

## SAMPLE P2264M - OPTION 4 (DATA ENTRY) PROGRAM RUN

RUN P2264M

P2264M 10/13/79 10:10:56

VERSION 790701

WHAT IS THE SUBJECT PROJECT NUMBER? ? 35001

DO YOU WANT TO SEE AN OPTION LIST?(Y/N) ? Y

ENTER OPTION:

1=NEW PROCESSING

2=RE-PROCESSING

3=PRINT TRIAL 2264A &amp; 2264

4=PREPARE AND/OR PRINT FINAL 2264A

OPTION = ? 4

DO YOU WANT TO ENTER MORTGAGE CREDIT DATA FOR THE FINAL 2264A(Y/N)? ? Y  
PLEASE PROVIDE THE FOLLOWING INFORMATION:  
(NOTE: TYPE NUMBERS ONLY)

15. LAND INTERESTNESS ? 10000  
 FEES NOT PAID IN CASH:  
 16. ENTER THE PERCENTAGE OF BSPRA TO BE WAIVED ? 100  
 17. ARCHITECT ? 0  
 18. ENTER THE PERCENTAGE OF BUILDER'S PROFIT TO BE WAIVED ? 0  
 19. OTHER ? 0  
 COMMITMENT/MHTG. FEES & DISCOUNTS (IN %):  
 20. GNM ? 1.5  
 21. FNMA ? 0  
 22. OTHER ? 0  
 23. PERM. LOAN ? 2.5  
 24. CONST. LOAN ? 1.5  
 25. ALL ITEMS NOT INCLUDED IN MORTGAGE ? 0

SOURCE OF FUNDS:

SOURCE 1 ? A  
 DATE OF FINANCIAL STATEMENT ? 11/30/79  
 AMOUNT = ? 2000  
 SOURCE 2 ? B  
 DATE OF FINANCIAL STATEMENT ? 11/15/79  
 AMOUNT = ? 45773  
 SOURCE 3 ? C  
 DATE OF FINANCIAL STATEMENT ? 11/15/79  
 AMOUNT = ? 34700  
 SOURCE 4 ?

DO YOU WANT TO CHANGE ANY OF THE ABOVE DATA (Y/N) ? N

DO YOU WANT TO PRINT THE 2264-A (Y/N) ? Y

APPENDIX 19

FHA FORM 2264-A SUPPLEMENT TO PROJECT ANALYSIS SECTION/TITLE 221D4 PROCESSING STAGE:FIRM

PROJECT NO.: 35001 PROJECT NAME: SAMPLE APARTMENTS DATE: 12/13/79  
PROJECT LOCATION: 10 MAIN ST. ANYTOWN VA. 22306

TYPE OF MORTGAGOR:PM \*\*\*TYPE OF PROJECT:W  
\*\*\*\*\*I-DETERMINATION OF MAXIMUM INSURABLE MORTGAGE\*\*\*\*\*

CRITERIA	COL. 1	COL. 2	COL. 3
1. MORTGAGE OR LOAN AMOUNT REQUESTED IN APPLICATION DATED 11/23/79-----			\$ 3,014,600
2. STATUTORY DOLLAR LIMIT-----			\$ 0
3. AMOUNT BASED ON VALUE OR REPLACEMENT COST:-----			
A.VALUE (REPLCMT.COST) IN FEE SIMPLE \$ 3,335,842 X 90%-----		\$ 3,002,257	
B.VALUE OF LEASED FEE \$ 0 X 90%-----	\$ 0		
C.UNPAID BALANCE OF SPECIAL ASSESSMENT-----	\$ 0		
D.TOTAL ITEM B PLUS ITEM C-----	\$ 0		
E.ITEM A MINUS ITEM D-----			\$ 3,002,257
4. AMOUNT BASED ON LIMITATIONS PER FAMILY UNIT:-----			
A.NUMBER OF NO BEDROOM UNITS----- 40 X \$27,675-----	\$ 1,107,000		
NUMBER OF ONE BEDROOM UNITS----- 38 X \$36,937-----	\$ 1,415,606		
NUMBER OF TWO BEDROOM UNITS----- 39 X \$36,945-----	\$ 1,440,855		
NUMBER OF THREE BEDROOM UNITS----- 0 X \$44,460-----	\$ 0		
NO.OF FOUR OR MORE BEDROOM UNITS-- 0 X \$52,296-----	\$ 0		
B.COST NOT ATTRIBUTABLE TO DWELLING USE--\$ 163,864 X 90%-----	\$ 147,477		
C.ITEM A PLUS ITEM B-----		\$ 3,878,939	
D.TOTAL NUMBER OF SPACES-----			
E.SUM: VALUE OF LEASED FEE AND UNPAID BALANCE OF SPECIAL ASSESSMENT(S)-----			\$ 3,878,939
F.ITEM C MINUS ITEM E-----			
5. AMOUNT BASED ON DEBT SERVICE RATIO:-----			
A.MORTGAGE INTEREST RATE-----	7.50%		
B.MORTGAGE INSURANCE PREMIUM RATE-----	.50%		
C.INITIAL CURTAIL RATE-----	.396850%		
D.SUM OF ABOVE RATES-----		8.396850%	
E.NET INCOME-----\$ 261,390 X 90%-----		\$ 235,251	
F.ANNUAL GROUND RENT \$ 0 + ANNUAL SPECIAL ASSESSMENTS 0-----		\$ 0	
G.ITEM E MINUS ITEM F-----		\$ 235,251	
H.ITEM G DIVIDED BY ITEM D-----			\$ 2,801,657
MAXIMUM INSURABLE MORTGAGE (LOWEST OF THE FOREGOING CRITERIA)-----			\$ 2,801,600



THE FORM 1024-A SUPPLEMENT TO PROJECT ANALYSIS SECTION/TITLE 22104 PROCESSING STAGE:FIRM  
PROJECT NO.: 25001 PROJECT NAME: SAMPLE APARTMENTS DATE: 12/13/79

\*\*\*\*\*TOTAL REQUIREMENTS FOR SETTLEMENT\*\*\*\*\*

--PART A--

1. DEVELOPMENT COST-----	\$ 3,206,398
2. LAND INTERESTEDNESS(CASH REQ.FOR LAND ACQ.)--	\$ 10,000
3. GSE TOTAL-----	\$ 3,216,398
4. MORTGAGE AMOUNT-----	\$ 2,801,600
5. FEES NOT TO BE PAID IN CASH--	\$ 291,672
6. LINE 4 + LINE 5-----	\$ 3,093,272
7. CASH INVESTMENT REQUIRED-----	\$ 125,126
8. INITIAL OPERATING DEFICIT-----	\$ 58,237
9. COMMITMENT/MARKETING FEES/DISCOUNT(S)-----	\$ 126,072
10. WORKING CAPITAL-----	\$ 56,032
11. OFF-SITE CONSTRUCTION COSTS-----	\$ 11,060
12. TOTAL ESTIMATED CASH REQUIREMENT-----	\$ 376,527

--PART B--

1. FEES NOT TO BE PAID IN CASH:	
A. B S P R A-----	\$ 291,672
B. ARCHITECT (DESIGN)-----	\$ 0
C. BUILDER'S PROFIT-----	\$ 0
D. OTHER-----	\$ 0
TOTAL TO PART A, LINE 5-----	\$ 291,672
2. COMMITMENT/ MKTG. FEES & DISCOUNTS:	
A. FEES: GNMA-----	\$ 42,024
FNMA-----	\$ 0
OTHER-----	\$ 0
B. DISCOUNT(S): PERM. LOAN-----	\$ 70,040
CONSTR. LOAN-----	\$ 14,008
TOTAL TO PART A, LINE 9-----	\$ 126,072
3. WORKING CAPITAL:	
A. WORKING CAPITAL-----	\$ 56,032
B. GROUND RENT DURING CONSTRUCTION-----	\$ 0
C. N/R ITEMS NOT INCLUDED IN MORTGAGE-----	\$ 0
TOTAL TO PART A, LINE 10-----	\$ 56,032

FREIGHT MONEY ESCROW, IF ANY, DETERMINED BY SUBTRACTING  
THE \$ AMOUNT FROM LINE 1 AMOUNT. \$ 115,126

\*\*\*\*\*SOURCE OF FUNDS TO MEET CASH REQUIREMENTS\*\*\*\*\*

--SOURCE--

1. A	DATE OF FINANCIAL STMT
2. B	11/30/79
3. C	11/15/79
4. D	11/15/79
5. E	
6. F	

TOTAL CASH AVAILABLE FOR PROJECT-----	\$ 82,473
TOTAL ESTIMATED CASH REQUIREMENT (FROM LINE 12 ABOVE)-----	\$ 376,527

\*\*\*\*\*RECOMMENDATIONS, REQUIREMENTS AND REMARKS\*\*\*\*\*

RECOMMEND ---APPROVAL ---DISAPPROVAL FOR REASONS OR SUBJECT TO CONDITIONS STATED BELOW:

REMARKS\*\*

DATE----- (SIGNED)\*\*\*\*\*  
PROCESSOR, TECHNICIAN OR EXAMINER

DATE----- \*\*\*APPROVED \*\*\*DISAPPROVED (SIGNED)\*\*\*\*\*  
\*\*\*CHIEF \*\*\*DEP. CHIEF FINANCE AND MORTGAGE CREDIT