

## APPENDIX 3

WORKSHEET  
 BLENDED INTEREST RATE CALCULATION

Supplement to Trial Form HUD 92264-A furnished by Valuation to Mortgage Credit when a mortgage increase is approved at an interest rate different from the original loan interest rate.

Completed based upon current rents, occupancy ratio and expenses estimated at time of mortgage increase processing.  
 Round pennies up to the next higher dollar.

1. Net income (Line F12 of revised Form HUD 92264). \$ \_\_\_\_\_
2. Step 1 times net income ratio (90% or 95%). \$ \_\_\_\_\_
3. Net income necessary to support original loan.  
 Original loan \$ \_\_\_\_\_ times original DSR \_\_\_\_%. \$ \_\_\_\_\_
4. Net income available to support mortgage increase.  
 Step 2 minus Step 3. \$ \_\_\_\_\_
5. Amount of mortgage increase supported by income.  
 Step 4 divided by new DSR \_\_\_\_%. \$ \_\_\_\_\_
6. Maximum mortgage supported by Debt Service.  
 Original loan \$ \_\_\_\_\_ plus Step 5. \$ \_\_\_\_\_
7. Maximum approvable new mortgage - lower of:
  - a. Amount requested by mortgagor \$ \_\_\_\_\_
  - b. Amount in Step 6 above \$ \_\_\_\_\_
  - c. Amount based on certified costs \$ \_\_\_\_\_
  - d. Statutory permitted amount \$ \_\_\_\_\_
  - e. Criterion 6 of 2264A (Rehab) \$ \_\_\_\_\_
  - f. (Round down to nearest \$100 multiple) \$ \_\_\_\_\_
8. Allocation of New Mortgage Amount:
  - a. Original Mortgage Amount. \$ \_\_\_\_\_  
 Divided by the amount in Step 7.f. = \_\_\_\_\_%
  - b. Amount of Mortgage Increase.  
 Step 7.f. minus Orig Mortgage \$ \_\_\_\_\_  
 Divided by the amount in Step 7.f. = \_\_\_\_\_%
9. Allocation of Interest Rates:
  - a. Original Int Rate \_\_\_\_% times Rate in Step 8.a. \_\_\_\_\_%
  - b. New Int Rate \_\_\_\_% times Rate in Step 8.b. \_\_\_\_\_%
10. Blended Interest Rate: Step 9.a. plus Step 9.b. \_\_\_\_\_%

