

This file release:
November 30, 2011

See below for notable/material changes
since the prior release.

DO NOT TYPE IN THE OUTPUT PAGES' LINKED FIELDS; IF IT IS ABSOLUTELY NECESSARY, YOU MAY OVERTYPE LABEL

Introduction to the Loan Information and Financial Analysis document
This document will help lenders easily to provide the National Loan Committee with information and financial analysis it seeks as it reviews loan applications. This report is to be submitted in conjunction with the Narratives document which is available as a Microsoft Word document.

This file creates a simple system through which staff (or lenders if they choose) can automatically populate fields a NLC data template and print out the resulting report.

The system asks for approximately 172 project and financial data points for the project description and analysis report. Almost no datum is requested that could be calculated.






Data is input into the Data Input worksheet tabs that uses a combination "list and table layout."

The system asks for additional data from third party reports. The number of these data points will vary depending upon the SOA under which the application is being submitted, for example, inputting comparables data for 6 comps required inputting about 60 data points.

Instructions the color coding of responsibility for verifying the accuracy of information included in the report

This form makes us of color coding in the pre-set "margins" of the page-layouts in the Output tabs. The left margin color coding indicates what technical discipline should verify the accuracy of information presented on the left side of the page-layout and the right margin color coding indicates what technical discipline should verify the accuracy of information presented on the right side of the page-layout. Some page layouts are not divided in left and right sides in which case the color coding is the same in both margins.

The color coding follows this convention:

Housing reps		Green
Mortgage Credit		Red
A/E		Blue
Valuation		Purple
Supervisor		Yellow

Calculations performed on the data submitted on the Input sheets and presented or analyzed in the Output sheets

The following calculations are done in the spreadsheet:

- Gross rents per BR-type are calculated and summed to get Gross rents
- Ancillary income and commercial income are calculated to get gross income based on parking space/laundry and other data points for ancillary income and rentable square feet and annual psf rents for commercial income.
- Vacancy rates for both residential and commercial income are applied to yield EGI
- Expenses (which are entered as a single dollar figure) are subtracted to yield NOI
- DSC is calculated using NOI derived as above and the fixed debt service dollar figure that is entered as a data point.

Stress and sensitivity calculations are completed using the Income and Expense figures above.

Certain psf calculations are completed using Unit sq ft inputs.

This spreadsheet will not:

- Resize mortgages using NOI/DS percentage entered as a data point and an applicable rate, nor will it calculate any other 64a mortgage amount.

The data entry tabs show the source of nearly all data points.

Printing the Output pages

Importantly, the spreadsheet is set to print the seven project output pages and four lender-3rd party report pages (and the Data Input pages as well) with a "Data Source Date (the data of the app. or amended app.)" on the top right of every page. This will allow users to know what data is being used when, for example, an project application goes back and forth between a lender and the field office.

Notable/material changes since the prior release.

November 21, 2011	Change cell formula reference to total uses in S&U report beginning AG20
June 16, 2011	Change per unit formula in S&U report beginning AL7
June 16, 2011	Change def of PUPA to include R4R cell Summary report BA42 Changed "occupancy" to "vacancy" cells Summary report AZ40, AZ41
June 14, 2011	Added "file release" field to reports worksheets to allow users to see what file version is being used for both this Reports file and the Lenders data worksheets; ref to input on Instructions worksheet.
June 7, 2011	Change of formula calculating ancillary vacancy -Summary report cell BA8
May 5, 2011	File name change from "NLC_DATAsheet_Beta_JB_3-29-11" Formatting of Input worksheet cells; some Report cells changed and reformatted Tabs renamed Calc error of income cell AR19 and vac. AR20 corrected; total DS & CFlow references corrected cell CU19 and CU20

Approx. 172 data cells for inputting

Date of Data run (date of app. or amended app.)

Lenders file release:

Input description	Source
Stage of Processing:	-92264, 1-. - Top of Form
HUD Office:	-, -. - See Narrative
Lender Name:	-2013, 5-M. -
Lender Address:	-2013, 5-M. -
Broker:	-, -. - See Narrative
Borrower Entity:	-2013, 1-B. -
Principal:	-2013, 4-K.1 -
General Contractor:	-2013, 4-K.4 -
Identity-of-Interest General Contractor?: Y, N	-, -. - See Narrative
Management Agent:	-2013, 4-K. -
Identity-of-Interest Management Agent?: Y, N	-, -. - See Narrative
Project Name:	-2013, 1-A.1 -
FHA #	-2013, 1-A.3 -
Street Address:	-2013, 1-C.1 -
City	-2013, 1-C.2 -
State	-2013, 1-C.4 -
Zip	-2013, 1-C.4 -
County:	-2013, 1-C.3 -
Section of the Act (SOA):	-2013, 1-B. - first box
Loan type: NC, SR, Refi, Purch/Refi	-92264-a, 1-. - Type of Project
Date of Site Visit(1):	-92264, 5-J. -
Site Visit Conducted by:	-92264, 8-N. - (Usually Appraiser)
Date of Site Visit(2):	if any second visit was made
Site Visit Conducted by:	if any second visit was made
Purpose of Loan:	-2013, 1-B. - Purpose on Page 5 of 8
Type of Project:	
Family	-92264-a, 1-. - Type of Project
Elderly	-92264-a, 1-. - Type of Project
Coop	-92264-a, 1-. - Type of Project
SRO	-92264-a, 1-. - Type of Project
# of units market vs subsidized	
Units -Market Rate	-92264-T, -. -
Units -Section 8	-92264-T, -. -
Units -Other subsidy	-92264-T, -. -
Non Revenue units	-92264, 1-A.11 -
If applicable, breakdown of Affordable (or Tax Credit) unit restrictions:	
@ 30% AMI	-92264T, -. -
@ 40% AMI	-92264-T, -. -
@ 50% AMI	-92264-T, -. -
@ 60% AMI	-92264-T, -. -
Gross Floor Area (sq ft)	-2013, 2-E.8 - or 92264,2-C.33
Loan-to- Mortgageable Replacement Cost:	-, -. - See Narrative
Interest Rate during Construction:	-92264, 4-G.53 -
Construction Period + 2 months:	-92264, 4-G.53 -
Absorption rate (# of units per month):	-, -. - See Narrative

Date of Data run (date of app. or amended ap 12/30/1899

Input description	Input	Input	Input	Input	Source
Rents- add a very short comment if this list has been consolidated.					
Unit Data	Input Type	No. of Units	Avg. Sq. ft.	Avg. rent	
Studio Units or input other designation					-92264, 2-C.27 a-i - 64-a Page 1-4 a
One BR or input other designation					-92264, 2-C.27 a-i - 64-a Page 1-4 a
Two BR or input other designation					-92264, 2-C.27 a-i - 64-a Page 1-4 a
Three BR or input other designation					-92264, 2-C.27 a-i - 64-a Page 1-4 a
Four or More BR or input other designation					-92264, 2-C.27 a-i - 64-a Page 1-4 a
Non-revenue units					-92264 - T, -. -
Ancillary Income Data	No. of spaces	Inc./space/mo.	Comment	Add. Descriptn.	
Parking1spaces					-92264, 2-C.29 -
Parking2spaces					-92264, 2-C.29 -
	Description	Monthly Inc.	Comment		
Laundrydescription					-92264, 2-C.29 -
Other/Ancillary Income1					-92264, 2-C.29 -
Other/Ancillary Income2					-92264, 2-C.29 -
Other/Ancillary Income3					-92264, 2-C.29 -
Other/Ancillary Income4					-92264, 2-C.29 -
Ancillary Only Vacancy Rate: (input Res. Vacy below)					-92264, 2-C.29 -
Commercial Income Data	Rentable sq feet	Inc./sqft/yr	Comment		
Comm. Area-ground lvl - sq ft					-92264, 2-C.30 -
Comm. Area-other lvl - sq ft					-92264, 2-C.30 -
Net Rentable Commercial Area					-92264, 2-C.35 -
Annual Commercial Expense if any is separately shown in 2264, p 4, Sect g, ln 32d:					-92264, 4-F.32d -
Total Residential Expenses (excl. R4R)					-92264, 3-E.29 - E.21
Replacement reserve not included in expenses					-92264, 3-E.21 -
Total Management fee (\$) already in total exp.					-92264, 3-E.3 -
Residential Only Vacancy Rate: (input Anc. Vacy above)					-92264, 4-F.30c -
Commercial Vacancy Rate:					-92264, 4-F.32b -
Mortgage Calculation Data					
SOA Applicable NOI %					-92264 A -
Permanent loan term					-2013, 5-M.1 -
Permanent Loan Interest rate					-2013, 5-M.1 -
Permanent loan Curtail Rate					-64-a, 1-I.5c -
MIP					-64-a, 1-I.5b -
All-in rate					-64-a, 1-I.5d -
Principal & Interest (monthly)					-, -. - See Narrative
MIP initial monthly amount					-64-a, 1-I.5b -
Criteria-Determined Mortgage Amount:					-92264-a, 2-I. - Bottom of Page 2
Criterion 1, Borrower Requested:					-64-a 1,I.1 or -2013, 1-B. -
Criterion 3, applicable %					-64-a, 1-I.3a -
Criterion 3, calculated amount					-64-a, 1-I.3g -
Criterion 4, Statutory Limit-determined amount					-64-a, 1-I.4g -
Criterion 5, applicable %					-64-a, 1-I.5e -
Criterion 5, calculated amount					-64-a, 1-I.5j -
Subsidy Layering, criterion 11:					-64a, 2-I.11 -

Date of Data run (date of app. or amended app.)	12/30/1899
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Input description	Input	Source
Sources and Uses Data		
FHA 1st mortgage:		-92264-a, 3-B.4a -
Borrower Cash Equity [or <Cash Out>]:		-2283, 2-III.44 -
Existing Escrows:	\$ -	-92264-a, -. - Appendix 2 Refi or Sources & uses
Tax Credit Equity:	\$ -	-92264-a, 2-I.11b2 -
Public Grants or Loans:	\$ -	-92264-a, 2-I.11b1 -
Other Sources:	\$ -	-92264-a, 2-I.11b1 -
Other Sources:	\$ -	-92264-a, 2-I.11b1 -
Total Cash Sources for Mortgage able Items:	\$ -	-92264-a, 3-III. -
Existing Land/Project Debt:	\$ -	64-a, 3-II.B.2 or -92264, 2-B.23b -
Total for All Improvements:	\$ -	-92264, 4-G.50 -
Total Carrying and Financing Charges:	\$ -	-92264, 4-G.63 -
Legal, Org, Audit:	\$ -	-92264, 4-G.67 -
Escrow	\$ -	-92264-a, 3-B.9 -
Initial Deposit to R & R	\$ -	-, -. - Sources & Uses
Total HUD-recognized Uses (to be paid with cash):	\$ -	
Borrower Cash:	\$ -	
Letter of Credit:	\$ -	-, -. - Provided at closing
Tax Credit or Exchange Proceeds:	\$ -	-, -. - Sources & Uses
Public funds – Grants:	\$ -	-92264-a, 2-I.11b1 -
Public funds – Loans:	\$ -	-92264-a, 2-I.11b1 -
Deferred Developer Fee:	\$ -	-, -. - Sources & Uses
Other:	\$ -	-, -. - ?
Total Cash Sources for Non-mortgageable Items:		-, -. - Sources & Uses
Initial Operating Deficit:	\$ -	-92264, 4-I.3 -
Working Capital:	\$ -	-92264-a, 3-B.10 -
Contingency:	\$ -	-92264, 4-G.71 -
Developer Fee:	\$ -	-92264, 4-G.69 -
GNMA fee or Lender Legal outside of Financing/Placement, or Discounts:	\$ -	-92264, 4-G.61 -
Disallowed Construction or Arch. Contract Costs:	\$ -	-2283, 1-I.2b -
Total Non-mortgageable Uses:		-, -. - Sources & Uses
Lender Financing / Placement Fee:	\$ -	-92264, 4-G.59 -
FHA Application Fee (\$3/1000 of loan amt):	\$ -	-92264, 4-G.57 -
Cost Not Attributable – Residential:	\$ -	-92264, 8-M.15 -
Land Value:	\$ -	-92264, 4-G.73a -
Builders Profit:	\$ -	-92264, 4-G.44 -
Construction cost per square foot:	\$ -	-92264, 4-G.51 -
Financing / Placement Fee as a % of loan amount:	\$ -	-92264, 4-G.59 -
Lender Third Party Reports:	\$ -	-92264, 4-G.65 -
Cost Not Attributable – Commercial:	\$ -	-92264, 8-M.12 -
Land Cost – Last Arms Length Transaction:	\$ -	-92264, 2-B.20 -
BSPRA or SPRA:	\$ -	-92264, 4-G.68 -

Date of Data run (date of app. or amended app.)		12/30/1899
Input description	Input	Source
Expenses past yrs/planned		
Two years ago-Year ending (mm/dd/yy)		See Appraisal or Market Study Report
Two years ago-Rent Revenue-Gross potential		See Appraisal or Market Study Report
Two years ago-Vacancy Loss		See Appraisal or Market Study Report
Two years ago- Residential Vacancy		See Appraisal or Market Study Report
Two years ago-Net Commercial Revenue		See Appraisal or Market Study Report
Two years ago- Commercial Vacancy		See Appraisal or Market Study Report
Two years ago-Financial Revenue		See Appraisal or Market Study Report
Two years ago-Other Revenue		See Appraisal or Market Study Report
Last year-Year ending (mm/dd/yy)		See Appraisal or Market Study Report
Last year-Rent Revenue-Gross potential		See Appraisal or Market Study Report
Last year-Vacancy Loss		See Appraisal or Market Study Report
Last year- Residential Vacancy		See Appraisal or Market Study Report
Last year-Net Commercial Revenue		See Appraisal or Market Study Report
Last year- Commercial Vacancy		See Appraisal or Market Study Report
Last year-Financial Revenue		See Appraisal or Market Study Report
Last year-Other Revenue		See Appraisal or Market Study Report
Notes:		See Appraisal or Market Study Report
Two years ago - Comment		See Appraisal or Market Study Report
Last year - Comment		See Appraisal or Market Study Report
Underwritten - Comment		

Property Profile, page 1

Date of Data run (date of app. or amended app.) 12/30/1899

This file release:
40877

Stage of Processing:	0	HUD Office:	0	0
Lender Name:	0			
Lender Address:	0			
Broker:	0			
Borrower Entity:	0			
Principal:	0			
General Contractor:	0	1-of-1 General Contractor?	0	
Management Agent:	0	1-of-1 Management Agent?	0	
Project Name:	0	FHA #	0	
Street Address:	0			
City / ST / Zip:	/ /	County:	0	
Sect. of Act:	0	0		

Date of Site Visit:	12/30/1899	Site Visit Conducted by:	0
Date of Site Visit:	12/30/1899	Site Visit Conducted by:	0

Purpose of Loan:	0		
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Type of Project:	# of units	BR count	# of units market vs. subsidized	If applicable, breakdown of Affordable (or Tax Credit) unit restrictions:			
Family	0	- Studios	Market Rate	-	@ 30% AMI		-
Elderly	0	- 1BR Units	Section 8	-	@ 40% AMI		-
Coop	0	- 2BR Units	Other subsidy	-	@ 50% AMI		-
SRO	0	- 3BR Units			@ 60% AMI		-
		- 4 or more BR Units			Total Tax Credit rent restricted units		-
		- Non Revenue units			Net Commercial Income (as a % of gross income):		#DIV/0!
	Total units	- Total units (mkt/subs count):		-	Commercial Space (as a % of net rentable area of project):		#DIV/0!

Mortgage Criteria

Sensitivity Analysis

Criteria-Determined Mortgage Amount:		\$	-	A 1.0 debt service coverage ratio is still realized if:	
Borrower Requested, criterion 1:		\$	-	Average rent (per unit per month) decreases by:	#DIV/0!
0% of Cost, criterion 3:		\$	-	Physical occupancy decreases by:	#DIV/0!
Statutory Limit, criterion 4:		\$	-	Operating expenses increase by:	#DIV/0!
0% of NOI, criterion 5:		\$	-	PUPA, Operating expenses, increase by:	#DIV/0!
Subsidy Layering, criterion 11:		\$	-	Total Annual NOI decreases by:	\$ -

Mortgage Amount Assumed		\$0	Debt Service Coverage Ratio (including MIP):	#DIV/0!
Loan-to- Mortgageable Replacement Cost:		0%	Permanent Interest Rate:	0.00%
Interest Rate during Construction:		0.00%		
Construction Period + 2 months:		0		
Absorption rate (# of units per month):		0	Monthly Payments (P&I, plus MIP):	\$ -

HUD file release:

Lenders file release:

November 30, 2011

Not specified

Property Profile, page 2

Date of Data run (date of app. or amended app.) 12/30/1899

						0	
Unit Rents							
Unit Type		Avg. Sq. Ft.	# of Units	Monthly rent per unit	Monthly Rent/sq ft	Monthly Income	
Studio Units		0	0	\$ -	#DIV/0!	\$	-
One BR Units		0	0	\$ -	#DIV/0!	\$	-
Two BR Units		0	0	\$ -	#DIV/0!	\$	-
Three BR Units		0	0	\$ -	#DIV/0!	\$	-
Four BRs or more		0	0	\$ -	#DIV/0!	\$	-
Total rev. producing units			0	Residential Rental Income Per Month:		\$	-
Net Income Calculation							
				Total Monthly Potential Residential Rental Income:		\$	-
Residential Vacancy Rate:		0.00%	Vacancy on Residential Income:		\$	-	
Other/Ancillary Income as a % of Pot. Residtl Rent:		#DIV/0!	Total Gross Other / Ancillary Income Per Month:		\$	-	
Ancillary Vacancy Rate:		0.00%	Other / Ancillary Income Vacancy loss Per Month:		\$	-	
Note: Gross Residtl, Anc. & other \$ -				Effective Gross Residential & Ancillary Income:		\$	-
Note: Combined Vacancy loss: \$ -				Gross Commercial Space Income:		\$	-
Note: EGI excl. commercial income : \$ -				Less Vacancy on Commercial Space Income:		\$	-
Commercial Vacancy Rate:		0.00%	Net Commercial Space Occupancy Income:		\$	-	
Net Rentable Commercial Area (sq ft)		-	Net Commercial Space Income:		\$	-	
Net Rentable Residential Area (sq ft)		-	Net Monthly Income before Expenses		\$	-	
Gross Floor Area (sq ft)		-	Net Annual Income before Expenses		\$	-	
Non-revenue units		0	0	Net Commercial Space Income:		\$	-
Unit count for PUPA figures:		0	Net Monthly Income before Expenses		\$	-	
			Net Annual Income before Expenses		\$	-	
Operating Expenses and NOI							
		per unit per month	per unit per year	Annual Residential Expenses (excl R4R)		\$	-
Expenses (per unit)		#DIV/0!	#DIV/0!	Annual Reserve for Replacements		\$	-
R4R (per unit)		#DIV/0!	#DIV/0!	Expense Ratio: #DIV/0!		\$	-
Total PUPA		#DIV/0!	#DIV/0!	Total Annual Expenses		\$	-
		per unit per month	per unit per year	Net Operating Income:		\$	-
Management Fee (per unit)		#DIV/0!	#DIV/0!				
Management Fee (as a % of EGI):		#DIV/0!					
Mortgage Information Summary							
SOA Applicable NOI %		HUD % 0.00%	Alternative DSC #DIV/0!	Amt. available for Debt Service		#DIV/0!	
Permanent loan term		\$ -		Mortgage Amount		\$ -	
Permanent Loan Interest rate		0.00%		Principal & Interest (monthly)		\$ -	
Permanent loan Curtail Rate		0.00%					
MIP		0.00%		MIP initial monthly payment		\$ -	
All-in rate		0.00%		Debt Service & MIP monthly		\$ -	
Calculated DSC		#DIV/0!		Annual Debt Service, including MIP:		\$ -	

Mortgage loan per unit: #DIV/0!		Cash Flow after Debt Service: \$ -
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Property Profile, page 3

Date of Data run (date of app. or amended app.) 12/30/1899

0

Sources and Uses of Funds (Cash Basis-- BSPRA/SPRA, Land Equity Contribution are not cash basis)

Summary of Sources / Mortgageable Uses			Non-Mortgage able Sources/Uses		
Sources	Total	per unit	Sources	Total	per unit
FHA 1st mortgage	\$ -	#DIV/0!	Borrower Cash:	\$ -	#DIV/0!
Borrower Cash Equity/(Cash Out)	\$ -	#DIV/0!	Letter of Credit:	\$ -	#DIV/0!
Existing Escrows:	\$ -	#DIV/0!	All other sources for mortgageable	\$ -	#DIV/0!
All other sources for mortgageable	\$ -	#DIV/0!		\$ -	#DIV/0!
Total	\$ -	#DIV/0!	Uses	Total	per unit
Uses	Total	per unit	Initial Operating Deficit:	\$ -	#DIV/0!
Existing Land/Project Debt:	\$ -	#DIV/0!	Working Capital:	\$ -	#DIV/0!
Total for All Improvements:	\$ -	#DIV/0!	Contingency:	\$ -	#DIV/0!
Total Carrying and Financing Charges:	\$ -	#DIV/0!	All other mortgageable uses	\$ -	#DIV/0!
Legal, Org, Audit:	\$ -	#DIV/0!		\$ -	#DIV/0!
Escrow	\$ -	#DIV/0!			
Initial Deposit to R & R	\$ -	#DIV/0!			
All other mortgageable uses	\$ -	\$ -			
Total	\$ -	#DIV/0!			

Sources / Mortgage able Uses		
FHA 1 st mortgage		\$ -
Borrower Cash Equity/(Cash Out)		\$ -
Existing Escrows:		\$ -
Tax Credit Equity:		\$ -
Public Grants or Loans:		\$ -
Other Sources:		\$ -
Other Sources:		\$ -
Total Cash Sources for Mortgage able Items:		\$ -
Existing Land/Project Debt:		\$ -
Total for All Improvements:		\$ -
Total Carrying and Financing Charges:		\$ -
Legal, Org, Audit:		\$ -
Escrow		\$ -
Initial Deposit to R & R		\$ -
Total HUD-recognized Uses (to be paid with cash):		\$ -

Non-Mortgage able Sources/Uses		
Borrower Cash:		\$ -
Letter of Credit:		\$ -
Tax Credit or Exchange Proceeds:		\$ -
Public funds – Grants:		\$ -
Public funds – Loans:		\$ -
Deferred Developer Fee:		\$ -
Other:		\$ -
Total Cash Sources for Non-mortgage able Items:		\$ -
Initial Operating Deficit:		\$ -
Working Capital:		\$ -
Contingency:		\$ -
Developer Fee:		\$ -
GNMA fee or Lender Legal		\$ -
Disallowed Construction or Arch. Contract Costs:		\$ -
Total Non-mortgageable Uses:		\$ -

Miscellaneous Information

Lender Financing / Placement Fee:	\$ -	Financing / Placement Fee as a % of loan amount:	\$ -
FHA Application Fee (\$3/1000 of loan amt):	\$ -	Lender Third Party Reports:	0
Cost Not Attributable – Residential:	\$ -	Cost Not Attributable – Commercial:	\$ -
Land Value:	\$ -	Land Cost – Last Arms Length Transaction:	\$ -
Builders Profit:	\$ -	BSPRA or SPRA:	\$ -

Construction cost per square foot: \$ -

0

Annual Income Computations

Estimated Project Gross Rental Income	\$ -	#DIV/0!	Estimated Commercial Income	\$ -	#DIV/0!
Ancillary Income	\$ -	#DIV/0!	Commercial Occupancy	100.00%	
Gross Estimated Rental and Ancillary Income	\$ -	#DIV/0!	Effective Gross Commercial Income	\$ -	#DIV/0!
Residential Occupancy Percentage	100.00%		Total Commercial Project Expenses	\$ -	#DIV/0!
Ancillary Occupancy Percentage	100.00%		Net Commercial Income to Project	\$ -	#DIV/0!
Effective Gross Residential Income	\$ -	#DIV/0!	Total Project Net Income	\$ -	#DIV/0!
Total Resdntl. & Anclyr Project Expenses (incl. R4R)	\$ -	#DIV/0!	Residential and Ancillary Income Expense Ratio		#DIV/0!
Net Residential and Ancillary Income to Project	\$ -	#DIV/0!	Commercial Expense ratio		#DIV/0!

Mortgage Amount	\$ -		Debt Service	\$ -	#DIV/0!
			Cash flow after Debt Service	\$ -	#DIV/0!

Operating Summary	Total	per unit	%
Rental & Anclyr Income	\$ -	#DIV/0!	#DIV/0!
Vacancy Loss	\$ -	#DIV/0!	#DIV/0!
Net Commercial Income	\$ -	#DIV/0!	#DIV/0!
Annual Residential Expenses (excl R4R)	\$ -	#DIV/0!	#DIV/0!
Annual Reserve for Replacements	\$ -	#DIV/0!	#DIV/0!
Net Operating Income:	\$ -	#DIV/0!	#DIV/0!
Debt Service incl MIP	\$ -	#DIV/0!	#DIV/0!
Cash Flow	\$ -	#DIV/0!	#DIV/0!

Average Rent which results in 1.0 DSC

Underwritten Average rent

\$0 \$2 \$4 \$6 \$8 \$10 \$12

Vacancy which results in a 1.0 DSC

Underwritten Residential Vacancy 0.00%

0.00% 10.00% 20.00% 30.00% 40.00% 50.00% 60.00% 70.00% 80.00% 90.00% 100.00%

PUPA expenses which results in a 1.0 DSC

Underwritten PUPA expenses (incl. R4R)

\$0 \$2 \$4 \$6 \$8 \$10 \$12



Property Profile, page 5, Stress Test

Date of Data run (date of app. or amended app.) 12/30/1899

Sensitivity Analysis				0	
rent trend assumption:	2.00%	Unit count	0	Anc Inc Vacancy	0.00%
expense trend assumption:	3.00%	Occupancy	100.00%	Comm. Ocpncy	100.00%
	year 1	year 2	year 3	year 4	year 5
Residential Income after vacancy	\$ -	\$ -	\$ -	\$ -	\$ -
Net Ancillary Income after vacancy	\$ -	\$ -	\$ -	\$ -	\$ -
Net Residential and Ancillary income	\$ -	\$ -	\$ -	\$ -	\$ -
Commercial Income after vacancy and Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
Effective Gross Income	\$ -	\$ -	\$ -	\$ -	\$ -
Expenses (including R4R deposits)	\$ -	\$ -	\$ -	\$ -	\$ -
NOI	\$ -	\$ -	\$ -	\$ -	\$ -
Debt Service (including MIP)	\$ -	\$ -	\$ -	\$ -	\$ -
Cash flow after Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -
Debt Service Coverage ratio	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
amount monthly rents may drop before reaching a 1.0 debt service coverage	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
amount PUPA expenses may increase before reaching a 1.0 debt service coverage	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
amount unit vacancy rate may increase before reaching a 1.0 debt service coverage	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Net Commercial Income as a % of Effective Gross Income	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
	year 6	year 7	year 8	year 9	year 10
Residential Income after vacancy	\$ -	\$ -	\$ -	\$ -	\$ -
Net Ancillary Income after vacancy	\$ -	\$ -	\$ -	\$ -	\$ -
Net Residential and Ancillary income	\$ -	\$ -	\$ -	\$ -	\$ -
Commercial Income after vacancy and Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
Effective Gross Income	\$ -	\$ -	\$ -	\$ -	\$ -
Expenses (including R4R deposits)	\$ -	\$ -	\$ -	\$ -	\$ -
NOI	\$ -	\$ -	\$ -	\$ -	\$ -
Debt Service (including MIP)	\$ -	\$ -	\$ -	\$ -	\$ -
Cash flow after Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -
Debt Service Coverage ratio	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
amount monthly rents may drop before reaching a 1.0 debt service coverage	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
amount PUPA expenses may increase before reaching a 1.0 debt service coverage	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
amount vacancy rate may increase before reaching a 1.0 debt service coverage	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Net Commercial Income as a % of Effective Gross Income	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

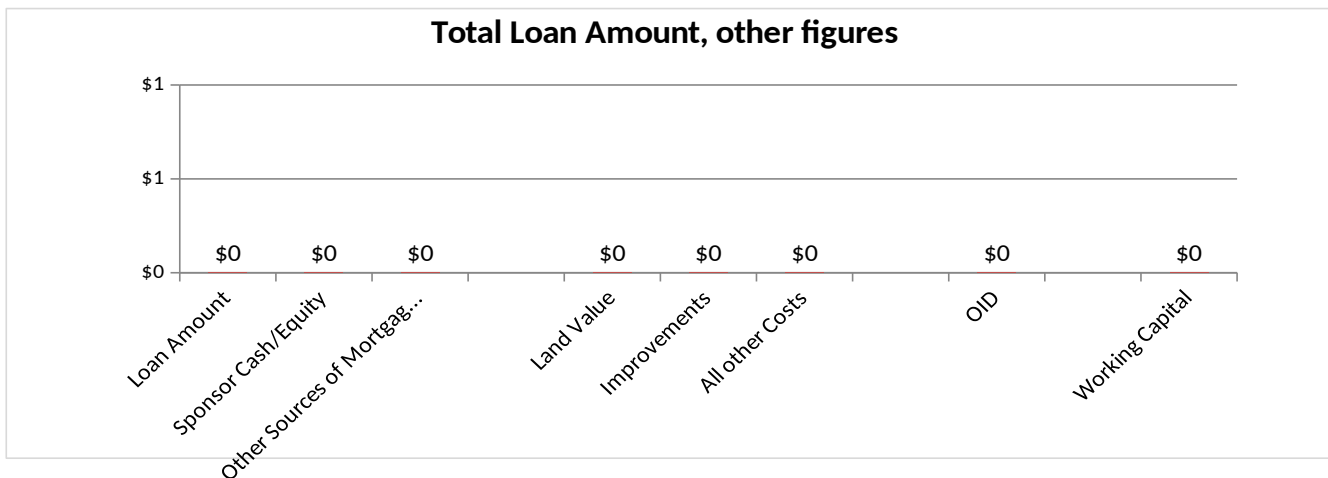
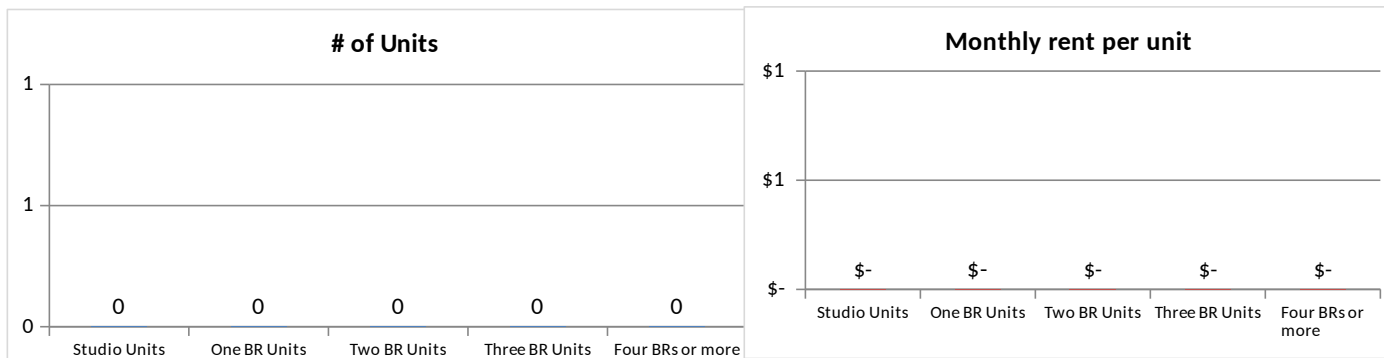
Year 1 sensitivity to certain assumptions

		<u>Difference in measurement</u>	<u>Change in measurement</u>
Underwritten Average rent	#DIV/0!		
Average Rent which results in 1.0 DSC	#DIV/0!	#DIV/0!	#DIV/0!
Underwritten Residential Vacancy	0.00%		
Vacancy which results in a 1.0 DSC	#DIV/0!	#DIV/0!	#DIV/0!
Underwritten PUPA expenses (incl. R4R)	#DIV/0!		

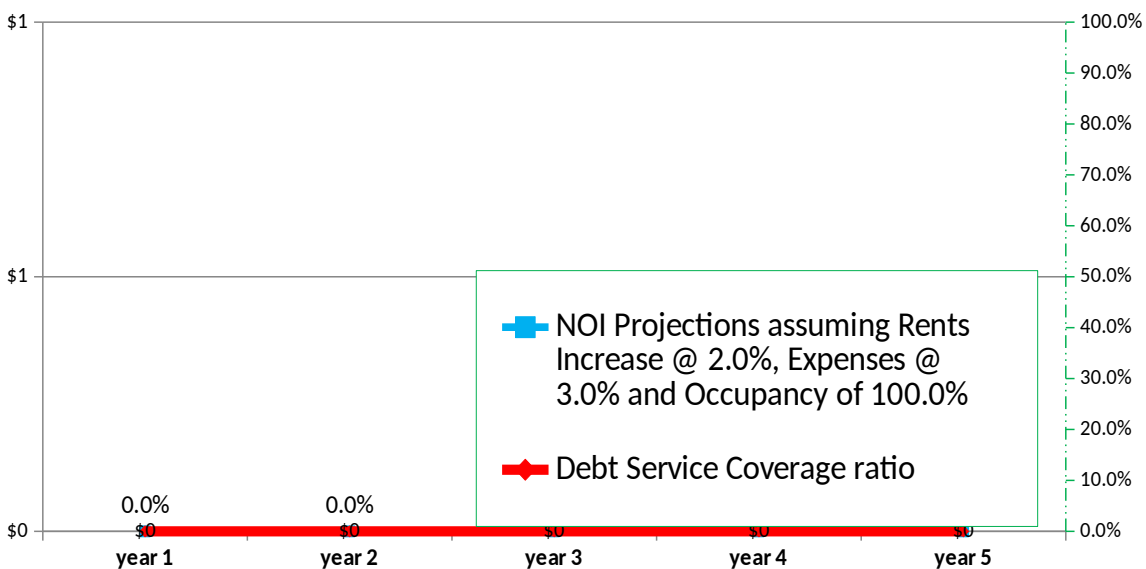
PUPA expenses which results in a 1.0 DSC #DIV/0! #DIV/0! #DIV/0!

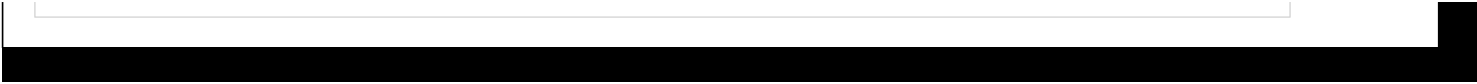
Project Characteristics and Projections

0



PROJECTED NET OPERATING INCOME AND DEBT SERVICE COVERAGE RATIO





Project Characteristics and Projections

0

Project Inflows and Percentage of Total Inflows

per unit per month

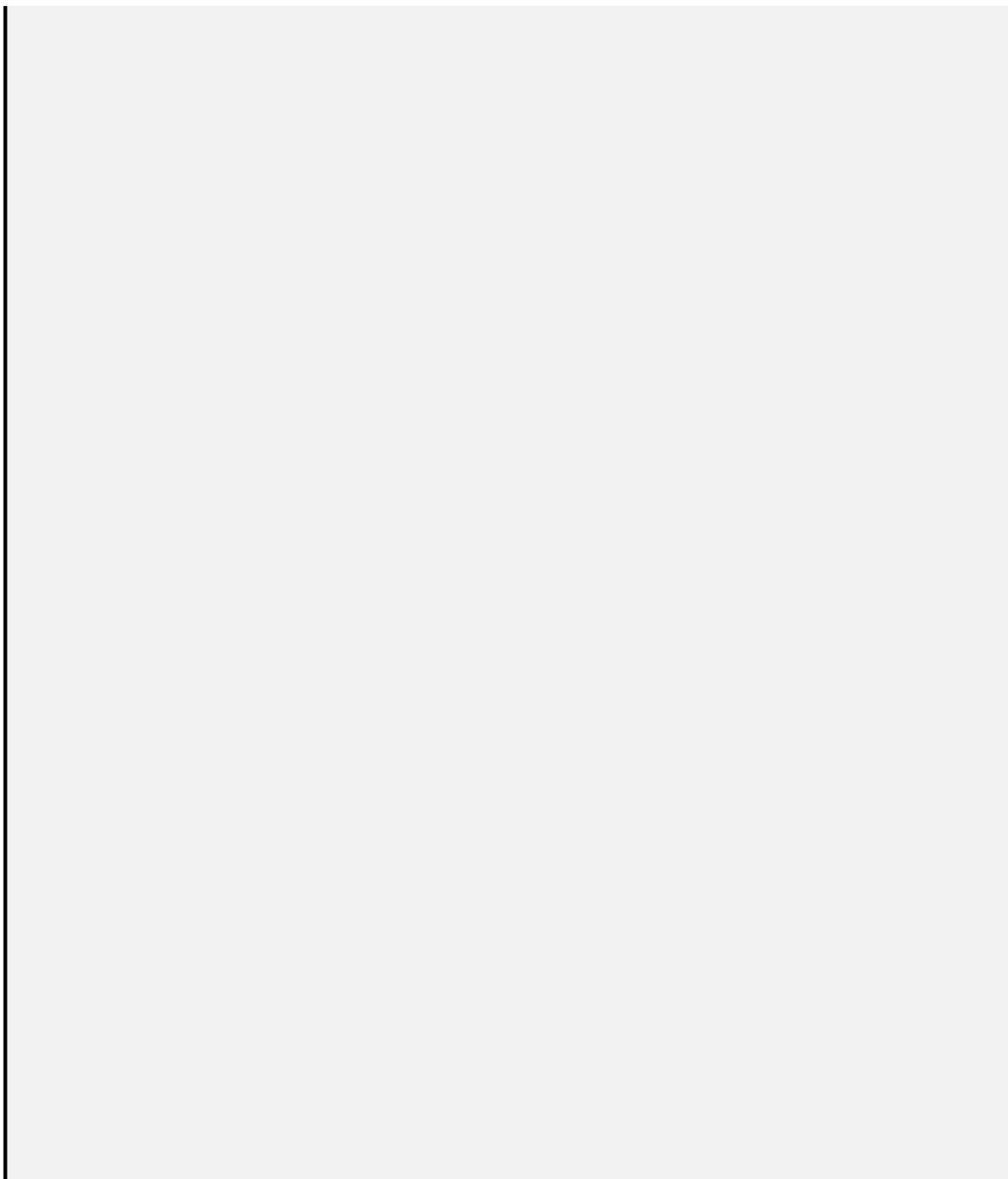
Project Outflows and Percent of Total Outflows

Per Unit Per Month



Date of Data run (date of app. or amended app.)	
Basic Lender and Third Party team member information	
Input description	
Project Name	
Underwriter [or for TAP deals, point of contact]-Name	
Underwriter [or for TAP deals, point of contact]-Lender	
Underwriter [or for TAP deals, point of contact]-Phone	
Underwriter [or for TAP deals, point of contact]-E-mail address	
U.W. Trainee-Name	
U.W. Trainee-Lender	
U.W. Trainee-Phone	
U.W. Trainee-E-mail address	
Analyst / Processor-Name	
Analyst / Processor-Lender	
Analyst / Processor-Phone	
Analyst / Processor-E-mail address	
Construction Loan Administrator-Name	
Construction Loan Administrator-Lender	
Construction Loan Administrator-Phone	
Construction Loan Administrator-E-mail address	
Originator-Name	
Originator-Lender	
Originator-Phone	
Originator-E-mail address	
Architecture and Engineering-Name	
Architecture and Engineering-Firm	
Architecture and Engineering-Phone	
Architecture and Engineering-E-mail address	
Cost-Name	
Cost-Firm	
Cost-Phone	
Cost-E-mail address	
Environmental-Name	
Environmental-Firm	
Environmental-Phone	
Environmental-E-mail address	
Appraiser-Name	
Appraiser-Firm	
Appraiser-Phone	
Appraiser-E-mail address	
Market Analyst-Name	
Market Analyst-Firm	
Market Analyst-Phone	
Market Analyst-E-mail address	
Other-Name	
Other-Firm	
Other-Phone	
Other-E-mail address	
Other-Name	

	Other-Firm	
	Other-Phone	
	Other-E-mail address	



Date of Data run (date of app. or amended app) 12/30/1899

Appraisal or Market Study Data - page 1

Input description	Input	Source
Property - designation		See Appraisal Report
Property - Price		See Appraisal Report
Property - Date of Sale		See Appraisal Report
Property - Number of units		See Appraisal Report
Property - Price per unit		See Appraisal Report
Property - Sq/Ft		See Appraisal Report
Property - Price per Sq/Ft		See Appraisal Report
Property - EGIM		See Appraisal Report
Property - Expenses per unit		See Appraisal Report
Property - Expense ratio		See Appraisal Report
Property - Total Adjustments		See Appraisal Report
Property - Indication per unit		See Appraisal Report
Property - Indication per SF or Acre		See Appraisal Report
Property - Capitalization Rate		See Appraisal Report
Comp 1 - designation		See Appraisal Report
Comp 1 - Price		See Appraisal Report
Comp 1 - Date of Sale		See Appraisal Report
Comp 1 - Number of units		See Appraisal Report
Comp 1 - Price per unit		See Appraisal Report
Comp 1 - Sq/Ft		See Appraisal Report
Comp 1 - Price per Sq/Ft		See Appraisal Report
Comp 1 - EGIM		See Appraisal Report
Comp 1 - Expenses per unit		See Appraisal Report
Comp 1 - Expense ratio		See Appraisal Report
Comp 1 - Total Adjustments		See Appraisal Report
Comp 1 - Indication per unit		See Appraisal Report
Comp 1 - Indication per SF or Acre		See Appraisal Report
Comp 1 - Capitalization Rate		See Appraisal Report
Comp 2 - designation		See Appraisal Report
Comp 2 - Price		See Appraisal Report
Comp 2 - Date of Sale		See Appraisal Report
Comp 2 - Number of units		See Appraisal Report
Comp 2 - Price per unit		See Appraisal Report
Comp 2 - Sq/Ft		See Appraisal Report
Comp 2 - Price per Sq/Ft		See Appraisal Report
Comp 2 - EGIM		See Appraisal Report
Comp 2 - Expenses per unit		See Appraisal Report
Comp 2 - Expense ratio		See Appraisal Report
Comp 2 - Total Adjustments		See Appraisal Report
Comp 2 - Indication per unit		See Appraisal Report
Comp 2 - Indication per SF or Acre		See Appraisal Report
Comp 2 - Capitalization Rate		See Appraisal Report
Comp 3 - designation		See Appraisal Report
Comp 3 - Price		See Appraisal Report
Comp 3 - Date of Sale		See Appraisal Report
Comp 3 - Number of units		See Appraisal Report

Comp 3 - Price per unit		See Appraisal Report
Comp 3 - Sq/Ft		See Appraisal Report
Comp 3 - Price per Sq/Ft		See Appraisal Report

Comp 3 - EGIM		See Appraisal Report
Comp 3 - Expenses per unit		See Appraisal Report
Comp 3 - Expense ratio		See Appraisal Report
Comp 3 - Total Adjustments		See Appraisal Report
Comp 3 - Indication per unit		See Appraisal Report
Comp 3 - Indication per SF or Acre		See Appraisal Report
Comp 3 - Capitalization Rate		See Appraisal Report
Comp 4 - designation		See Appraisal Report
Comp 4 - Price		See Appraisal Report
Comp 4 - Date of Sale		See Appraisal Report
Comp 4 - Number of units		See Appraisal Report
Comp 4 - Price per unit		See Appraisal Report
Comp 4 - Sq/Ft		See Appraisal Report
Comp 4 - Price per Sq/Ft		See Appraisal Report
Comp 4 - EGIM		See Appraisal Report
Comp 4 - Expenses per unit		See Appraisal Report
Comp 4 - Expense ratio		See Appraisal Report
Comp 4 - Total Adjustments		See Appraisal Report
Comp 4 - Indication per unit		See Appraisal Report
Comp 4 - Indication per SF or Acre		See Appraisal Report
Comp 4 - Capitalization Rate		See Appraisal Report or Market Study

Date of Data run (date of app. or amended app.)	12/30/1899
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Appraisal or Market Study Data - page 2; Environmental & Geo: A&E

Input description	Input	Source
Comp 5 - designation		See Appraisal Report
Comp 5 - Price		See Appraisal Report
Comp 5 - Date of Sale		See Appraisal Report
Comp 5 - Number of units		See Appraisal Report
Comp 5 - Price per unit		See Appraisal Report
Comp 5 - Sq/Ft		See Appraisal Report
Comp 5 - Price per Sq/Ft		See Appraisal Report
Comp 5 - EGIM		See Appraisal Report
Comp 5 - Expenses per unit		See Appraisal Report
Comp 5 - Expense ratio		See Appraisal Report
Comp 5 - Total Adjustments		See Appraisal Report
Comp 5 - Indication per unit		See Appraisal Report
Comp 5 - Indication per SF or Acre		See Appraisal Report
Comp 5 - Capitalization Rate		See Appraisal Report
Historical Comparison of Operations chart from Lender Narrative (Rehab d4/223f only)		
Year 1 (ending mm/dd)		See Project Financial Statements
Year 1 - Net Income		See Project Financial Statements
Year 1 - Operating Exp		See Project Financial Statements
Year 1 - OE PUPA		See Project Financial Statements
Year 1 - NOI		See Project Financial Statements
Year 2 (ending mm/dd)		See Project Financial Statements
Year 2 - Net Income		See Project Financial Statements
Year 2 - Operating Exp		See Project Financial Statements
Year 2 - OE PUPA		See Project Financial Statements
Year 2 - NOI		See Project Financial Statements
Year 3 (ending mm/dd)		See Project Financial Statements
Year 3 - Net Income		See Project Financial Statements
Year 3 - Operating Exp		See Project Financial Statements
Year 3 - OE PUPA		See Project Financial Statements
Year 3 - NOI		See Project Financial Statements
YTD - Annualized		See Project Financial Statements
YTD - Net Income		See Project Financial Statements
YTD - Operating Exp		See Project Financial Statements
YTD - OE PUPA		See Project Financial Statements
YTD - NOI		See Project Financial Statements

Input description	Input	Source
Environmental & Geotechnical		See Phase One
Phase I		See Phase One
Date of Report		See Phase One
Consultant		See Phase One
Conclusion:		See Phase One
Phase II		See Phase One
Date of Report		See Phase One
Consultant		See Phase One
Conclusion:		See Phase One

Phase I: - Risk1:		See Phase One
Phase II: - Mitigant1:		See Phase One
Phase I: - Risk2:		See Phase One

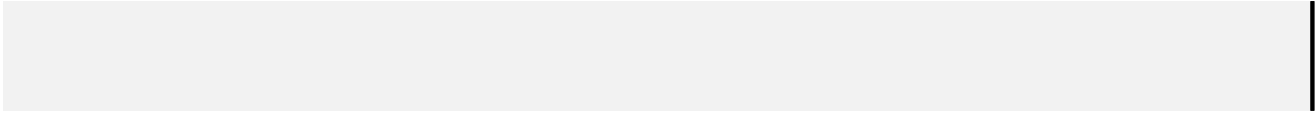
Phase II: - Mitigant2:		See Phase One
Phase I: - Risk3:		See Phase One
Phase II: - Mitigant3:		See Phase One
Geotechnical/Soils Report		
Soils Report Received (Yes or No)		See Phase One
Date of Report		See Phase One
Consultant		See Phase One
Conclusion:		See Phase One
Seismic Report		
Seismic Report Received		See Seismic Report
Is Project in Seismic Zone 3 or 4		See Seismic Report
If yes, do we have PML		See Seismic Report
Is PML less than or equal to 20%		See Seismic Report
Conclusion:		See Seismic Report

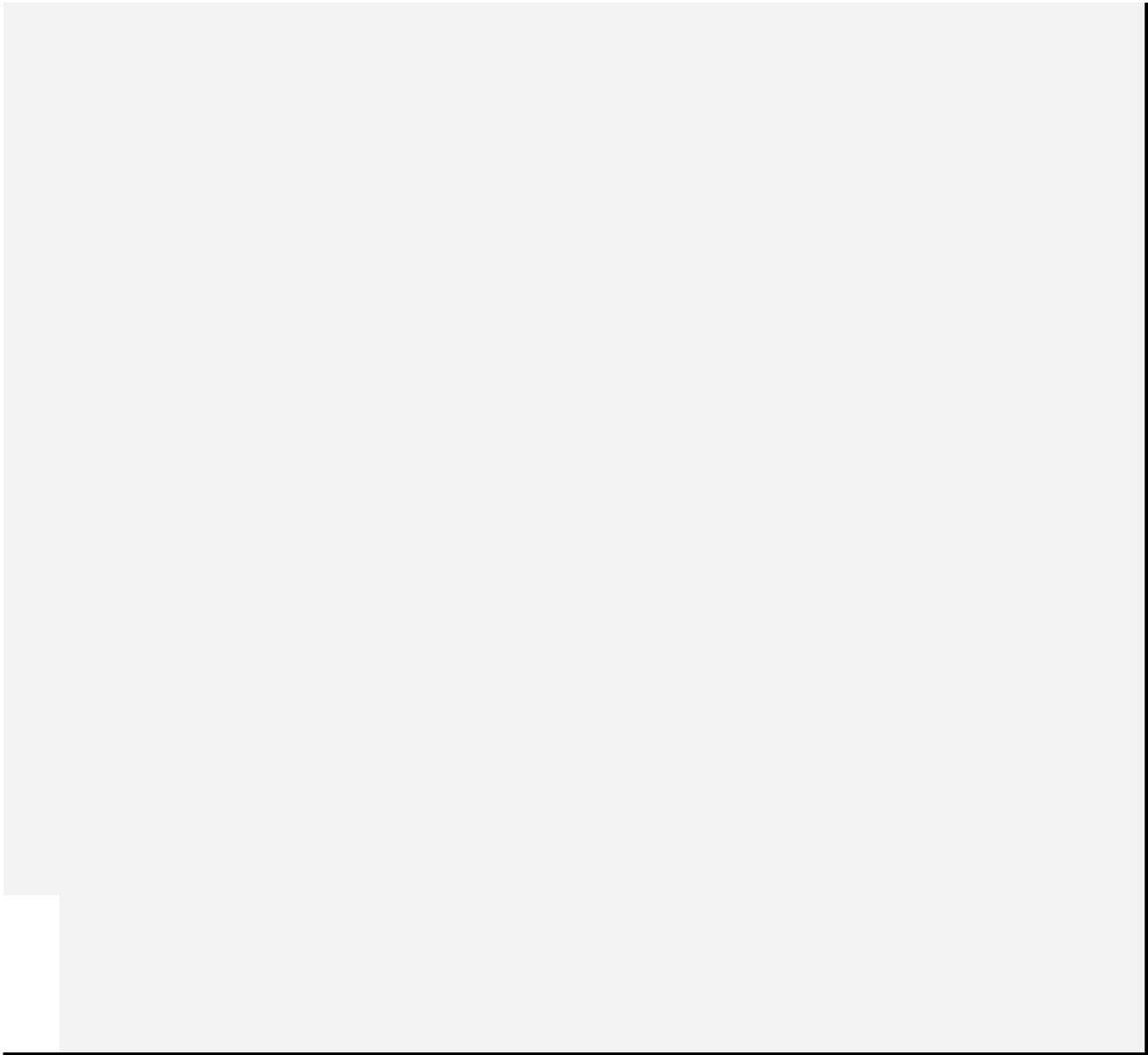
Input description	Input	
A/E- plans and specs/construction timing		See Appraisal Report or Market Study
Construction Start:		See Appraisal Report or Market Study
Construction Completion:		See Appraisal Report or Market Study
#months:		See Appraisal Report or Market Study
PCNA Report		
Type "yes" if completed & summary attached, "N/A" if not applicable:		See PCNA report
If applicacable, give date:		See PCNA report
Repair Category:Critical -Amount		See PCNA report
Repair Category:Non-Critical* -Amount		See PCNA report
Replacement Reserves Analysis:		
Existing R4R Balance		Application
Existing R4R Balance-Amount per unit		Application
Replacement Reserve Initial Deposit		Application
Replacement Reserve Initial Deposit -Amount per unit		Application
Replacement Reserve Annual Deposit		Application
Replacement Reserve Annual Deposit -PUPA:		Application

Date of Data run (date of app. or amended) 12/30/1899

Appraisal or Market Study Data - page 3

Input description	Input	Source
MSA:		See Market Study
Penetration Rate:		See Market Study
Capture Rate:		See Market Study
Absorption Rate:		See Market Study
Stabilized Occupancy:		See Market Study
Project Name - First project		See Market Study
Year Built - First project		See Market Study
Number of Units - First project		See Market Study
Occupancy Rate - First project		See Market Study
Units Offered - First project		See Market Study
Tenant Profile - First project		See Market Study
Project Name - Second project		See Market Study
Year Built - Second project		See Market Study
Number of Units - Second project		See Market Study
Occupancy Rate - Second project		See Market Study
Units Offered - Second project		See Market Study
Tenant Profile - Second project		See Market Study
Project Name - Third project		See Market Study
Year Built - Third project		See Market Study
Number of Units - Third project		See Market Study
Occupancy Rate - Third project		See Market Study
Units Offered - Third project		See Market Study
Tenant Profile - Third project		See Market Study
Project Name - Fourth project		See Market Study
Year Built - Fourth project		See Market Study
Number of Units - Fourth project		See Market Study
Occupancy Rate - Fourth project		See Market Study
Units Offered - Fourth project		See Market Study
Tenant Profile - Fourth project		See Market Study





Lender Team Profile

Date of Data run (date of app. or amended app.) 12/30/1899

12/30/1899

Lender's Team & Third Party Consultants				
Role	Name	Lender	Phone	E-mail address
Underwriter [<i>or for TAP deals, point of contact</i>]	0	0	-	0
U.W. Trainee	0	0	-	0
Analyst / Processor	0	0	-	0
Construction Loan Administrator	0	0	-	0
Originator	0	0	-	0
Third Party Consultants				
Role	Name	Firm	Phone	E-mail address
Architecture and Engineering	0	0	-	0
Cost	0	0	-	0
Environmental	0	0	-	0
Appraiser	0	0	-	0
Market Analyst	0	0	-	0
Other	0	0	-	0
Other	0	0	-	0

HUD file release:
November 30, 2011

Lenders file release:
Not specified

Market Profile

Date of Data run (date of app. or amended app.) 12/30/1899
12/30/1899

Market	N/A		
MSA:	0	Capture Rate:	0
Penetration Rate:	0	Absorption Rate:	0
		Stabilized Occupancy:	0

Comparables from Market Analysis and EMAS

Project Name	Year Built	Number of Units	Occupancy Rate	Units Offered	Tenant Profile
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0

Comparables Profile

Date of Data run (date of app. or amended app.) 12/30/1899

12/30/1899

Valuation - *Enter n/a were not applicable on 221(d)4 new construction projects

Comparable Analysis	Property	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
Price	-	-	-	-	-	-
Date of Sale	12/30/1899	12/30/1899	12/30/1899	12/30/1899	12/30/1899	12/30/1899
Number of units	0	0	0	0	0	0
Price per unit	-	-	-	-	-	-
Sq/Ft	-	-	-	-	-	-
Price per Sq/Ft	0	0	0	0	0	0
EGIM	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Expenses per unit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Expense ratio	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Total Adjustments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Indication per unit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Indication per SF or Acre	0	0	0	0	0	0
Capitalization Rate	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

Historical Comparison of Operations chart from Lender Narrative (Rehab d4/223f only)

Year (ending 12/31)	Net Income	Operating Exp	OE PUPA	NOI	No. of Units >>	#REF!
12/30/1899	\$ -	\$ -	\$ -	\$ -		
12/30/1899	\$ -	\$ -	\$ -	\$ -		
12/30/1899	\$ -	\$ -	\$ -	\$ -		
YTD - Annualized	\$ -	\$ -	\$ -	\$ -		

Environmental Assessment

Date of Data run (date of app. or amended app.) 12/30/1899

###

Environmental & Geotechnical

Phase I

Date of Report **Saturday, December 30, 1899**

Consultant **0**

Conclusion:

0

Phase II

Date of Report **Saturday, December 30, 1899**

Consultant **0**

Conclusion:

0

Phase I:

Risk1: **0**

Risk2: **0**

Risk3: **0**

Phase II:

Mitigant1: **0**

Mitigant2: **0**

Mitigant3: **0**

Geotechnical/Soils Report

Soils YES No **0**

Date of Report **Saturday, December 30, 1899**

Consultant **Saturday, December 30, 1899**

Conclusion:

0

Seismic Report

Seismic Report Received YES No **0**

Is Project in Seismic Zone 3 or 4 YES No **0**

If yes, do we have PML YES No **0**

Is PML less than or equal to 20% YES No **0**

Conclusion:

0

A & E; PCNA

Date of Data run (date of app. or amended app.) 12/30/1899

12/30/1899

A/E- plans and specs/construction timing		0	
Construction Start:	12/30/1899	Construction Completion:	12/30/1899
		#months:	*
PCNA Report			
For 223(f) Refinance Only			
Type "yes" if completed & summary attached, "N/A" if not applica		0	
If applicable, give date:		0	
Repair Category	Repair Description		Amount
Critical	See Attached Exhibit "A"		-
Non-Critical*	See Attached Exhibit "B"		-
			-
			-
Rehabilitation Repairs Total			** -
*PCNA must include repairs elected by the owner as non-critical repairs.**to sum column click on cell and hit F9 key			
Replacement Reserves Analysis:			
Existing R4R Balance	\$ -	Amount per unit	\$ -
Replacement Reserve Initial Deposit	\$ -	Amount per unit	\$ -
Replacement Reserve Annual Deposit	\$ -	PUPA:	\$ -

current LC list of data elements

lender data field name, if data is requested

lender data /c

NLC decisions tracking data

Hub	HUD Office:	0	
Program Center			
Originating Lender	Lender Name:	12/30/1899	
Project Number	FHA #	0	
Project Name	Project Name:	-	
Project City	City	-	
Project State	State	0	
SOA (Program)	Section of the Act (SOA):	\$ -	
Activity	Loan type: NC, SR, Refi, Purch/Refi	-92264-a, 1- - Type of Project	
Mortgage Amount	FHA 1st mortgage:	\$ -	
Units		0	Calculated in report
Mortg \$/Unit		#DIV/0!	Could be calculated
Stage	Stage of Processing:	0	
Decision			?
Decision Date			?
Average Rent	\$ -	#DIV/0!	Could be calculated
Operating Expenses (PUPA)	\$ -	#DIV/0!	Calculated in report
Intial RR Deposit- Existing Only	Initial Deposit to R & R	\$ -	
Annual RR Deposit/Unit	Replacement reserve not included in expenses	\$ -	Could be calculated
LTV or LTC			
Cap Rate - 223(f) Only	Property - Capitalization Rate	0%	
DSCR			Calculated in report
% Comm Space	\$ -	#DIV/0!	Calculated in report
% Comm Income	\$ -	#DIV/0!	Calculated in report
Cash Out or LE + BSPRA			
Borrower- Experience & Strength			
Loan Criterion			
Land Contribution:Sponsor Equity			
IOD:% of Mtg Amt			Could be calculated

Bold figure reads from data inp

Calculated in report

Could be calculated

?

?

Could be calculated

Calculated in report

Could be calculated

Calculated in report

Calculated in report

Calculated in report

Could be calculated

	IOD:Months Debt Service			Could be calculated
	Null			
	Item Type			
	Path			

