

(2/91 Revision)

Replacment Cost by Formula
Proposed Construction
(With BSPRA/Without BSPRA)

Value of Leased Fee (From Section K, Form HUD-92264).....: \$ _____ = L

All Grant/Loan Amounts Included in Replacement Cost.....: \$ _____ = G

Cost Containment Mortgage Deduction.....: \$ _____ = D

Consultant Fee (It Lump Sum - Nonprofit Project Only).....: \$ _____

Supplemental Management Fund.....: _____

Warranted Price of Land: _____

Ground Rent During Construction.....: _____

Major Movable Equipment (Section 232 or SRO Projects Only)..: _____

TOTAL KNOWNNS ON WHICH BSPRA MAY NOT BE ALLOWED: \$ _____ = A

Total for All Improvements.....: \$ _____

Taxes.....: _____

Insurance.....: _____

Title and Recording.....: _____

Legal.....: _____

Organizational.....: _____

Cost Certification Audit Fee.....: _____

TOTAL KNOWNNS ON WHICH BSPRA MAY BE ALLOWED: \$ _____ = B

UNKNOWNNS:

Interest Rate/2 x Construction Period (Yrs.).....: _____

Mortgage Insurance Premium.....: _____

Examination Fee.....: _____

Inspection Fee.....: _____

Financing Fee.....: _____

AMPO (Nonprofit Project Only).....: _____

FNMA/GNMA Fee.....: _____

Consultant Fee (If An Unknown - Nonprofit Project Only).....: _____

Subtotal _____ x _____ Loan Ratio.....: _____

Marketing Expense (Cooperative or Condo Only).....: _____

TOTAL UNKNOWNNS.....: _____ = C

WITH BSPRA:

Project Cost Less Value of Leased Fee, Less Grant, Less Cost
 Containment Deduction
 $(A + 1.1B - L - G - D) / (1.0 - 1.1C) \dots\dots\dots : \$ \underline{\hspace{2cm}} = X$

Total Project Replacement Cost
 $X + L + G + D \dots\dots\dots : \$ \underline{\hspace{2cm}} = R$

$(R - A) / 11 = \text{BSPRA}$

WITHOUT BSPRA:

Project Cost Less Value of Leased Fee, Less Grant, Less Cost
 Containment Deduction
 $(A + B - L - G - D) / (1.0 - C) \dots\dots\dots : \$ \underline{\hspace{2cm}} = X$

Total Project Replacement Cost
 $X + L + G + D \dots\dots\dots : \$ \underline{\hspace{2cm}} = R$

MAXIMUM MORTGAGE:

$R - L - G - U - D = \$ \underline{\hspace{2cm}} \times \text{Loan Ratio} \underline{\hspace{2cm}} \% = \$ \underline{\hspace{2cm}}$
 (Maximum Mortgage)

Complete Part G of Form HUD-92264 (or Part H of Form HUD-92264 (NHICF))
 using the above determined mortgage amount rounded to the next lower \$100
 multiple. The resulting "Total Estimated Replacement Cost of Project"
 should correspond approximately to the total project replacement cost found
 by the formula.