

(4/91 Revision)

Replacement Cost by Formula
For Grant/Loan Assisted
Rehab Projects (With BSPRA/Without BSPRA)

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

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

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

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

Supplemental Management Fund.....: _____

Offsite Cost (if Any).....: _____

"As-Is" Value.....: _____

Ground Rent During Construction.....: _____

Contingency Reserve.....: _____

Relocation Cost (If Any).....: _____

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

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

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

Interest on 1/2 of either the "As-Is" Value
or Existing Indebtedness.....: _____

Taxes.....: _____

Insurance.....: _____

Inspection Fee (On "Total for All Improvemnts.").....: _____

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: _____

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

 4560.3

APPENDIX 2

(4/91 Revision)

WITH BSPRA:

Project Cost Less Value of Leased Fee, Less Grants, Less Cost Containment Deduction

$$\frac{A + 1.10055B - L - G - D}{1.0 - 1.10055C} = \$ \underline{\hspace{2cm}} = X$$

Total Project Replacement Cost

$$X + L + G + D = \$ \underline{\hspace{2cm}} = R$$

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

WITHOUT BSPRA:

Project Cost Less Value of Lensed Fee, Less Grants, Less Cost Containment Deduction

$$\frac{A + B - L - G - D}{1.0 - C} = \$ \underline{\hspace{2cm}} = X$$

Total Project Replacement Coat

$$X + L + G + D = \$ \underline{\hspace{2cm}} = R$$

MAXIMUM MORTGAGES

$$R - L - G - D = \$ \underline{\hspace{2cm}} \times \text{Loan Ratio } \underline{\hspace{2cm}} \% = \$ \underline{\hspace{2cm}}$$

(Maximum Mortgage)

Recalculate the interest based on 1/2 of the sum of the mortgage and either "As-Is" Value or existing indebtedness, if insured under other than Section 220 or Section 221(d). Enter the results on line titled "Int. _____ Mos. @ _____ %," Part G of Form HUD-92264 (or Part H of Form HUD-92264 (NHICF)).

For Projects with BSPRA only, recalculate the inspection fee based on "Total for All Improvements" plus BSPRA rounded to the next higher \$100 multiple. Enter the results on line titled "FHA Inspection Fee" Part G of Form HUD-92264.

Complete Section G of Form HUD-92264 (or Part H of Form HUD-92264 (NHICF)). The "Total Estimated Replacement Cost of Project" should correspond approximately to the total project

replacement cost found by the formula.