



FHA FORM 2064-A SUPPLEMENT TO PROJECT ANALYSIS SECTION/TITLE 22104  
PROJECT NO.: 35021 PROJECT NAME: SAMPLE APARTMENTS

PROCESSING STAGE:FIRM  
DATE: 12/13/79

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

--PART A--

1. DEVELOPMENT COST----- \$ 3,208,398 \*  
 2. LAND INDEBTEDNESS(CASH REQ.FOR LAND ACQ.)-- \$ 10,000 \*  
 3. SUBTOTAL----- \$ 3,218,398 \*  
 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----- \$ 14,000  
 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

PRIME MONEY ESCROW, IF ANY, DETERMINED BY SUBTRACTING  
LINE 6 AMOUNT FROM LINE 1 AMOUNT. \$ 115,126 \*

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

---SOURCE-- DATE OF FINANCIAL STMT  
 1. A 11/30/79  
 2. B 11/15/79  
 3. C 11/15/79  
 4.  
 5.  
 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

## SAMPLE P2264M - OPTION 4 (PRINT) PROGRAM RUN

RUN P2264M

P2264M 10/10/79 10:29:46

VERSION 790701

WHAT IS THE SUBJECT PROJECT NUMBER

P. 05001

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

Y Y

ENTER OPTION:

1=NEW PROCESSING

2=PRE-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

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

Y Y

APPENDIX 20

FHA FORM 2264-A SUPPLEMENT TO PROJECT ANALYSIS SECTION/TITLE 22104 PROCESSING STAGE:FIRM

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

TYPE OF MORTGAGOR:PM \*\*\*TYPE OF PROJECT:W

\*\*\*\*\*1-DETERMINATION OF MAXIMUM INSURABLE MORTGAGE\*\*\*\*\*

CRITERIA	COL. 1	COL. 2	COL. 3
1. MORTGAGE OR LOAN AMOUNT REQUESTED IN APPLICATION DATED 11/23/79-----			\$ 3,014,660
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 \$30,937-----	\$ 1,175,606		
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-----		\$ 3,870,939	
D. TOTAL NUMBER OF SPACES			
E. SUM: VALUE OF LEASED FEE AND UNPAID BALANCE OF SPECIAL ASSESSMENT(S)		\$ 0	
F. ITEM C MINUS ITEM E-----			\$ 3,870,939
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-----		6.396850%	
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