

SAMPLE P2013M PROGRAM RUN

P2013M

PERIOD 12/19 79 15:41:28

VERSION CHOICE
 IS THIS A NEW CALL TO BE ENTERED? (Y/N) ? Y
 PROJECT NAME: ? SAMPLE APARTMENTS
 PROJECT NUMBER: ? 3500
 SECTION OF THE ACT: ? 202104
 DRAGER (SAMA) (RAGE) (FIRM): ? CONDO
 MORTGAGE AMOUNT: ? 301400
 PROMISE DATE OF APPLICATION FROM LAST PAGE (MM/DD/YY): ? 11/23/79
 MORTGAGOR (FMI) (LDR) (FDR) (NPI): ? FPI
 1. STREET NUMBER: ? 10
 2. STREET: ? MAIN ST.
 3. MUNICIPALITY: ? ANYTOWN
 4A. LAND PLACE CODE: ? 06705
 4B. HUD PLACE CODE: ? 16709
 5. COUNTY: ? ANY COUNTY
 6. STATE AND ZIP CODE: ? 2412306
 NUMBER OF DIFFERENT TYPES OF STRUCTURES: ? 1
 7. TYPE OF STRUCTURE (H)(M)(T)(D)(S): ? M
 8. NO. OF STORIES: ? 2
 9. BASEMENTS: # OF FULL AND # OF PARTIAL ? 0,0
 9A. BASEMENT FLOOR: (LIST NUMBER OF EACH)
 9B. STAIR SLAB, STRUCT SLAB, SLAB ON GRADE (S)(B)(G) ? 0,0,0
 10. TYPE F FOR PROPOSED OR E FOR EXISTING: ? F
 11. NO. OF BUILDINGS: ? 10
 12. ACCESSORY STRUCTURE OR RECREATIONAL FACILITIES: (4 LINES, 36 POS EA)
 ? LEM/POOL/STOR
 ? GREG BLDG
 ? OFFICE
 ?)
 13. SITE AREA IN SQ FT: ? 287191
 14. ZONING: ? R-2A
 15. YEAR BUILT (IN YYYY FORMAT): ?)
 16. TYPE OF CONSTRUCTION: (MF)(MG)(CO)(CV) ? CV
 16A. EXT. FIN. (MAJOR): (S)(M)(W)(A)(V)(C)(P)(O)(N) ? M
 EXT. FIN. (TRIM 1): (S)(M)(W)(A)(V)(C)(P)(O)(N) ? M
 EXT. FIN. (TRIM 2): (S)(M)(W)(A)(V)(C)(P)(O)(N) ? M
 ADDIT INFO ON EXTERIOR FINISH (1 LINE, 36 POS) ?)
 17. STRUCTURAL SYSTEM: (C)(S)(M)(N) ? M
 ADDIT INFO ON STRUCT SYSTEM (1 LINE, 36 POS) ?)
 17A. FLOOR SYSTEM: (C)(S)(M) ? M
 18. HEAT: (C)(O)(N) ? C
 HEAT: (G)(E)(O)(N) ? E
 AIR: (C)(O)(N) ? C
 AIR: (G)(E)(O)(N) ? E
 ADDIT INFO ON HEAT/AIR COND (1 LINE, 36 POS) ?)
 19. DATE ACQUIRED: (MM/YY) ? 87/69
 20. PURCHASE PRICE: ? 20000
 21. ADDITIONAL COST: ? 54000
 22. GROUND RENT: ? 0

APPENDIX 12

126. OUTSTANDING BALANCE: ? 00
 14. IDENTITY OF INTERESTS (Y/N): ? N
 15. WATER: (Y/N) (0) (N): ? 0P
 16. SEWER: (Y/N) (0) (N): ? 0P
 18. CURB, FILL, ROCK FORMATIONS, EROSION: (Y/N): ? 0N,0N,0N,0N
 POOR DRAINAGE, HIGH WATER TABLE, RETAINING WALLS: (Y/N)? 0N,0N,N
 ENTER OTHER FEATURES (1 LINE, 36 POS): ? 0NONE
 27. NO. OF DIFFERENT TYPES OF FAMILY UNITS: ? 05
 TYPE 1:
 UNITS, AREA: ? 037,438
 MONTHLY UNIT RENT: ? 0248
 BATHS, 1/2 BATHS: ? 037,2
 UNIT COMPOSITION (NO. OF BR. - 0 THRU 5): ? 08
 TYPE 2:
 UNITS, AREA: ? 020,504
 MONTHLY UNIT RENT: ? 0268
 BATHS, 1/2 BATHS: ? 028,0
 UNIT COMPOSITION (NO. OF BR. - 0 THRU 5): ? 01
 TYPE 3:
 UNITS, AREA: ? 09,564
 MONTHLY UNIT RENT: ? 0295
 BATHS, 1/2 BATHS: ? 09,0
 UNIT COMPOSITION (NO. OF BR. - 0 THRU 5): ? 01
 TYPE 4:
 UNITS, AREA: ? 024,885
 MONTHLY UNIT RENT: ? 0325
 BATHS, 1/2 BATHS: ? 024,0
 UNIT COMPOSITION (NO. OF BR. - 0 THRU 5): ? 02
 TYPE 5:
 UNITS, AREA: ? 015,685
 MONTHLY UNIT RENT: ? 0348
 BATHS, 1/2 BATHS: ? 038,8
 UNIT COMPOSITION (NO. OF BR. - 0 THRU 5): ? 02
 29. PARKING:
 ATTENDED: ? 08
 SELF PARK: ? 0198
 OPEN SPACES:
 MONTHLY RENT: ? 08
 COVERED SPACES:
 MONTHLY RENT: ? 0114
 ? 08
 30. COMMERCIAL GROUND LEVEL (SQ. FT.): ? 08
 COMMERCIAL OTHER LEVEL AREA (SQ. FT.): ? 08
 33. GROSS FLOOR AREA: ? 078,03
 35. NET RENTABLE COMMERCIAL AREA: ? 08
 36. NO. OF DIFFERENT TYPES OF NON-REVENUE UNITS: ? 01
 NON-REVENUE TYPE 1:
 NO., AREA, BATHS, 1/2 BATHS: ? 01,584,1,0
 UNIT COMPOSITION (0 THRU 5): ? 01
 37. RANGES, REFRIGERATORS: (G, E, N): ? 0E,E
 AIR CON, KITCHEN EXHAUST FANS, LAUNDRY FAC: (Y/N): ? 0Y,Y,Y
 DISPOSAL, DISHWASHER, CARPET, DRAPES: (Y/N): ? 0Y,Y,Y,Y
 LIST OTHER EQUIPMENT (3 LINES, 36 POS EA): ? 0FIREPLACES
 ? 0
 38. HEAT, COOK, H. WATER, AIR CON, LIGHTS: (G, E, O, N): ? 0E,N,E,N,N
 WATER: (Y/N): ? 0Y
 LIST OTHER SERVICES: (1 LINE, 36 POS): ? 0
 TRASH REMOVAL:
 39. SPECIAL ASSESSMENTS PREPAYABLE: (Y/N): ? 0N
 PRINT 2013 FOR THIS STRUCTURE TYPE? (Y/N): ? 0Y



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APPENDIX 12

APPLICATION - PROJECT MORTGAGE INSURANCE

PROJECT NAME: SAMPLE APARTMENTS
TYPE OF MORTGAGOR: PH NATIONAL HOUSING ACT SECTION: 221D STAGE: CONDITIONAL PROJECT NUMBER: #20 / 35001
MORTGAGE AMOUNT \$ 3,014,600 DATE: 11/23/79
A. LOCATION AND DESCRIPTION OF PROPERTY
1. STREET NUMBERS: 10 2. STREET: MAIN ST. 3. MUNICIPALITY: ANYTOWN
4. A. LAND PL CODE: 06709 4. B. PLACE CODE: 16709 5. COUNTY: ANYCOUNTY 6. STATE: VA. 22304

7. TYPE OF PROJECT: WALK-UP 8. NO. OF STORIES: 2
9. BASEMENTS: FULL: 0 PARTIAL: 0 CRAWL SPACE: 0 13. ACCESSORY BLDGS OR SPACE: LOY/POOL/STOR
REC BLDG OFFICE
10. STRUC SLAB: 0 SLB/GRADE: 10
14. DIMENSIONS: 287x191 SQ. FT. 16. YR. BUILT 16A. CONVENTIONAL
15. ZONING: R-2A 16B. EXTERIOR FINISH: W W N
17. STRUC SYSTEM: WOOD FRAME 17A. FLOOR SYSTEM: W
18. HEAT/AIR: CECE
19. DATE ACQUIRED: 07/69 20. PURCHASE PRICE \$ 20,000 21. ADDITIONAL COSTS \$ 54,000 22. GROUND RENT \$ 0
23. TOTAL COST \$ 74,000 23B. OUTSTANDING BALANCE \$ 0 24. IDENTITY OF INTEREST: N
25. UTILITIES- PUBLIC COMMUNITY INDIVIDUAL 26. UNUSUAL SITE FEATURES-
WATER CUTS FILLS ROCK FORMATIONS EROSION
SEWERS * POOR DRAINAGE HIGH WATER TABLE RETAINING WALLS
* NONE

Table with 7 columns: FAK. TYPE UNIT, LIVING AREA (SQ. FT.), NO. OF BATHS, HALF BATHS, COMPOSITION OF UNITS, UNIT RENT, TOT MONTH RENT. Rows include unit types like EFF., 1 BEDROOM, 2 BEDROOM with associated rents.

29. NO. OF PARKING SPACES: ATTENDED: 0 OPEN SPACES: 76 @ \$.00/MO = \$.00/MO TOT *GROUND LEVEL 0 SQ. FT @ \$.00/SQ. FT./MO = \$.00/MO TOT
SELF-PARK: 190 COVD SPACES: 114 @ \$.00/MO = \$.00/MO TOT *OTHER LEVELS 0 SQ. FT @ \$.00/SQ. FT./MO = \$.00/MO TOT
31. TOTAL ESTIMATED GROSS PROJECT INCOME AT 100% OCCUPANCY: \$ 32,275
32. TOTAL ANNUAL RENT: \$ 387,300

33. GROSS FLOOR AREA: 76,630 SQ. FT. 34. NET RENTABLE RESIDENTIAL AREA: 69,209 SQ. FT. 35. NET RENTABLE COMMERCIAL AREA: 0 SQ. FT.

37. EQUIPMENT: E RANGES (GAS OR ELEC.) * DISPOSAL 38. SERVICES: ELECTRIC GAS OIL
E REFRIG. (GAS OR ELEC.) * DISHWASHER HEAT *
* AIR COND. (EQUIP. ONLY) * CARPET COOKING * WATER
* KITCHEN EXHAUST FAN * DRAPES HOT WATER *
* LAUNDRY FACILITIES AIR CONDITIONING LIGHTS ETC. IN UNIT
OTHER EQUIPMENT: FIREPLACES OTHER SERVICES: TRASH REMOVAL

39. SPECIAL ASSESSMENTS: A. NON-PREPAYABLE B. PRINC BAL \$ 0 C. ANNUAL PNNT \$ 0 D. REMAIN TERM 0 YRS
COMPARABLE PROJECTS:

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APPENDIX 1C

DO YOU WANT TO COMPUTE COMPARABLE PROJECTS? (Y/N): ? >Y

SECTION: OTHER THAN 22104+ (CR) WHEN DONE ? >22103
? >236
? >207
? >

THE COMPARABLE PROJECT NUMBERS AND RATINGS ARE: (1) 35513 - 80%; (2) 35425 - 80%; AND (3) 35448 - 80%

DO YOU WANT AN ITEM-BY-ITEM COMPARISON (Y/N) ? >Y



LIST OF COMPARABLES

USM828

12/18/79

ITEM	FACTOR	WEIGHT	PROJECT	COMP.#1	COMP.#2	COMP.#3
PROJECT NO.			25221	35510	35405	35446
TYPE OF BUILDING			100	80	90	90
SECTION OF ACT	REQUIRED		22104	22104	22104	22104
PROJECT TYPE	REQUIRED		W	SAME	SAME	SAME
STRUCTURAL SYSTEM	REQUIRED		W	SAME	SAME	SAME
A.M.EET. OF UNITS	0	14	114	112	105	70
GROSS FLOOR AREA	1	10	78635	79104	79578	75416
FLOOR SYSTEM	0	10	W	W	W	W
A.M. OF FLOORS	3	11	0	0	0	0
EXTENT OF FINISHES (FROM TRIM TO MAJOR)	4	10	W W N	W W N	W W N	W W N
N. OF BUILDINGS	5	9	10	11	11	9
N. OF BASEMENTS	6	3	0	0	0	0
H.ATING+ AIR CONDITIONING	7	0	CECE	CECE	CECE	CECE
RESIDENTIAL AREA	8	6	69793	73920	74303	71064
NON-COMMERCIAL AREA	9	5	0	0	0	0
FURN. OR CERTIFIED	10	4		CERT	CERT	CERT
CONSTRUCTION DATE	11	0		02/01/76	10/01/76	12/10/76
BATHS	12	0	129	144	125	88
HALF BATHS	13	1	0	0	0	0
FINAL SITE CONDITIONS				\$ 0	\$ 0	\$ 0
FATIO RESIDENT/GROSS AREA			91%	93%	93%	94%

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DO YOU WANT TO RE-COMPUTE COMPARABLES FOR THIS STRUCTURE TYPE (Y/N) ? >N

STATISTICAL SUMMARY ? (Y/N): ? >Y

OVERALL PROJECT
STATISTICAL SUMMARY
+++++

UBJ020

DATE: 11/23/79

PROJECT NUMBER 35001

PERCENT OF GROSS AREA ALLOTTED TO RESIDENTIAL: 90.3%

PERCENT OF GROSS AREA ALLOTTED TO COMMERCIAL: .0%

PERCENT OF SITE AREA OCCUPIED BY BUILDINGS: 13.3%

AVERAGE SIZE OF RESIDENTIAL UNIT 607.50. FT.

AMOUNT OF SITE AREA PER RESIDENTIAL UNIT 2,519 SQ. FT.

RENTABLE RESIDENTIAL AREA (ITEM 27): 69,209 SQ. FT.

TERMINATE PROCESSING FOR THIS PROJECT: (Y/N) ? >Y
READY?
? >