

CONDITIONAL COMMITMENT

Format to be Reproduced by the lender on its Letterhead

Date Issued _____
Date Expires _____
Name of Project: _____
Project Number: _____
Location: _____
Owner: _____

Estimated Value of Property _____ Mortgage Term _____ Months
\$ _____

Maximum Mortgage Amount _____ Interest Rate _____ %
\$ _____

The mortgage amount, term and interest rate set forth in the heading, are the maximum approved for this property under the Department of HUD 223(f) coinsurance program assuming a satisfactory purchaser-mortgagor applies for a firm commitment. The maximum amount and term may be changed depending upon the details of the particular purchase or refinancing transaction proposed in the application for firm commitment.

The project will have the following characteristics:

Total Units _____, Type of Building _____, with unit composition of:

Type of Unit	Sq. Ft.	Number	Monthly Market Rental
Efficiency	_____	_____	_____
One Bedroom	_____	_____	_____
Two Bedroom	_____	_____	_____
Three Bedroom	_____	_____	_____
Four Bedroom	_____	_____	_____
TOTAL	_____	_____	_____

Equipment and Services included in rent are:

Number of Parking Spaces: Enclosed _____ Open _____

Estimated Monthly Parking Rental \$ _____

Residential Accessory Income \$ _____

Commercial Area _____ Sq. Ft.

Estimated Monthly Commercial Rental \$ _____

An initial deposit into the Replacement Reserve Fund is required in the amount of \$_____. Control of said fund will be in accordance with the terms of the Regulatory Agreement to be executed at endorsement of the mortgage.

Repairs or alterations shown in the attached list of required repairs have been considered in the estimated value of the property and the repairs are required to be completed and accepted by HUD before endorsement for mortgage insurance. The repairs or alterations must meet the specific requirements contained in Chapters 5 and 6 of the Minimum Property Standards.

In the event that additional code requirements are imposed by any state or local authority, after issuance of this commitment, that would cause the total cost of all required repairs to exceed fifteen percent (15%) of the total HUD estimate of value after repairs or \$15,000 per unit, whichever is greater, this commitment shall be null and void.

You are advised that restrictive covenants purporting to prohibit the use of this property to house anyone receiving the benefits of any subsidy and/or rent guarantee program, or any other restrictions that may be construed by the Department of HUD to be contrary to the intent and spirit of the Federal housing statutes, will render this proposal unacceptable for mortgage insurance purposes.

You are further advised that, at the time of firm processing, it may be required that an escrow be established to cover the Secretary's estimate of an operating deficit for the project. The mortgagor will be required to show evidence of financial capacity to fund this escrow as required.

Your application for firm commitment with the required fee must be submitted within 90 days following the date of this letter, otherwise this Conditional Commitment will expire. The application must conform in content to previous submissions in connection with the proposal and must be accompanied by the commitment fee of \$2.00 per \$1,000 of mortgage amount. The term of this commitment may be extended if more time is required and good cause can be shown. However, under no circumstances will this commitment be extended for more than 90 days beyond its original expiration date.