

F. ESTIMATE OF ANNUAL EXPENSE		G. ESTIMATE OF REPLACEMENT COST	
ADMINISTRATIVE		ESTIMATE OF REPLACEMENT COST	
1. Advertising	\$	86a. Usual Land Improvements	\$
2. Management	\$	86b. Other Land Improvements	\$
3. Other	\$	86c. Total Land Improvements	\$
4. TOTAL ADMINISTRATIVE	\$	STRUCTURES	
OPERATING		87. Main Buildings	\$
5. Elevator Maintenance Expense	\$	88. Accessory Buildings	\$
6. Fuel (Heating and Domestic Hot Water)	\$	89. Garages	\$
7. Lighting & Misc. Power	\$	90. All Other Buildings	\$
8. Water	\$	91. TOTAL STRUCTURES	\$
9. Gas	\$	92. General Requirements	\$
10. Garbage & Trash Removal	\$	FEES	
11. Payroll	\$	93. Builder's General Overhead	\$
12. Other	\$	94. Builder's Profit	\$
13. TOTAL OPERATING	\$	95. Architect's Fee - Design	\$
MAINTENANCE		96. Architect's Fee - Supervisory	\$
14. Downspouts	\$	97. Bond Premium	\$
15. Roofs	\$	98. Other Fees	\$
16. Excavations	\$	99. TOTAL FEES	\$
17. Insulation	\$	100. TOTAL for All Improvements	\$
18. Ground Exposure	\$	(Lines 86c + 91 + 92 + 99)	\$
19. Other	\$	101. Cost per Gross Square Foot	\$
20. TOTAL MAINTENANCE	\$	102. Estimated Construction Time	months
21. Replacement Reserve (0.0050 x Total for Structures, Line 41)	\$	CARRYING CHARGES AND FINANCING	
22. TOTAL EXPENSE	\$	103. Interest	months \$ %
TAXES		104. Taxes	\$
23. Real Estate Estimated Annual	\$	105. Insurance	\$
Valuation \$	\$	106. PMA Mfg. Ins. Fee (0.5%)	\$
\$	per \$1000	107. PMA Exam. Fee (0.2%)	\$
24. Personal Property: Est. Annual	\$	108. PMA Inspec. Fee (0.5%)	\$
Valuation \$	\$	109. Planning Fee (%)	\$
\$	per \$1000	110. AMPO (%)	\$
25. Employer Payroll Tax	\$	111. PWMA/GNMA Fee (%)	\$
26. Other	\$	112. Title and Recording	\$
27. Other	\$	113. TOTAL CARRYING CHARGES & FIN.	\$
28. TOTAL TAXES	\$	LEGAL ORGANIZATION & AUDIT FEE	
29. TOTAL EXPENSE AND TAXES	\$	114. Legal	\$
F. INCOME COMPUTATIONS		115. Organization	\$
30. Estimated Project Gross Income	\$	116. Cost Certification Audit Fee	\$
(Line C82, Page 1)	\$	117. TOTAL LEGAL, ORGANIZATION & AUDIT FEE	\$
31. Contingency (Entire Project)	\$ %	118. Builder & Sponsor Profit and Risk	\$
32. Effective Gross Income (Line 30 + Line 31)	\$	119. Consultant Fee	\$
33. Total Project Expenses (Line 29)	\$	120. Supplemental Management Fund	\$
34. Net Income on Project (Line 32 - Line 33)	\$	121. Contingency Reserve	\$
35. Expense Ratio (Line 29 - by Line 32)	%	122. TOTAL ESTIMATED DEVELOPMENT COST	\$
H. TOTAL REQUIREMENTS FOR SETTLEMENT		(Excluding Land or Off-Site Costs)	(Lines 50 + 63 + 67 + 68 + 69 + 70 + 71)
1. DEVELOPMENT COSTS (Line 72)	\$	123. LAND (Estimated Market Price of Site)	\$
2. LAND INDEBTEDNESS (Or Cash required for Land Acquisition)	\$	sq. ft. @ \$ per sq. ft.	\$
3. SUBTOTAL (Line 1 + Line 2)	\$	124. TOTAL ESTIMATED REPLACEMENT COST OF PROJECT (Line 71 + Line 72)	\$
4. Mortgage Amount	\$	Source of Cash to meet Requirements	
5. Fees Paid by Other than Cash	\$		\$
6. Line 4 plus Line 5 Subtotal	\$		\$
7. CASH INVESTMENT REQUIRED (Line 3 - Line 6)	\$		\$
8. INITIAL OPERATING DEFICIT	\$		\$
9. ANTICIPATED DISCOUNT	\$		\$
10. Working Capital (2% of Mortgage Amount)	\$		\$
11. Off-Site Construction Costs	\$		\$
12. TOTAL ESTIMATED CASH REQUIREMENT (Lines 7 + 8 + 9 + 10 + 11)	\$		\$
		TOTAL	\$

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I. NAMES, ADDRESSES AND TELEPHONE NUMBERS OF THE FOLLOWING:	
1. SPONSOR(S): Name, Address and ZIP Code: Telephone Number:	2. CONTRACTOR: Name, Address and ZIP Code: Telephone Number:
3a. Name, Address and ZIP Code: Telephone Number:	3. SPONSOR'S ATTORNEY: Name, Address and ZIP Code: Telephone Number:
3b. Name, Address and ZIP Code: Telephone Number:	4. ARCHITECT: Name, Address and ZIP Code: Telephone Number:

J. CERTIFICATION

As the principal sponsor(s) of the proposed mortgage, I (we) am (are) familiar with the regulations of the Department of Housing and Urban Development under the identified section of the National Housing Act and that to the best of my (our) knowledge and belief the mortgage has complied or will be able to comply with all of the requirements which are prerequisite to insurance of the mortgage under the Section.

To the best of my (our) knowledge and belief no information contained in this application or in the listed attachments are known to be false or incorrect; that they are truly descriptive of the project or property which is intended as security for the proposed mortgage and that the proposed construction will not violate zoning ordinances or deed restrictions.

I (we) agree that: (a) neither I (we) nor any one authorized to act for me (us) will refuse to rent, sell or otherwise make unavailable any of the dwellings, properties, or facilities in the multifamily project to a prospective purchaser or tenant because of race, color, creed, religion, sex, or national origin; and, (b) I (we) will comply with federal, state, and local laws and ordinances prohibiting discrimination. I (we) understand that failure or refusal to comply with the requirements of either (a) or (b) shall be a proper basis for the Department to reject requests for future business with which I (we) am (are) identified or to take any other corrective action which may be necessary to carry out the requirements of the HUD regulations.

Date _____ Signed _____
(Sponsor)

REQUEST FOR COMMITMENT: Conditional Firm

To: FEDERAL HOUSING COMMISSIONER.

Pursuant to the provisions of the Section of the National Housing Act identified in the foregoing application and applicable HUD Regulations request is made for the issuance of a commitment to insure a mortgage covering the property described herein. After examination of the application and the proposed security, the undersigned certifies the project to be desirable and is interested in making a loan in the principal amount of \$ _____ which will bear interest at _____ will require repayment of principal over a period of _____ months according to amortization plan agreed upon.

Insurance of advances during construction is, is not desired.

It is understood that the financing expense in the amount of \$ _____ is subject to adjustment so that the total will not exceed _____ % of the amount of your commitment.

Herewith is check for \$ _____ which is in payment of the application fee required by HUD Regulations.

Signed _____
(Proposed Mortgagee)

Address of Mortgagee: _____

FOR HUD USE ONLY

Date Received	Amount	Code	Balance	Received By			