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.

Are you currently the owner 1 ☐ Yes → Continue to C 1 ☐ No	r or manager of this property? question 1a on page 2.	
Please provide the name, ad corporate office of this prop	ddress, and telephone number of perty.	the current owner, manager, o
After obtaining the information	below, interview is concluded.	
Name:	Title:	
Organization:	Address:	
City:		State: ZIP Code:
Telephone number (including area	a code):	

	Is this property—			
	01 Operated by a pub	olic housing a	uthority? — If yes, end interview.	
	02 A manufactured h (prefabricated hou	ousing comm sing/mobile h	unity omes)? — If yes, end interview.	
\downarrow	None of the above	•		
1b.	Is this property-			
	Mark (X) in only ONE b	oox.		
	01 A residential prop	erty with 2 to	4 units, all of which are RENTAL UNITS?	
	O2 A residential propor more are RENT.	erty with 5 or AL UNITS?	more units, of which approximately 80%	
	03 Some other type of	of property?	If yes, end interview	
2a.	How many residentia property?	ıl units (sep <i>a</i>	rate living quarters) are in each buildi	ng on this
		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 20	
	Building 10			
	Building 10		01 More than 20 buil	
2b.	J	in each buil	ding on this property? Please count b	dings on property
2 b.	How many floors are	in each buil	ding on this property? Please count b	dings on property
2 b.	How many floors are	in each buil floors, regard Number of floors	ding on this property? Please count b	dings on property asements, finishe Number of floors
2 b.	How many floors are attics, and all other f	in each buil floors, regard Number of floors	ding on this property? Please count bedless of their use.	dings on property asements, finishe Number of floors
2 b.	How many floors are attics, and all other f	in each buil floors, regard Number of floors	ding on this property? Please count bedless of their use. Building 11	dings on property asements, finishe Number of floors
2 b.	How many floors are attics, and all other floors Building 1	in each buil floors, regard Number of floors	ding on this property? Please count be dless of their use. Building 11	dings on property asements, finishe Number of floors
2b.	How many floors are attics, and all other f	in each buil floors, regard Number of floors	ding on this property? Please count be dless of their use. Building 11 Building 12 Building 13	dings on property asements, finishe Number of floors
2b.	How many floors are attics, and all other floors are attics, and all other floors are attics, and all other floors. Building 1	in each buil floors, regard Number of floors	ding on this property? Please count be dless of their use. Building 11	Number of floors
2 b.	How many floors are attics, and all other factors and all other factors are attics, and all other factors are atticated as a supplied at	in each buil floors, regard Number of floors	ding on this property? Please count be dless of their use. Building 11	Number of floors
2b.	How many floors are attics, and all other factors and all other factors are attics, and all other factors are atticked as a suilding 4	in each buil floors, regard Number of floors	ding on this property? Please count be dless of their use. Building 11	Number of floors
2b.	How many floors are attics, and all other factors and all other factors and all other factors are attics, and all other factors and all other factors are attics, and all other factors are attics. Building 1	in each buil floors, regard Number of floors	ding on this property? Please count be dless of their use. Building 11	Number of floors

́ За.	In what year was the oldest build	ling on thi	s propert	y constru	cted?			
3b.	In what year was the most recent YEAR OR Only one building on property	t building	on this p	roperty co	enstructed	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 currer	it market	value of t	this 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.							
	O1 Local tax assessment of this pro	operty						
	Recent real estate appraisal							
	Insurance replacement cost	lada.						
	 Original purchase price plus inf Original purchase price plus implementation 		and infla	tion				
	of Selling or asking price of simila			LIOII				
	Or Capitalization of current rental		o iii ui ou					
	08 ☐ Other — Specify ¬							
	- · · · · ·							
5.	Of the total residential units identical following categories? Enter unit count for each box, where			?a, how m	any belon	g to each	of the	
		0 bedrooms/					5 bedrooms	
		efficiency	1 bedroom	2 bedrooms	3 bedrooms	4 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							

	0 bedrooms/ efficiency	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5 bedrooms or more
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						
Rent concessions are rent discorrenew a lease. If a tenant rented equivalent value of the rent con Mark (X) in only ONE box. 1 No rent concessions 1 Less than 1 month's rent 1 month's rent 1 Between 1 and 2 months' rent	one of the	units ide	entified in	question	5 today,	
05 2 months' rent 06 Between 2 and 3 months' rent						
	ved rent co	oncession	s as part (of their cı	urrent leas	se?

8.	Are any residential units identified in question 5 offered only as seniors hotenants aged 55 or older?	ousing for	
	⁰¹ Yes		
	02 No		
9.	Rent control or rent stabilization refers to laws or ordinances, not related to programs, that set maximum rental charges for residential housing. How no identified 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 rent (answer "No" if services or fa	cilities ar	e
	provided for an additional fee)? Yes	No	Not Present
	A Electricity01	02	03
	B Gas or oil	02	03
	C Water	02	03
	D Trash collection.	02	03
	E Parking	02	03
	F Fitness center	02	03
	G Laundry	02	03
	H Swimming pool	02	03
	Other free personal services for tenants	02	03
	Other free personal services for tenants		
12a.	What was the total amount collected from rent for all residential housing uproperty during calendar year 2011 (accounting for vacant units and uncolupaid rent)?		
	\$.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 re		•?
	\$.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)?		
	01 Yes		
	02 No → Skip to question 15a.		
\			

14a.	About what percent of the total floor space in this (nonresidential) purposes?	property is used fo	or commercial
	%		
14b.	During calendar year 2011, what were the total act all such units in this property?	ual receipts from	commercial rent for
	\$.00		
15a.	Who has the responsibility for the day-to-day management (X) in only ONE box.	gement of this pro	pperty?
Г	Property owner or unpaid agent of owner (such as a	family member)	
	Management agent directly employed by owner —	·	uestion 16.
	 Management company → Skip to questio Other - Specify below ¬ and Skip to question 16. 	n 16.	
	•		
15b.	On a monthly basis, how many hours does the own	er (or owner agent	t) spend in the
	management of this property?		
	Hours		
16.	In calendar year 2011, how much did you spend on expenses for this property (do not include capital expenses)		ving operating
	osponoso for and property (as not morado suprado s	Yearly Cos	t OR None
	A Payroll costs for employees hired directly by owner	. \$.00
	B Real estate property taxes	\$.00
		\$.00
	C Insurance	\$.00
	D Utilities paid by the owner		00
	E Maintenance and repairs	. \$.00
	F Management company	. \$.00
	G Other professional services (legal, accounting)	\$.00
		\$.00
	H Security		00
	Grounds/landscaping	. \$.00
	J Other operating expenses − Specify below ¬		00
		\$.00
		\$.00

	(X) for ALL that apply.		Associated Cost
01	Heating or air conditioning system	\$	
		\$	
02	Roof	4	
03	Windows	Ф	
04	Doors	\$	
05	Flooring/carpeting	\$	
06	Exterior	\$	
_		\$	
07	Plumbing system	\$	
08	Electrical system	•	
09	Kitchen facilities	\$	
10	Bathroom facilities	\$	
11	Security system	\$	
12	Swimming pool	\$	
13		\$	
_	Playground or play area	\$	
14	Handicapped/universal access		
15	Other capital improvements or upgrades — Specify ¬		
		\$	
		\$	
01	Individual investor, including joint ownership by two or more individual Trustee for estate Limited liability partnership Limited liability company Tenant in common General partnership Real Estate Investment Trust (REIT) Life insurance company Financial institution other than life insurance company Pension fund or retirement fund Real estate corporation	uals,	such as husband a
11			

/	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?
	Г	- 01 Yes
		O2 No No Skip to question 20a.
		03 Don't know Skip to question 20a.
	190.	How many tenants hold Housing Choice (or Section 8) Vouchers?
		Tenants
	20 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?
	_	- 01 V -02
		02 Na
	+	02 No 03 Don't know Skip to question 21a.
		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 with project-based Section 8 Vouchers? OI Yes OZ NO OS 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?
		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. 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? OI Yes OZ NO OS 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. 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 O3 Don't know 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. On A government-sponsored, below-market interest rate loan		
	□ A federal government rental subsidy OTHER than Section 8 payments		
	to project or tenants – Specify ¬		
	⁰³ Housing for the elderly direct loan program (Section 202)		
	04 Low-Income Housing Tax Credit Program (Section 42)		
	05 ☐ A government grant (HOME, CDBG, HOPE VI)		
	⁰⁶ Federal income tax credit for old or historic properties (Section 38)		
	07 Accelerated federal income tax depreciation for low- and moderate-income pro	perties	
	08 Subsidy from a private entity		
	○ Other — Specify ¬		
	¹⁰		
	11 Don'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?		Don't
	Yes A For historic preservation	No 02	Know
	B Because this property houses low-income tenants	02	03
	C Because this property is in a low-income area	02	03
	D Because this property is in a targeted economic development area ⁰¹	02	03
	E Because of real estate tax appeal or assessment	02	03
	F For some other reason — Specify below ¬	02	
24a.	Is there a mortgage or similar debt on this property?		
Г	- ⁰¹ Yes		
. ↓	02 No → If No, end interview.		
24b.	How many mortgages or similar debts are on this property?		
	Mortgagge or similar debte		
	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
		that personal rouns of consumer finance rouns). — openity	7	
26	D	annuding the debt on this maneuty.		Don't
20.		egarding the debt on this property— Yes	No	Know
		Was a personal guarantee required?	02	03
		Was there cross-collateralization?	02	03
		Were any other properties included in this first mortgage?	02	03
27a.	W	hen did the CURRENT FIRST mortgage loan on this property originate?		
	MC	DNTH YEAR		
27b.	W	hat was the original mortgage amount on the CURRENT FIRST mortgage?		
	\$.00		
27.	10/		TIDOT	
2/C.		hat was the appraised value of this property at the time of the CURRENT l ortgage's origination?	-IKS I	
	\$.00		
		OR		
	01	Don't know		
28.		the CURRENT FIRST mortgage on this property— ark (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.
/				

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	
20	VA/In a	de very media very CURRENT FIRST mantagers manuscrite to 2	
30.		do you make your CURRENT FIRST mortgage payments to? (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	J
21.0	What	tio the town of the loop on this managery's CURRENT FIRST montrons?	
STA.	vvna	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")?	
	_	Balloon payment	
		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 ☐ A fixed-rate, level payment → Skip to question 35a.
	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.
	01 Month
	02 3 months
	03 6 months
	⁰⁴ Year
	05 3 years
	⁰⁶ 5 years
	07 ☐ Other — Specify ¬
34b.	Is the interest rate tied to an index?
	⁰¹ Yes
	02 No Skip to question 35a.
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.
	01 Treasury rate
	Years
	02 LIBOR
	Manaha
	Months Prime rate
	04 11th District cost-of-fund index
	05 National average cost of funds
	06 OTS contract mortgage rates
	O7 Adjustment not based on index
	⁰⁸ ☐ Other — Specify ¬
344	What is the margin over index?
5 -1 4.	

35 a.	Are there regularly required payments on this property's CURRENT FIRST mortgage?
	⁰¹ Yes
	02 ■ No → Skip to question 36.
25h	What was the amount of the most recent regularly required payment, including tax
330.	and insurance, if required?
	.00
25.	How often are those normante required to be made?
35C.	How often are these payments required to be made? Mark (X) in only ONE box.
	Diweekly (every 2 weeks)
	⁰² Monthly
	03 Quarterly
	⁰⁴ ☐ Other — Specify ¬
35d.	What does this regular payment include?
	Mark (X) for ALL that apply.
	⁰¹ Principal
	02 Interest
	03 Property insurance
	04 Private mortgage insurance (PMI)
	06 ☐ Other — Specify ¬
36.	Is the CURRENT FIRST mortgage on this property insured or guaranteed by—
	Mark (X) in only ONE box.
	01 ☐ The Federal Housing Administration (FHA)?
	02 The Department of Veterans Affairs (VA)?
	□ The Rural Housing Service/Rural Development (formerly FmHA)?
	04 A private mortgage insurance company?
	_ results of manifell government
	Of A state or local housing finance agency?
	07 ☐ Other — Specify ¬
	08
	09 Don't know
	_ Boil t know
(
\	

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.	Biweekly Description Ounthly Ounthly Ounthly Ounthly Ounterly 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 above	o1 Federal Housing Administration (FHA)? o2 Department of Veterans Affairs (VA)? o3 Rural Housing Service/Rural Development (formerly FmHA)? o4 None of the above	o1 Federal Housing Administration (FHA)? o2 Department of Veterans Affairs (VA)? o3 Rural Housing Service/Rural Development (formerly FmHA)? o4 None of the above

THANK YOU VERY MUCH FOR YOUR COOPERATION

END SURVEY

	ADMINISTRATIVE US	E ONLY
1a.	a. Who answered the questions on this form?	
	⁰¹ Property owner	
	⁰² Property manager	
	03 Other agent of owner	
1b.	 Please enter the name, address, and telephone numbe questions on this form. 	er of the person who answered the
	Name: Title	:
	Organization: Address:	,
	City:	State: ZIP Code:
	Telephone number (including area code):	
2.	2. How were the questions on this form completed?	
	 01 By self-response 02 By personal interview 	
	⁰³ By telephone interview	
3.	3. Were administrative records used to complete any of Mark (X) in only ONE box.	the questions on this form?
	01	
	02 Yes, some administrative record information was used	
	⁰³ Yes, all responses were obtained from administrative record	information
4a.	a. Have all questions on this form been answered?	
	01 ☐ Yes ——▶ End survey.	
	⁰²	
4b.	 Please provide the name, address, and telephone num the unanswered questions: 	ber of a person who can assist with
	Name: Title	:
	Ouropiration	
	Organization: Address:	
	City:	State: ZIP Code:
	Telephone number (including area code):	

Final	Outcome Codes	Reason (code 547):	
Mark (X) in only the final outcon	Outcome Codes ONE code box below to indicate the of the case. If code 547 is the reason in the space provided.	Reason (code 547):	
Mark (X) in only the final outcon	ONE code box below to indicate ne of the case. If code 547 is	Reason (code 547):	
Mark (X) in only the final outcon marked, explair	ONE code box below to indicate ne of the case. If code 547 is the reason in the space provided.	Reason (code 547):	
Mark (X) in only the final outcon marked, explain	Noninterview 10 ONE code box below to indicate the of the case. If code 547 is the reason in the space provided. Noninterview 10 513 10 522 12 514 11 524	Reason (code 547):	
Mark (X) in only the final outcon marked, explain	ONE code box below to indicate the of the case. If code 547 is a the reason in the space provided. Noninterview 10 513 10 522 12 514 11 524 13 515 12 529	Reason (code 547):	
Mark (X) in only the final outcon marked, explain	ONE code box below to indicate the of the case. If code 547 is a the reason in the space provided. Noninterview 01	Reason (code 547):	
Mark (X) in only the final outcon marked, explain	Noninterview	Reason (code 547):	
Mark (X) in only the final outcon marked, explain	Noninterview	Reason (code 547):	
Mark (X) in only the final outcon marked, explain	Noninterview	Reason (code 547):	
Mark (X) in only the final outcon marked, explain Interview 1 501 2 503	ONE code box below to indicate the of the case. If code 547 is at the reason in the space provided. Noninterview 10 513 10 522 10 514 11 524 10 529 10 516 13 533 10 516 13 533 10 516 13 540 10 518 15 541 11 540 12 540 13 540 15 541 15 541 17 546 18 520 17 546 18 547		
Mark (X) in only the final outcon marked, explain Interview 1 501 2 503	Noninterview		