: |
| $01 \square$ | $02 \square$ |
| $01 \square$ | $02 \square$ |
| $01 \square$ | $02 \square$ |

$B$ Was there cross-collateralization?
$01 \square$
$02 \square$
$03 \square$
$03 \square$

27a. When did the CURRENT FIRST mortgage loan on this property originate?


MONTH


YEAR

27b. What was the original mortgage amount on the CURRENT FIRST mortgage?


27c. What was the appraised value of this property at the time of the CURRENT FIRST mortgage's origination?
00

## OR

01Don't know
28. Is the CURRENT FIRST mortgage on this propertyMark (X) in only ONE box.
01A new mortgage that was placed when this property was acquired?
02A refinancing of a previous loan?
03A mortgage placed on a property previously owned free and clear of debt?
04A construction loan converted to permanent financing?
05The same mortgage that was assumed from the previous owner when this property was acquired?
29. Where did you get the CURRENT FIRST mortgage on this property?
$\operatorname{Mark}(X)$ in only one box.
01Commercial bank or trust company

02Savings and loan association, federal savings bank, mutual savings bank

03Life insurance company

04 $\qquad$ Mortgage bank or mortgage company

05Real Estate Investment Trust (REIT)
06Pension fund or retirement fund
07Credit union
08 $\qquad$ Finance company (including consumer discount company, industrial bank, cooperative bank)

09State or municipal government

10State or local housing finance agency

11Individual or individual's estate

12 $\qquad$ Other - Specify $\downarrow$

13Don't know
30. Who do you make your CURRENT FIRST mortgage payments to?

Mark (X) in only ONE box.
01Commercial bank or trust company

02 $\qquad$ Savings and loan association, federal savings bank, mutual savings bank
${ }_{0}$Mortgage bank or mortgage company

04Life insurance company

05Private mortgage pool
06 $\qquad$ Loan servicing company

07Credit union

08Finance company (including consumer discount company, industrial bank, cooperative bank)
$09 \square$State or municipal government

10 $\qquad$ State or local housing finance agency
11Individual or individual's estate

12Other - Specify 7
${ }^{13}$Don't know
31a. What is the term of the loan on this property's CURRENT FIRST mortgage?


Years
31b. Is there a large payment due at the end of the loan term (a "balloon payment"), or is the Ioan paid in full after a period of time ("fully amortized")?

01Balloon payment

02Fully amortized
32. What is the current annual interest rate on the CURRENT FIRST mortgage?
$\square$
$\square$ \%
33. Is the CURRENT FIRST mortgage on this property-

01A fixed-rate, level payment $\longrightarrow$ Skip to question 35a.

02An adjustable rate mortgage (ARM)

34a. How frequently can the interest rate of the ARM change? Once everyMark (X) in only ONE box.

01Month

02 $\square$ 3 months
${ }^{0}$6 months

04Year

05 $\qquad$ 3 years

06 $\qquad$ 5 years
07Other - Specify $\rceil$
$\square$
34b. Is the interest rate tied to an index?
01Yes

02No Skip to question $35 a$.

34c. What is the market index?
For Treasury security rate or LIBOR rate, specify the term of the rate, such as 3-year or 3-month rate.
01Treasury rate
 Years
02LIBOR
 Months
03Prime rate

0411th District cost-of-fund index

05National average cost of funds

06 $\qquad$ OTS contract mortgage rates

07Adjustment not based on index

08Other - Specify $\downarrow$

34d. What is the margin over index?
$\square$
$\square$ \%

35a. Are there regularly required payments on this property's CURRENT FIRST mortgage?
01Yes

02No Skip to question 36.

35b. What was the amount of the most recent regularly required payment, including tax and insurance, if required?


35c. How often are these payments required to be made?
Mark (X) in only ONE box.
01Biweekly (every 2 weeks)

02Monthly

03 $\qquad$ Quarterly
04Other - Specify $\downarrow$

35d. What does this regular payment include?
Mark (X) for ALL that apply.
01Principal
02Interest

03Property insurance
04Private mortgage insurance (PMI)
05Property taxes
06Other - Specify $\downarrow$
$\square$
36. Is the CURRENT FIRST mortgage on this property insured or guaranteed byMark (X) in only ONE box.

01The Federal Housing Administration (FHA)?

02The Department of Veterans Affairs (VA)?

03The Rural Housing Service/Rural Development (formerly FmHA)?
04A private mortgage insurance company?
05A state or municipal government

06A state or local housing finance agency?

07Other - Specify $\downarrow$

08Mortgage is not insured or guaranteed

09Don't know

> If the answer to question 24b is MORE than one, proceed to question 37. Otherwise, end interview.
37. In what year was the mortgage placed/ assumed?
38. What was the original amount of the loan?.
39. What is the regularly required payment? .
40. How often do you make this payment? Mark (X) in only ONE box for each mortgage.
41. What does this regular payment include? Mark (X) for ALL that apply for each mortgage.

42 Is this loan insured or guaranteed by theMark (X) in only ONE box for each mortgage.


## THANK YOU VERY MUCH FOR YOUR COOPERATION END SURVEY

## ADMINISTRATIVE USE ONLY

1a. Who answered the questions on this form?
01Property owner

02Property manager

03Other agent of owner
1b. Please enter the name, address, and telephone number of the person who answered the questions on this form.
Name:
$\square$

Title:
$\square$

Organization:
$\square$
City:
$\square$
State: ZIP Code:


Telephone number (including area code):
$\square$
2. How were the questions on this form completed?

01By self-response
$02 \square$ By personal interview
${ }^{0} \square$ $\qquad$ By telephone interview
3. Were administrative records used to complete any of the questions on this form?

Mark (X) in only ONE box.
01No
$02 \square$Yes, some administrative record information was used

03Yes, all responses were obtained from administrative record information

4a. Have all questions on this form been answered?
${ }^{01} \square$ Yes $\longrightarrow$ End survey.
02
4b. Please provide the name, address, and telephone number of a person who can assist with the unanswered questions:
Name:
$\square$ Title:

Organization:

## Address:



Telephone number (including area code):
$\square$

Notes:
$\square$

| Final Outcome Codes <br> Mark ( $X$ ) in only ONE code box below to indicate the final outcome of the case. If code 547 is marked, explain the reason in the space provided. |  |  | Reason (code 547): |
| :---: | :---: | :---: | :---: |
|  |  |  |  |
| Interview | Noninterview |  |  |
| ${ }^{01} \square 501$ | ${ }^{01} \square 513$ | ${ }^{10} \square 522$ |  |
| ${ }^{2} \square 503$ | ${ }^{02} \square 514$ | ${ }^{11} \square 524$ |  |
|  | ${ }^{03} \square 515$ | ${ }^{12} \square 529$ |  |
|  | ${ }_{04}^{\square} \square 516$ | ${ }^{13} \square 533$ |  |
|  | ${ }^{05} \square 517$ | ${ }^{14} \square 540$ |  |
|  | ${ }_{06} \square 518$ | ${ }^{15} \square 541$ |  |
|  | ${ }_{07}^{\square} \square 519$ | ${ }^{16} \square 543$ |  |
|  | ${ }^{08} \square 520$ | ${ }^{17} \square 546$ |  |
|  | ${ }^{09} \square 521$ | ${ }^{18} \square 547$ |  |

I have reviewed the questionnaire for completeness.

FR's name
$\square$

FR's code


Date of interview


MONTH


DAY



[^0]:    $01 \square$ More than $\mathbf{2 0}$ buildings on property

