Chapter 5: Financing

Table of Contents

5.1 Financ	ing List	5-2
5.2 Financ	ing Detail	5-3
5.2.1	Source System Status	5-4
5.2.2	Multifamily Accounting Report and Servicing (MARS)	5-5
5.2.3	Development Application Processing System (DAP)	5-6
5.2.4	Multifamily Insurance System (FHASL)	5-7
5.2.5	Loan Accounting System (LAS/NLS)	5-10
5.2.6	PAS	5-11
5.3 Status	History	5-12

List of Figures

Figure 5-1. Financing List page	5-2
Figure 5-2. Financing Detail page	5-4
Figure 5-3. Financing Detail	5-5
Figure 5-4. MARS page	5-5
Figure 5-5. DAP page	5-7
Figure 5-6. FHASL page	5-8
Figure 5-7. Project Information	5-9
Figure 5-8. Excess Income	5-10
Figure 5-9. LAS/NLS page	5-11
Figure 5-10. PAS page	5-12
Figure 5-11. Status History	5-12
• •	



Financing

The **Financing** option displays financing information for specific properties, displayed on the following tabs: *Financing List, Financing Detail and Status History*. **iREMS** interfaces with DAP and FHA-SL (PO13) for insured loans, LAS/NLS for HUD uninsured loans, and PAS for HUD grants. The FHA numbers listed on the **Financing List** page function as links. Selecting an FHA number accesses the **Financing Detail** page. This page which displays specific information for a single FHA number associated with the property, including project, loan, grant, and status information. The **Financing Detail** page has multiple views based on the source system. The current financial data from the current source, displays in the *Current Status* section of the **Financing Detail** page. However, if the financing was once stored in another system, links for the other systems display in the *Select to view data from:* section. You can view information from **DAP, FHASL, LAS/NLS, PAS** or **MARS** related to the selected FHA number, via these links.

Objectives:

By the end of this chapter, you will be able to:

- Access the Financing page
- Navigate through financing information for a property using the tabs
- View FHA financing history
- Enter Excess Income information
- View project detail information

5.1 Financing List

When *Financing* is selected in the **iREMS** sidebar, the **Financing List** page displays. The **Financing List** tab displays view-only financing information in a table format. This allows the user to get a quick view of the financing associated with the property. The fields in the table are: *FHA Number, SOA Description/Group Type, Field Office Status, Active, Business Phase, Under Management, Pipeline, Primary Financing Instrument*, and *In Delinquency or Default*. When multiple financing records are associated with a property, the records are displayed with the primary financing record listed first. When additional FHA numbers are associated to the property, the most current FHA is designated as the primary loan, and all other primary FHA numbers are designated as *N/A* on the **Financing List** tab. In the case of supplemental loans associated with a property (any loan not designated as primary), these FHA numbers are designated using numbers 2 through 4.

New Green Retrofit loans and grants are being added to iREMS from PAS each night. They have either 'GG' (Green Grant) or 'GL' (Green Loan) in the FHA number. These are loans and grants that are associated with energy savings (Green Retrofit) initiatives. The Green Retrofit loans and grants do not go through DAP. Therefore, the M2M Final Closing Date has been added (view only format) within both the "From PAS" and "From NLS" screens within Financing Detail.

Accessing the Financing Page:

To access the **Financing** page you must first select a specific property. Once you have selected a property, the **Property Attributes** page displays. From the **Property Attributes** page you can select the *Financing* link from the *iREMS* sidebar.

Note: Once you have selected the property, the Property Header located at the top of the page, displays the Property ID, Name, Contract/FHA#, Active Status, Watch List, Troubled Status and DEC Status. This Header will appear on most of the pages in **iREMS**. There is also a search feature in the header that allows the user to select a different property without having to return to the Portfolio/Dashboard to make the change.

Partizita/Davinteard Princial Statements Plasmint	Finanding List Financing Li	nong Debal Salus Heltry 👹							
<u>Otrapineri Kevevis</u> <u>Otrapini</u> <u>Photoininentiine</u>	EHA Number	SOA Description Oroup Type	Field Office Status	Active	Business Phase	Under Management	Pipeline	Primary Einancing Instrument	in Delinquency or Default
Protecto Parilodota Protecto Parilodota Risk Managementi	126EH014	ZPF - 2028 Direct Loan/ Elderly-Handcapped	Under Management - Active	Yes	Under Management	Yes	No	1	N

Figure 5-1. Financing List page

X Note: Properties with multiple FHA loans have corresponding detailed information on the remaining tabs for each FHA number. You must select an FHA number in order to enable the tabs and display the information.

X Note: The "**In Delinquent or Default**" column has an indicator from the MDDR system. Delinquent or default HUD-held notes are not in MDDR. These loan types should not have an "N" or "Y" in this column.

To view detailed information about any of the financing records in the *Financing List* table, select one by highlighting and then clicking on it. The remaining tabs on the page are enabled once you select a single record.

5.2 Financing Detail

The **Finance Detail page** has multiple views. Each view displays only the information related to a specific external financial system. The default display of the **Finance Detail** page is a view of the data for the current source system. The display is determined by the most recent source system, i.e., **DAP**, **LAS/NLS, PAS, MARS**, or **FHASL**. The page is divided into two sections: Current Status, and source system data. The top portion of the page displays information that is generic to all types of financing. The bottom half of the page displays information that is specific to the external system. The financing information for a property is associated with an FHA number. If the financing originated with another system you can view the data associated with the previous system by changing the Finance Detail page view.

In the "Current Status" section, you can update the *Primary Financing Instrument indicator*, change to *Manual Status*, select *Additional Field Office Status Info* and view the Finance *Status History*.

When additional FHA numbers are associated to the property, the most current FHA is designated as the primary loan, and all other primary FHA numbers are designated as N/A on the **Finance Summary** screen. In the case of supplemental loans associated with a property (any loan not designated as primary), these FHA numbers should be designated using numbers 2 through 4.

A Select to View data from field allows you to choose the source system view. The source system view displays relevant data from the selected source system. Most fields are populated with view-only data. However, depending on the source system, there may be some editable fields.

To view the Financing Detail page:

1. From the **Financing List** page, highlight and click on a row and the **Financing Detail** page displays.

PattoliaQaatiooard Financial Statements	Financing List Financing Detail Sta	itus History 🗿				
Enancing.	Financing Detail				Save	Reset
Manasement Redeeas Docussion Photo Information Proceeds Attraction Proceeds Attraction Bisk Management Sendonin Summaries Workfood Management Sencers Sustems	Current Status FHA Number: SOA Description/Group Typ Active Financing Instrumen Under Management: Field Office Status: Additional Field Office Statu Source System:	12644089 e: VAR - 236 t: No No is Info: FHASL	Primary Financing Instrument: 1 (X1) Lower Income Families Business Phase: T In Development Pipeline: h Terminated - Inactive Last Update: 0	rmnated 03.2011		
Logout	Financing Comments:					
	Select to View data from DAP F From Multifamily Insur FHASL Status: Terminated Fi Insured Mortgage	HASL ance Syst HASL Status (em (FHASL) 346: 06/01/2011			
	Current Mortgage Amount:	\$250,618.00	Initial Endorsement Date:	02/08/1972		
	Unpaid Principal Balance:	\$0.00	Final Endorsement Date:	02/08/1972		
	Interest Rate:	7.0000	First Payment Date:	03/01/1972		
	Term:	472	Maturity Date:	05/01/2011		
	Monthly Debt Service:	\$1,562.28				
	Annual Insurance Premium:	\$3.86	Annual Insurance Premium Effective	Date: 01/01/1900		
	Reason for Termination: (# Applicable)	Maturity	(if Applicable)	06/01/2011		
	Project Information					

Figure 5-2. Financing Detail page

The *Field Office Status* field is initially populated with the status from the current source system and is view-only. The *Additional Field Office Status Info* drop-down list allows you to provide greater detail about the status of the loan.

5.2.1 Source System Status

The second section on the Financing Detail page will depend on the source system listed in the *Source System* field. The source system status information displays under the Current Status information. This information is pertinent to the source system associated with the selected FHA number for a property. The current, or most recent, source system information displays, however, if there are multiple source systems associated with a single FHA number, a *Select to view data from* field displays with links to the other source systems. Selecting one of the links allows you to view information from the selected source system.

The **Development Application Processing System (DAP)** is used by Multifamily Housing to initiate new loans. If the source system is currently **DAP** then the view of the source system will default to **DAP**

The **Multifamily Insurance System (FHASL)** holds data for insured loans. If the source system is currently **FHASL** then the view of the source system will default to **FHASL**.

The LAS/NLS view of the source system allows you to view financing data associated with a specific FHA number from that source system. LAS/NLS stores financial data for grants and is sent to **iREMS** as view only.

The **PAS** view of the source system allows you to view finance data associated with a specific FHA number from that source system. **PAS** stores financial data for grants and is sent to **iREMS** as view-only.

The **MARS** view of the sources system allows you to view finance data associated with a specific FHA number from that source system. This information is view-only in **iREMS**.

The most current source system displays.

PortoioDestideard	Financing List, Financing Detail Sta	tus History 🗃				
Financing	Financing Detail	-			Bave	Reset
Management Reviews						
Occupancy Review Descent and	Current Status					
Property Atributes	FHA Number:	12644089	Primary Financing Instrument:	1		
Property Participants	Active Einancion Instrumen	F No.	Business Phase:	Terminated		
Rick Management	Under Management:	No	In Development Pipeline:	No		
Senicing	Field Office Status:		Terminated - inactive			
Workload Manapement	Additional Field Office Statu	s Info:	Territe street - a section			
Secure Systems	Source System:	FHASL	Last Update:	06/03/2011		
Loacut	Financing Comments:					
	Colorit to Many data from DAD I F	Liani				
	Select to view data from <u>UPP</u> (P	maal				
	From Multifamily Insura	ance Syst	em (FHASL)			
	FHASL Status: Terminated Fi	ASL Status C	Date: 06/01/2011			
	Insured Mortgage					
	Current Mortgage Amount:	\$250,618.00	Initial Endorsement Date:	02/08/1972		
	Unpaid Principal Balance:	\$0.00	Final Endorsement Date:	02/08/1972		
	Interest Rate:	7.0000	First Payment Date:	03/01/1972		
	Term:	472	Maturity Date:	06/01/2011		
	Monthly Debt Service:	\$1,062.28	Annual Income and Describer Different	- Date: 04/04/000		
	Annual Insurance Premium:	\$3.86	Annual insurance Premium Ellect	ve Date: 01/01/1900		
	(If Applicable)	Maturity	(If Applicable)	06/01/2011		
	Project Information					

Figure 5-3. Financing Detail

5.2.2 Multifamily Accounting Report and Servicing (MARS)

MARS as the source system allows you to view the finance data associated with the specific property. These fields are view-only.

Financing List Financing Detail Stat	tus History	3	
Financing Detail			
Current Status			
FHA Number:	1263514	3G Primary Financing Instrumer	nt: 0
SOA Description/Group Type	: MMI - 22*	1d3 NC/SR Market Rate	
Active Financing Instrument	t: No	Business Phase:	HUD-Held
Under Management:	No	In Development Pipeline:	No
Field Office Status:		HUD-Held - Inactive	
Additional Field Office Statu	s Info:		
Source System:	MARS	Last Update:	02/01/1999
Financian Commenter			
Select to View data from:MARS			
Financing comments: Select to View data from:MARS From Multifamily Accou MARS status: OMHAR Restru	unting Re	eport and Servicing (MAR D Held Note w/insured First MARS (S) Status Date: 09/03/2003
Select to View data from:MARS From Multifamily Accou MARS status: OMHAR Restru HUD-Held Loan	unting Re	eport and Servicing (MAR D Held Note w/insured First MARS (S) Status Date: 09/03/2003
Select to View data from:MARS From Multifamily Accou MARS Status: OMHAR Restru HUD-Held Loan Assignment Date:	unting Re	eport and Servicing (MAR D Held Note w/insured First MARS & 04/18/1997	S) Status Date: 09/03/2003
Financing Comments: Select to View data from:MARS From Multifamily Accou MARS Status: OMHAR Restru HUD-Held Loan Assignment Date: Unpaid Principal Balance:	unting Re cture of HU	eport and Servicing (MAR D Held Note w/insured First MARS s 04/18/1997 \$0.00	S) Status Date: 09/03/2003
Financing Comments: Select to View data from:MARS From Multifamily Accou MARS status: OMHAR Restru HUD-Held Loan Assignment Date: Unpaid Principal Balance Eff Unpaid Principal Balance Eff	Inting Re cture of HU	eport and Servicing (MAR D Held Note w/insured First MARS (04/18/1997 \$0.00 te: 01/01/1900	S) Status Date: 09/03/2003
Financing Comments: Select to View data from:MARS From Multifamily Accou MARS Status: OMHAR Restru HUD-Held Loan Assignment Date: Unpaid Principal Balance: Eff Interest Rate:	Inting Re cture of HU	eport and Servicing (MAR D Held Note w/insured First MARS & 04/18/1997 \$0.00 te: 01/01/1900 7.0000	S) Status Date: 09/03/2003
Financing Comments: Select to View data from:MARS From Multifamily Accou MARS Status: OMHAR Restru- HUD-Held Loan Assignment Date: Unpaid Principal Balance: Unpaid Principal Balance Eff Interest Rate: Term:	Inting Re cture of HU	eport and Servicing (MAR D Held Note w/insured First MARS 3 04/18/1997 \$0.00 te: 01/01/1900 7.0000 480	S) Status Date: 09/03/2003
Financing Comments: Select to View data from:MARS From Multifamily Accou MARS status: OMHAR Restru- HUD-Held Loan Assignment Date: Unpaid Principal Balance Eff Interest Rate: Term: Maturity Date:	unting Re cture of HU	eport and Servicing (MAR D Held Note w/insured First MARS (04/18/1997 \$0.00 te: 01/01/1900 7.0000 480 08/01/2013	S) Status Date: 09/03/2003

Figure 5-4. MARS page

	MARS Status Codes
Status Code	Status
1	Operational
2	Under Workout
3	Action Outside Hub
4	In Foreclosure
5	Court-Ordered Repayment(Bankruptcy)
6	Accruing/non-Paying/2nd/3rd Note
7	Paid in Full
8	Third Party Sale
9	Acquired at Foreclosure
10	Deed-in-Lieu
11	Sold at Mortgage Auction
12	Reassigned
13	Consolidated
14	OMHAR Restructure of HUD Held Note
15	Court Ordered Mortgagor Payoff(Discounted-Bankruptcy)
16	OMHAR Restructure of HUD Held Note w/Insured First
17	OMHAR Non-Profit Write-off
18	OMHAR Non-Profit Assignment
99	Should Not Exist in MARS

The following table displays the MARS codes.

5.2.3 Development Application Processing System (DAP)

The Development Application Processing System (DAP) is used by Multifamily Housing to initiate new loans. The DAP view allows you to view and enter mortgagee and mortgagee contact information.

Information about the originating mortgagee for a financing instrument is loaded into **iREMS** by FHASL. These fields are view-only.

Einancing Liet Einancing Datail Status History	
Source System: EHASI	Last Undate: 05/03/2011
Financing Comments:	
Select to View data from:DAP FHASL	
From Development Applicatio	n Processing System (DAP)
DAP Status: Final Endorsement DAP St	tatus Date: 02/04/1972
Mortgage/Capital Advance	
Construction Start Date:	07/07/1970
Construction Percent Complete: Construction Status:	Construction Start
Initial Occupancy Approved Date: Initial Endorsement Date:	06/23/1970
Cost Cut Off Date:	
Final Endorsement Date:	02/04/1972
Mortgage Amount at Final Endorsem	ient:
Project Information	
Small Project Processing: Property Located in an Underserved Time of Initial Endorsement or Refina	Unconfirmed j Area at No ance:
Originating Mortgagee	
Name: Street	
City:	
State:	
Zip Code:	
Lender ID:	
Originating Mortgagee Contac	t
Name: Phone:	
Title: Fax:	
Street: Pager.	
City: Account #	
II S State or Territory:	
Foreign State or Territory:	
Country:	
U.S. Zip Code:	
Foreign Postal Code:	
Standardization Status:	



5.2.4 Multifamily Insurance System (FHASL)

The Multifamily Insurance System (FHASL) holds data for insured loans. If the current source system is currently FHASL then the view of the Financing Detail page will default to FHASL. If FHASL is not the current source system, you can select the FHASL link to view the information.

Information about the holding and servicing mortgagees for a financing instrument are loaded into **iREMS** by FHASL. All fields on this page are view-only. The exception is the *Mark-Up-to-Market* field which is editable by the Contract Administrator assigned to the property.

Financing List Financing De	etail Status History			
Select to View data from:	DAP FHASL			
From Multifamily	Insurance System (Fi	HASL)		
FHASL Status: Active	FHASL Status Date: 05/19/19	95		
Insured Mortgage				
Current Mortgage An	nount: \$61,000.00	Initial Endorsement Date:	05/19/1995	
Unpaid Principal Bala	ince: \$53,791.70	Final Endorsement Date:	05/19/1995	
Interest Rate:	9.5000	First Payment Date:	07/01/1995	
Monthly Debt Service	400	Maturity Date.	06/01/2035	
Annual Insurance Pre	amium: \$271 10	Annual Insurance Premium Effect	ve Date: 01/01/1900	
Reason for Terminati (If Applicable)	Not Available and/or	Applicable (If Applicable)		
Project Informatic	n			
Original Owner Equit	y:	\$0.00		
Annual Distribution E	arned:	\$2400.00		
Mark-Up-to-Market D	istribution Increase(if appl	icable): § 0.00		
Total Allowable Annu	al Distribution:	\$2,400.00		
Loan Funded by Bon	ds:	No		
Risk Sharing(%):				
Small Project Proces	sina:	NO		
Property Located in a	an Underserved Area at	U-		
Time of Initial Endors	ement or Refinance:	NO		
Excess Income				
Eligible to Retain Exc	ess Income:	Unconfirmed		
Date Request to Reta	in Excess Income Submitt	ed:		
Date Request Approv	/ed:			
Excess Income D	Details			
Holding Mortgage	e			
Name: PRUDENT	AL HUNTOON PAIGE ASSOC	ATES LLC		
Street: FHA MORT	GAGE DEPARTMENT			
4350 FAIR	FAX DR STE 700			
City: ARLINGTO	DN .			
State: VA				
Zip Code: 22203-162	20			
Lender ID: 34409099	91			
Holding Mortgagee	Contact			
Name: Phone:				
Title: Fax:				
F-Mail				
City: Account #				
U.S. State or Territory:				
Foreign State or Territo	ry:			
Country:				
U.S. Zip Code:				
Standardization Status:				
Servicing Mortgage	e			
Name: PRUDENTIAL	HUNTOON PAIGE ASSOCIATES	LLC		
Street: FHA MORTGA	GE DEPARTMENT			
4350 FAIRFA	K DR STE 700			
City: ARLINGTON				
State: VA				
ZIP Code: 22203-1620				

Figure 5-6. FHASL page

5.2.4.1 Project Information

The Project Information section of the FHASL page is divided into two sections. The first section contains information on the loan and is view only. The second section contains the specific project information and is also view-only. The Project Information section contains the following fields: *Original Owner Equity, Annual Distribution Earned, Mark-Up-To-Market Distribution Increase (if applicable), Total Allowable Annual Distribution, Loan Funded by Bonds, Risk Sharing (%), Eligible for Pre-Pay, Small Project Processing, and Project Located in an Underserved Area at a Time of Initial Endorsement or Refinance.*

Project Information	
Original Owner Equity:	\$ 555838.00
Annual Distribution Earned:	\$ 33350.28
Mark-Up-to-Market Distribution Increase(if applicable):	: \$0.00
Total Allowable Annual Distribution:	\$33,350.28
Loan Funded by Bonds:	🔿 Yes 💿 No 🔿 Unconfirmed
Risk Sharing(%):	
Eligible for Pre-Pay:	🔘 Yes 💿 No 🔘 Unconfirmed
Small Project Processing:	🔘 Yes 🔘 No 💿 Unconfirmed
Property Located in an Underserved Area at Time of Initial Endorsement or Refinance:	○ Yes ④ No

Figure 5-7. Project Information

5.2.4.2 FHASL Excess Income

Excess income is rent collected in excess of basic rent on an insured 236 mortgage. It is computed on a unit-by-unit basis and the excess income is remitted to HUD on a monthly basis.

If pre-authorized by HUD, project owners with mortgages insured under section 236 are permitted to retain some or all of their excess income. The terms and conditions established by HUD must apply when retaining excess income. In the **Excess Income** section, you can view the date indicating when the request to retain excess income was submitted. You can also view the date the request is approved.

The **Excess Income Details** button will allow you to view detailed information from the **Departmental Accounts Receivable Tracking/Collection System (DARTS)** associated with excess income information for a single FHA number.

Note: You must select an FHA number from the Financing List and access the Financing Detail tab for that loan in order to view Excess Income information. The Excess Income information only displays if there is a link for FHASL.

Mote: Currently, DARTS is responsible for tracking and providing reports for this data.

To view Excess Income Details:

The **Excess Income Detail** page displays information received on a monthly basis from the Departmental Accounts Receivable Tracking/Collection System (DARTS) about the FHA number. Users can enter comments on this page.

1. From the Excess Income section, click on **Excess Income Details** and the **Excess Income Det**

Portfolio/Dashboard DEC Referrals	Financing List Financing Detail Status History 🚑			
Einancial Statements	Excess income Detail			Save Reset Back
Financing	FHA Number: 09235419			
Management Reviews Occupancy	DARTS Receivable Number	Date of Debt	Original Amount	Current Balance
Physical Inspections				
Property Attributes				
Property Participants	Comments:			
Risk Management		<u>^</u>		
Servicing				
Summanes Worklood Monogement		~		
Recurity Administration				
DEC Portfolio Reviews				
DEC Workload Queues				
Secure Systems				
Logout				

Figure 5-8. Excess Income

- 2. View the data and/or enter comments.
- 3. Select another tab or sidebar option to view additional information.

5.2.4.3 Mortgagee Detail

Information about the holding and servicing mortgagee for a financing instrument is loaded into **iREMS** by **FHASL**. These fields are view-only.

5.2.5 Loan Accounting System (LAS/NLS)

The LAS/NLS system sends all active loans including 202 Elderly and Disable Direct loans that are amortized, 201 Flex Subsidy amortized loans and 201 unamortized loans, among others, to **iREMS** on a monthly basis. In addition, the Green Retrofit (GRP) loans and grants are serviced and updated by LAS/NLS.

The data from the Loan Accounting System (LAS/NLS) displays loan information and project information. The loan information section displays view only data pertaining to the loan. This information includes: *Current Loan Amount, Unpaid Principal Balance, Monthly Payment Service, Interest Rate, Term, DAP Initial Closing Date, DAP Final Closing Date,* and *First Payment Date.*

The Project Information section contains the following fields: *Original Owner Equity, Annual Distribution Earned, Mark-Up-To-Market Distribution Increase (if applicable), Total Allowable Annual Distribution, Loan Funded by Bonds, Risk Sharing (%), Eligible for Pre-Pay, Small Project Processing, and Project Located in an Underserved Area at a Time of Initial Endorsement or Refinance.*

Chapter 5: Financing

Cincensional Link Cincensions Datall		-	
Financing List Financing Detail	status History @	9	
Financing Detail			
Current Status			
FHA Number:	126EH01	4 Primary Financing Instrumer	nt: 1
SOA Description/Group Ty	pe: ZPF - 202	2/8 Direct Loan/ Elderly-Handicap	bed
Active Financing Instrume	ent: Yes	Business Phase:	Under Management
Under Management:	Yes	In Development Pipeline:	No
Field Office Status:		Under Management - Active	
Additional Field Office Sta	tus Info:		
Source System:	LAS	Last Update:	06/06/2014
Financing Comments:			
From Loan Accountin	g System	(LAS/NLS)	
LAS/NLS Status: Active Date	e MFH Receiv	ed the Status: 07/17/2009	
Loan	e MFH Receiv	ed the Status: 07/17/2009	
Loan Current Loan Amount:	e MFH Receiv \$258,200.00	ed the Status: 07/17/2009	
LASINLS Status: Active Date Loan Current Loan Amount: Unpaid Principal Balance:	e MFH Receiv \$258,200.00 \$107,595.21	ed the Status: 07/17/2009	
LAS/NLS Status: Active Date Loan Current Loan Amount: Unpaid Principal Balance: Monthly Payment Service:	\$258,200.00 \$107,595.21 \$1,892.85	ed the Status: 07/17/2009	
Loan Current Loan Amount: Unpaid Principal Balance: Monthly Payment Service: Interest Rate	\$258,200.00 \$107,595.21 \$1,892.85 8.5000	ed the Status: 07/17/2009	
LasinLs status: Active Dat Loan Current Loan Amount: Unpaid Principal Balance: Monthly Payment Service: Interest Rate Term:	\$258,200.00 \$107,595.21 \$1,892.85 8.5000 480	ed the Status: 07/17/2009	
Loan Current Loan Amount: Unpaid Principal Balance: Monthly Payment Service: Interest Rate Term: DAP Initial Closing Date:	\$258,200.00 \$107,595.21 \$1,892.85 8.5000 480 02/21/1980	ed the Status: 07/17/2009	
LASINES Status: Active Date Current Loan Amount: Unpaid Principal Balance: Monthly Payment Service: Interest Rate Term: DAP Final Closing Date: DAP Final Closing Date:	\$258,200.00 \$107,595.21 \$1,892.85 8.5000 480 02/21/1980 03/16/1982	ed the Status: 07/17/2009	
LASINES Status: Active Date Loan Current Loan Amount: Unpaid Principal Balance: Monthly Payment Service: Interest Rate Term: DAP Final Closing Date: M2M Final Closing Date: M2M Final Closing Date:	\$258,200.00 \$107,595.21 \$1,892.85 8.5000 480 02/21/1980 03/16/1982	ed the Status: 07/17/2009	
Loan Current Loan Amount: Unpaid Principal Balance: Monthly Payment Service: Interest Rate Term: DAP Initial Closing Date: DAP Final Closing Date: First Payment Date:	\$258,200.00 \$107,595.21 \$1,892.85 8.5000 480 02/21/1980 03/16/1982 08/01/1980	ed the Status: 07/17/2009	
LASINES Status: Active Date Loan Current Loan Amount: Unpaid Principal Balance: Monthly Payment Service: Interest Rate Term: DAP Initial Closing Date: DAP Final Closing Date: First Payment Date: Project Information	\$258,200.00 \$107,595.21 \$1,892.85 8.5000 480 02/21/1980 03/16/1982 08/01/1980	ed the Status: 07/17/2009	
LASINES Status: Active Date Loan Current Loan Amount: Unpaid Principal Balance: Monthly Payment Service: Interest Rate Term: DAP Initial Closing Date: DAP Final Closing Date: First Payment Date: Project Information Loan Funded by Bonds: N	\$258,200.00 \$107,595.21 \$1,892.85 8.5000 480 02/21/1980 03/16/1982 08/01/1980	ed the Status: 07/17/2009	
LASINES Status: Active Date Loan Current Loan Amount: Unpaid Principal Balance: Monthly Payment Service: Interest Rate Term: DAP Initial Closing Date: DAP Final Closing Date: M2M Final Closing Date: Project Information Loan Funded by Bonds: N Eligible for Pre-Pay: U	e MFH Receiv \$258,200.00 \$107,595.21 \$1,892.85 8.5000 480 02/21/1980 03/16/1982 08/01/1980 0 nconfirmed	ed the Status: 07/17/2009	
LASINES Status: Active Data Loan Current Loan Amount: Unpaid Principal Balance: Monthly Payment Service: Interest Rate Term: DAP Initial Closing Date: M2M Final Closing Date: First Payment Date: Project Information Loan Funded by Bonds: N Eligible for Pre-Pay:	e MFH Receiv \$258.200.00 \$107.595.21 \$1.892.85 8.5000 480 02/21/1980 03/16/1982 08/01/1980 o nconfirmed	ed the Status: 07/17/2009	
LASINES Status: Active Data Loan Current Loan Amount: Unpaid Principal Balance: Monthly Payment Service: Interest Rate Term: DAP Initial Closing Date: DAP Final Closing Date: First Payment Date: Project Information Loan Funded by Bonds: N Eligible for Pre-Pay: U	e MFH Receiv \$258,200.00 \$107,595.21 \$1,892.85 8.5000 480 02/21/1980 03/16/1982 08/01/1980 0 nconfirmed	ed the Status: 07/17/2009	

Figure 5-9. LAS/NLS page

5.2.6 PAS

PAS sends grants and capital advances to iREMS on a daily basis. In addition, the Green Retrofit (GRP) loans and grants are also sent to iREMS. The Green Retrofit (GRP) loans and grants are tied to a contract number and entered into the PAS system in their contract number field. The contract number is used to tie the loan to the iREMS property.

The data from PAS displays in two sections, the Capital Advance section and Loan information section. The Capital Advance information includes: *Current Grant Amount, Grant Disbursed Amount, Grant Term, DAP Initial Closing Date* and *DAP Closing Date*.

The Project Information section contains the following fields: *Original Owner Equity, Annual Distribution Earned, Mark-Up-To-Market Distribution Increase (if applicable), Total Allowable Annual Distribution, Loan Funded by Bonds, Risk Sharing (%), Eligible for Pre-Pay, Small Project Processing, and Project Located in an Underserved Area at a Time of Initial Endorsement or Refinance.*

Financine List Financine Detail	Status History A		
Financing Detail			
Current Status			
FHA Number:	121HD02	5 Primary Financing Instrument	1.
SOA Description/Group	Type: ZPD - 81	1 Capital Advance for Disabled	
Active Financing Instrum	tent: Yes	Business Phase:	Under Management
Under Management:	Yes	In Development Pipeline:	No
Change to Autor	natic Status Up	odate	
Field Office Status:		Under Management - Active	•
Additional Field Office S	tatus info:	•	
Source System:	PAS	Last Update:	06/06/2014
Financing Comments:			
		*	
		*	
Select to View data from DA	PAS		
		(040)	
From Program Acco	unting Syst	em (PAS)	
PAS Status: Active Date N	IFH Received th	e Status: 07/17/2009	
Capital Advance/Cro	on Detrofit		
oupital Auvalicefore	en reu olit		
Current Amount:	\$458,700.00		
Dispursed Amount:	\$458,700.00		
DAP Initial Closing Date:	400		
DAP Final Closing Date:	08/23/2000		
M2M Final Closing Date			
Project Information			
Loan Funded by Bonds:	O Yes O No	Unconfirmed	

Figure 5-10. PAS page

5.3 Status History

The *Status History* tab displays the *source system the status and the status start dates* associated with a single FHA number for the property. This is a view-only tab.

ortfolio/Dashboard inancial Statements Financing anagement Reviews Occupanty hysical Inspections	ist Financing Detail Status cing Status Histo umber: 06744803	History	
Financing anagement Reviews Occupancy hysical Inspections	ing Status Histo Imber: 06744803	Γγ	
anagement Reviews Occupancy hysical Inspections	umber: 06744803		
hysical Inspections			
IN A A A A A A A A A A A A A A A A A A A			
Property Attributes	urce System	<u>Status</u>	Status Start Date
operty Participants	DAP	Final Endorsement	10/06/1971
Servicing	DAP	Initial Endorsement	12/05/1969
Summaries	DAP	Firm – Commitment Issued	10/27/1969
kload Management	DAP	Firm – Application Officially Received	10/06/1969
Downloads	F47	Active	12/05/1969

Figure 5-11. Status History

- 1. From the **Financing List** page, click on the *Status History* tab and the **Financing Status History** page displays.
- 2. View the data and then click on the *Financial List* tab to return to the **Financing List** page.