



Federal Home Loan Bank
NEW YORK



Affordable Housing Program General Fund Overview of the Rental Project Workbook



Federal Home Loan Bank
NEW YORK

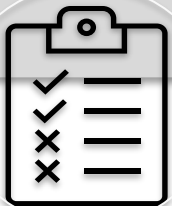


Programa de Vivienda Asequible Fondo General Resumen del Cuaderno del Proyecto de Alquiler

Overview of the Rental Project Workbook Roadmap

1

Overview &
System
Requirements



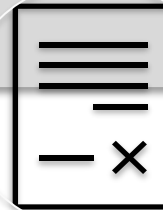
2

Rental Project
Workbook (RPW)
AHPAPP-108



3

Supporting
Documentation



4

Questions



Visión general del Mapa del Cuaderno del Proyecto de Alquiler

1

*Resumen y
Requisitos del
Sistema*



2

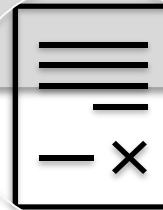
*Cuaderno de
Proyecto de
Alquiler (RPW)

AHPAPP-108*



3

*Documentación
de Soporte*



4

Preguntas



Overview & System Requirements

- The Rental Project Workbook (RPW) is one of the key components of the application package which provides a detailed snapshot of the project's financial structure.
- This year, the RPW will be accessible in the AHP System and must be uploaded to the system as part of the application package. For steps on how to enroll in the AHP System and the application submission process, see the [FHLBNY website](#).
- The template can be downloaded directly from the AHP System. Once downloaded, the user can begin filling out the RPW.
- Completing the RPW requires Microsoft Excel 2007 (or later) to be installed on the user's machine. The workbook should be saved as AHP Rental Project Workbook (workbook.xlsx).

2024 AHP General Fund Round Key Dates and Parameters

- The round will launch on April 22, 2024, with \$70,819,534 in available funds.
- Application submission deadline will be 5:00 p.m. EST on May 31, 2024.
- The maximum AHP subsidy granted per AHP-assisted unit is limited to \$60,000 per unit.
- The maximum AHP subsidy granted to any one project is limited to \$2,000,000.

Resumen y Requisitos del Sistema

- *El Cuaderno del Proyecto de Alquiler (RPW) es uno de los componentes clave del paquete de solicitud que proporciona una instantánea detallada de la estructura financiera del proyecto.*
- *Este año, el RPW estará accesible en el Sistema AHP y debe cargarse en el sistema como parte del paquete de solicitud. Para obtener los pasos sobre cómo inscribirse en el Sistema AHP y el proceso de presentación de la solicitud, consulte el sitio [web de FHLBNY](#).*
- *La plantilla se puede descargar directamente desde el Sistema AHP. Una vez descargado, el usuario puede comenzar a completar el RPW.*
- *Para completar el RPW se requiere que Microsoft Excel 2007 (o posterior) esté instalado en la máquina del usuario. El cuaderno debe guardarse como "AHP Rental Project Workbook (workbook.xlsx)".*

Ronda del Fondo General AHP 2024 *Fechas Clave y Parámetros*

- *La ronda se lanzará el 22 de abril de 2024, con \$70,819,534 en fondos disponibles.*
- *La fecha límite de presentación de solicitudes será a las 5:00 p.m. EST del 31 de mayo de 2024.*
- *El subsidio máximo de AHP otorgado por unidad asistida por AHP está limitado a \$60,000 por unidad.*
- *El subsidio máximo de AHP otorgado a cualquier proyecto está limitado a \$2,000,000.*



RENTAL PROJECT WORKBOOK



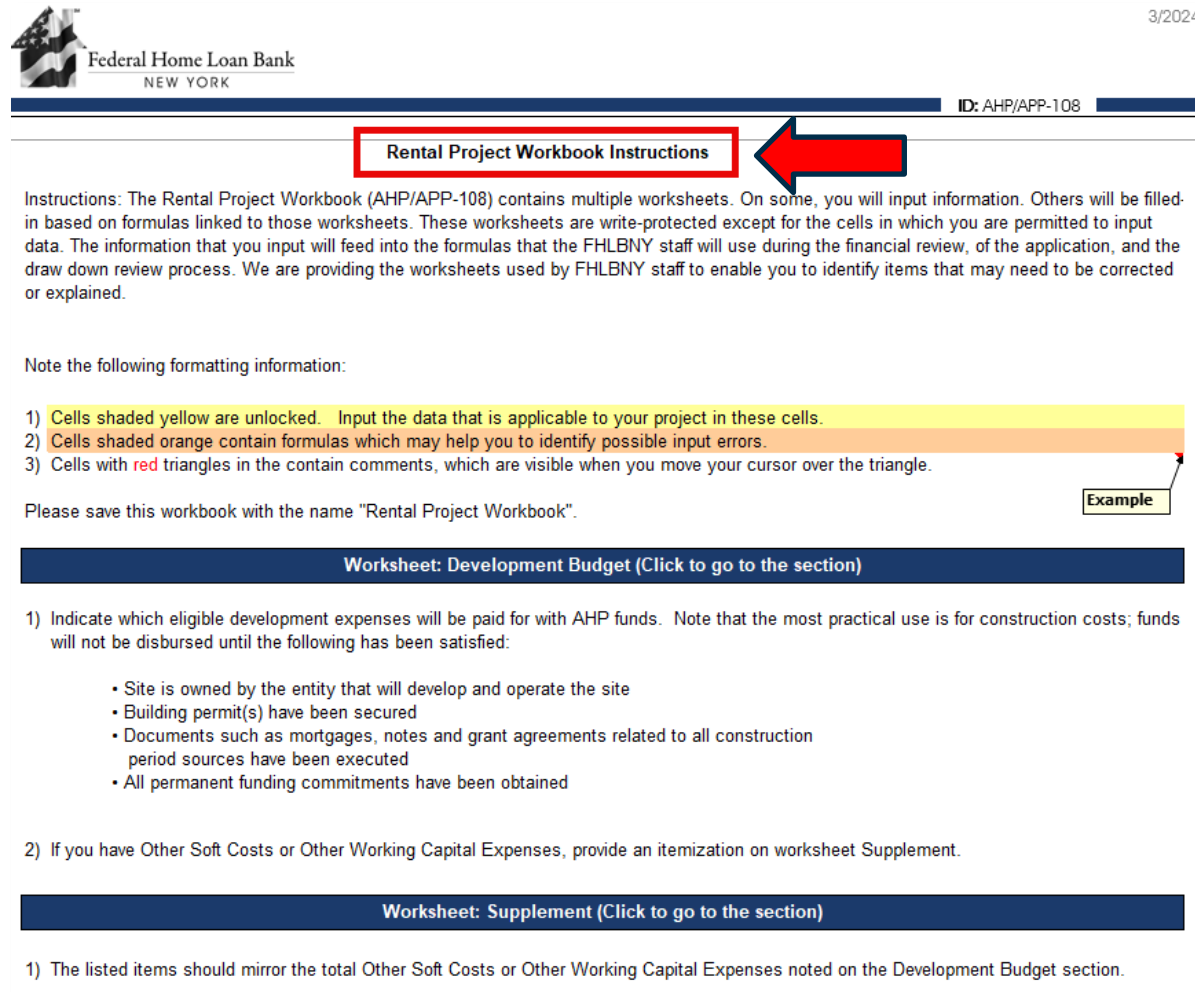


CUADERNO DEL PROYECTO DE ALQUILER



Rental Project Workbook

- The Rental Project Workbook illustrates the project's development and operating financial feasibility.



The screenshot shows the 'Rental Project Workbook Instructions' page. At the top left is the Federal Home Loan Bank of New York logo. The date '3/2024' is in the top right. A navigation bar contains 'ID: AHP/APP-108'. A red box highlights the title 'Rental Project Workbook Instructions' with a red arrow pointing to it. The main text explains that the workbook (AHP/APP-108) contains multiple worksheets, some for input and others for formulas. It notes that input cells are yellow, formula cells are orange, and red triangles indicate comments. An 'Example' callout points to a red triangle. Below, a section for 'Worksheet: Development Budget' lists instructions for eligible expenses, including site ownership, permits, and funding. A final section for 'Worksheet: Supplement' notes that items should mirror the Development Budget section.

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NEW YORK

3/2024

ID: AHP/APP-108

Rental Project Workbook Instructions

Instructions: The Rental Project Workbook (AHP/APP-108) contains multiple worksheets. On some, you will input information. Others will be filled in based on formulas linked to those worksheets. These worksheets are write-protected except for the cells in which you are permitted to input data. The information that you input will feed into the formulas that the FHLBNY staff will use during the financial review, of the application, and the draw down review process. We are providing the worksheets used by FHLBNY staff to enable you to identify items that may need to be corrected or explained.

Note the following formatting information:

- Cells shaded yellow are unlocked. Input the data that is applicable to your project in these cells.
- Cells shaded orange contain formulas which may help you to identify possible input errors.
- Cells with red triangles in the contain comments, which are visible when you move your cursor over the triangle.

Please save this workbook with the name "Rental Project Workbook".

Worksheet: Development Budget (Click to go to the section)

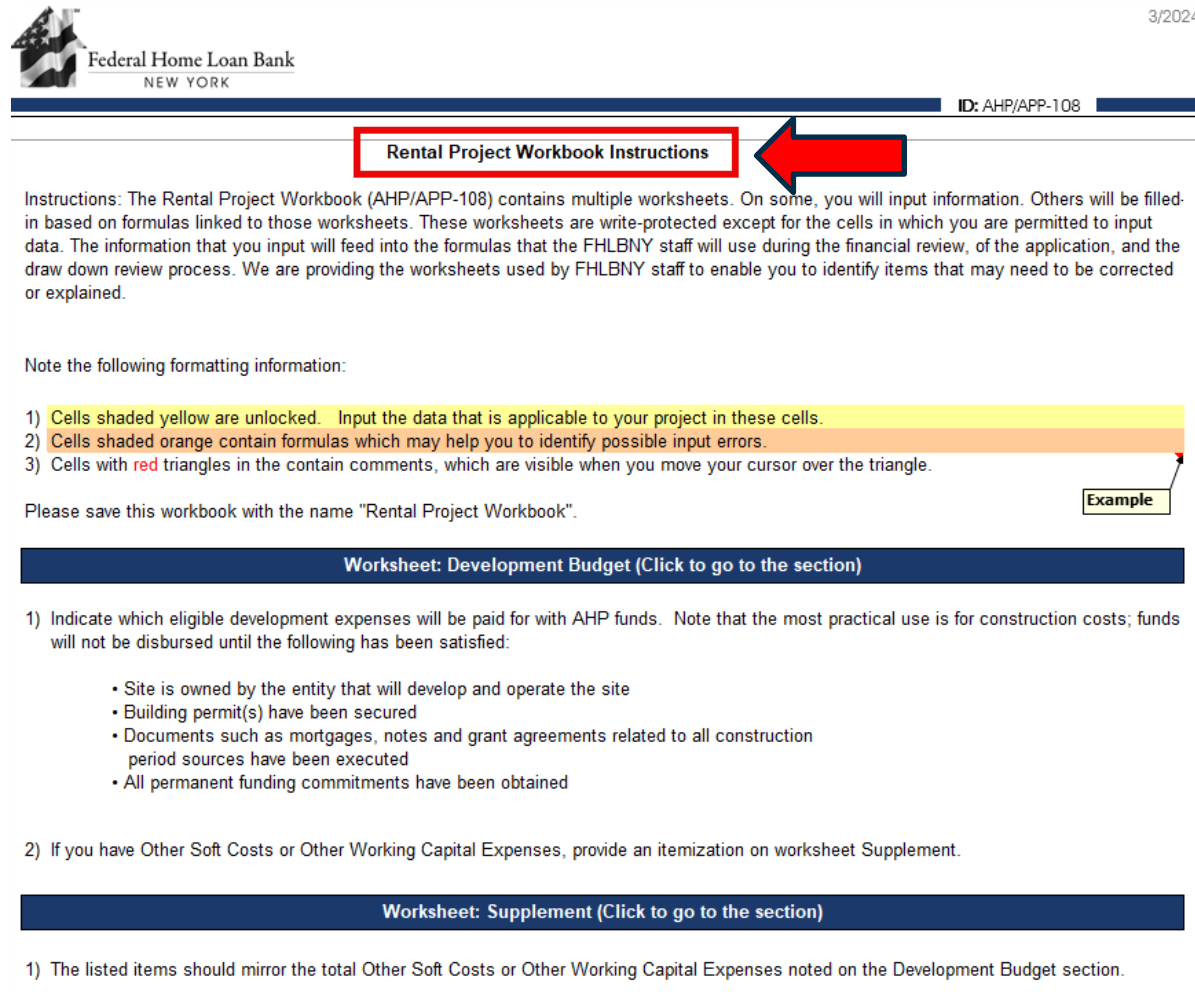
- Indicate which eligible development expenses will be paid for with AHP funds. Note that the most practical use is for construction costs; funds will not be disbursed until the following has been satisfied:
 - Site is owned by the entity that will develop and operate the site
 - Building permit(s) have been secured
 - Documents such as mortgages, notes and grant agreements related to all construction period sources have been executed
 - All permanent funding commitments have been obtained
- If you have Other Soft Costs or Other Working Capital Expenses, provide an itemization on worksheet Supplement.

Worksheet: Supplement (Click to go to the section)

- The listed items should mirror the total Other Soft Costs or Other Working Capital Expenses noted on the Development Budget section.

Cuaderno del Proyecto de Alquiler

- *El Cuaderno del Proyecto de Alquiler ilustra la viabilidad financiera del desarrollo y la operación del proyecto.*



Federal Home Loan Bank
NEW YORK

3/2024

ID: AHP/APP-108

Rental Project Workbook Instructions

Instructions: The Rental Project Workbook (AHP/APP-108) contains multiple worksheets. On some, you will input information. Others will be filled in based on formulas linked to those worksheets. These worksheets are write-protected except for the cells in which you are permitted to input data. The information that you input will feed into the formulas that the FHLBNY staff will use during the financial review, of the application, and the draw down review process. We are providing the worksheets used by FHLBNY staff to enable you to identify items that may need to be corrected or explained.

Note the following formatting information:

- 1) Cells shaded yellow are unlocked. Input the data that is applicable to your project in these cells.
- 2) Cells shaded orange contain formulas which may help you to identify possible input errors.
- 3) Cells with red triangles in the contain comments, which are visible when you move your cursor over the triangle.

Please save this workbook with the name "Rental Project Workbook".

Worksheet: Development Budget (Click to go to the section)

- 1) Indicate which eligible development expenses will be paid for with AHP funds. Note that the most practical use is for construction costs; funds will not be disbursed until the following has been satisfied:
 - Site is owned by the entity that will develop and operate the site
 - Building permit(s) have been secured
 - Documents such as mortgages, notes and grant agreements related to all construction period sources have been executed
 - All permanent funding commitments have been obtained
- 2) If you have Other Soft Costs or Other Working Capital Expenses, provide an itemization on worksheet Supplement.

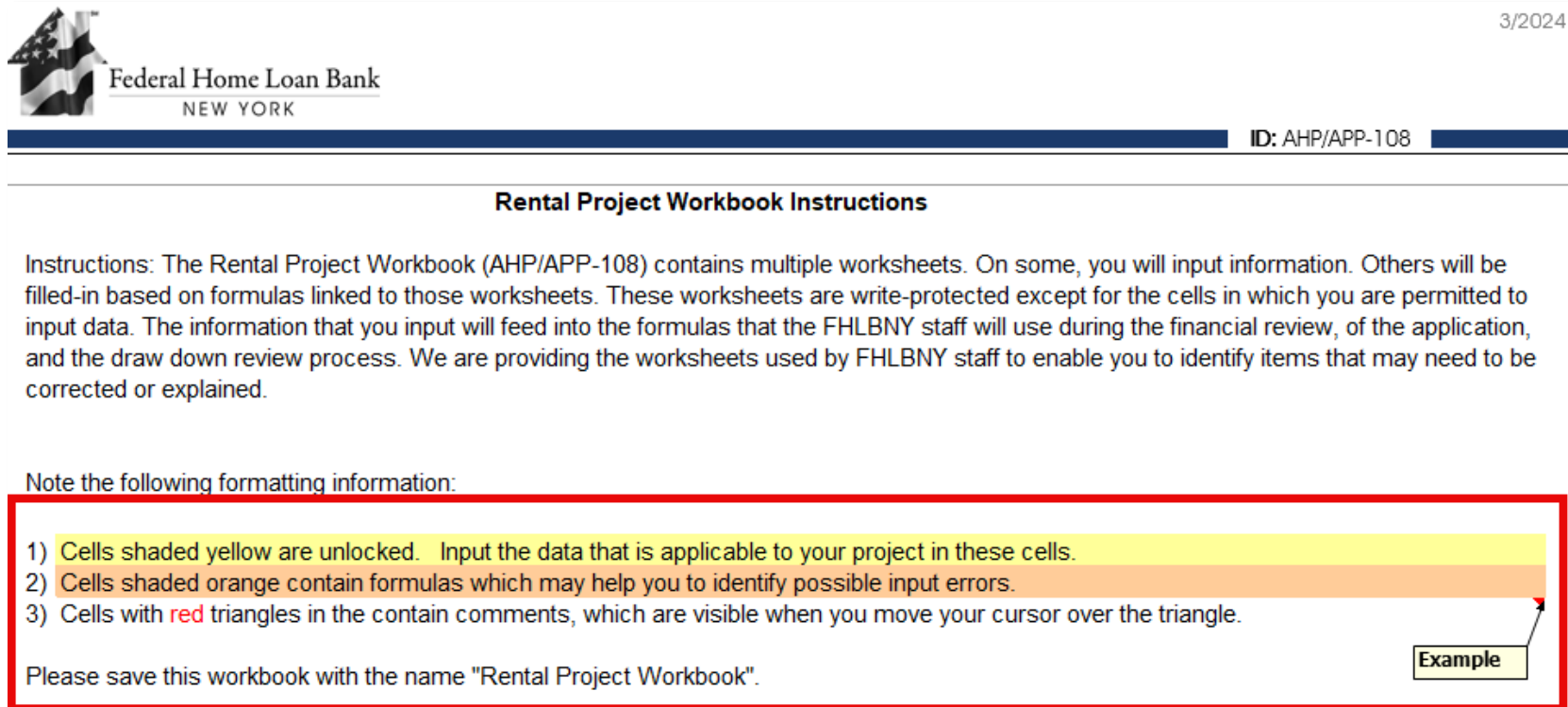
Worksheet: Supplement (Click to go to the section)

- 1) The listed items should mirror the total Other Soft Costs or Other Working Capital Expenses noted on the Development Budget section.

Rental Project Workbook (Instructions)

This section provides an overview and instructions for each worksheet.

- Users should input information into cells shaded in yellow.
- Cells shaded in orange provide formulas to recognize possible input errors.
- Red triangles contain comments to assist in completing the workbook .



The screenshot shows the header of a document from the Federal Home Loan Bank of New York, dated 3/2024, with ID: AHP/APP-108. The title is "Rental Project Workbook Instructions". The main text explains that the workbook contains multiple worksheets, some for data input and others for formulas. It notes that the information entered will be used for financial and draw-down reviews. A section titled "Note the following formatting information:" lists three points: 1) Yellow shaded cells are unlocked for data input. 2) Orange shaded cells contain formulas for error identification. 3) Red triangles indicate comment locations. An "Example" box with an arrow points to a red triangle in the list. A large red arrow on the right side of the slide points to this "Example" box.

3/2024

Federal Home Loan Bank
NEW YORK

ID: AHP/APP-108

Rental Project Workbook Instructions

Instructions: The Rental Project Workbook (AHP/APP-108) contains multiple worksheets. On some, you will input information. Others will be filled-in based on formulas linked to those worksheets. These worksheets are write-protected except for the cells in which you are permitted to input data. The information that you input will feed into the formulas that the FHLBNY staff will use during the financial review, of the application, and the draw down review process. We are providing the worksheets used by FHLBNY staff to enable you to identify items that may need to be corrected or explained.

Note the following formatting information:

- 1) Cells shaded yellow are unlocked. Input the data that is applicable to your project in these cells.
- 2) Cells shaded orange contain formulas which may help you to identify possible input errors.
- 3) Cells with red triangles in the contain comments, which are visible when you move your cursor over the triangle.

Please save this workbook with the name "Rental Project Workbook".


Example

Instrucciones para el Cuaderno del Proyecto de Alquiler

Esta sección proporciona una descripción general e instrucciones para cada hoja de cálculo.

- Los usuarios deben ingresar información en las celdas sombreadas en amarillo.
- Las celdas sombreadas en naranja contienen fórmulas para detectar posibles errores de entrada.
- Los triángulos rojos contienen comentarios para ayudar a completar el cuaderno.

3/2024

 Federal Home Loan Bank
NEW YORK

ID: AHP/APP-108

Rental Project Workbook Instructions

Instructions: The Rental Project Workbook (AHP/APP-108) contains multiple worksheets. On some, you will input information. Others will be filled-in based on formulas linked to those worksheets. These worksheets are write-protected except for the cells in which you are permitted to input data. The information that you input will feed into the formulas that the FHLBNY staff will use during the financial review, of the application, and the draw down review process. We are providing the worksheets used by FHLBNY staff to enable you to identify items that may need to be corrected or explained.

Note the following formatting information:

- 1) Cells shaded yellow are unlocked. Input the data that is applicable to your project in these cells.
- 2) Cells shaded orange contain formulas which may help you to identify possible input errors.
- 3) Cells with red triangles in the contain comments, which are visible when you move your cursor over the triangle.

Please save this workbook with the name "Rental Project Workbook".

Example



PROJECT DESCRIPTION



DESCRIPCIÓN DEL PROYECTO

Project Description

- In this section, applicants will provide information related to the project's location, project site(s) and development team.
- Upload any supporting documentation as an attachment in the Project Workbook section of the application in the AHP System.

The screenshot displays the 'PROJECT DESCRIPTION' section of the application. At the top left is the Federal Home Loan Bank New York logo. A red 'INSTRUCTIONS' banner is at the top right, with the date 3/2024. Below the banner is a dark blue header with 'PROJECT DESCRIPTION' and a small ID: AHP/APP-108. The main content area has a grey header with 'Instructions: Complete the following questions below.' Below this are several yellow input fields: Project Name, Project Type, Unit Type, City/County, State/Territory, Project's Financial Structure, Rental Operations Subsidy, and Occupancy Status. A section titled '1.) Development Team' lists roles: Sponsor, Architect, General Contractor, Developer, Property Manager, and Consultant, each with a corresponding yellow input field. Below this is a section '2.) For project with scattered sites, please answer the following:' with a sub-instruction 'a.) If the project involves more than one (1) site, a map/survey should be provided in PDF format to demonstrate the proximity of the sites and the unit layout; please identify in the box below the name of the documentation provided.' followed by a large yellow input box. At the bottom is a navigation bar with tabs: RPW Instructions, Project Description (highlighted with a red box and a red arrow pointing to it), Supplement, Source of Funds, Debt Service, RP, Pro Forma (Res.), and Pro Forma (Comm.).

Descripción del proyecto

- En esta sección, los solicitantes proporcionarán información relacionada con la ubicación del proyecto, el (los) sitio(s) del proyecto y el equipo de desarrollo.
- Suba cualquier documentación de respaldo como un archivo adjunto en la sección Cuaderno del Proyecto de la solicitud en el Sistema AHP.

The screenshot shows the 'PROJECT DESCRIPTION' section of the AHP system. At the top left is the Federal Home Loan Bank New York logo. A red bar at the top center contains the word 'INSTRUCTIONS'. The top right corner shows the date '3/2024' and the ID 'AHP/APP-108'. The main heading is 'PROJECT DESCRIPTION'. Below this is an 'Instructions:' box with the text 'Complete the following questions below.' The form contains several input fields: 'Project Name:', 'Project Type:', 'Unit Type:', 'City, County:', 'State/Territory:', 'Project's Financial Structure:', 'Rental Operations Subsidy:', and 'Occupancy Status:'. Below these is a section titled '1.) Development Team' with a table of roles and corresponding input fields: Sponsor, Architect, General Contractor, Developer, Property Manager, and Consultant. A second section is titled '2.) For project with scattered sites, please answer the following:' followed by a sub-section 'a.) If the project involves more than one (1) site, a map/survey should be provided in PDF format to demonstrate the proximity of the sites and the unit layout; please identify in the box below the name of the documentation provided.' Below this is a large yellow input box. At the bottom is a navigation bar with tabs: 'RPW Instructions', 'Project Description' (highlighted with a red box and a red arrow pointing to it), 'Complement', 'Source of Funds', 'Debt Service', 'RP', 'Pro Forma (Res.)', and 'Pro Forma (Comm.)'.



DEVELOPMENT BUDGET





PRESUPUESTO DE DESARROLLO



Development Budget

This worksheet contains the Development Budget that provides a breakdown of the Total Project Costs.

- AHP column should reflect the expenses to be covered by AHP subsidy.
- Supporting documentation may be required for acquisition costs and construction costs.

AHP/APP-108: Rental Project Workbook

Development Budget

INSTRUCTIONS Project Name: _____

	AHP	Other Sources	Total
Acquisition			
Land	\$0	\$0	\$0
Structures	\$0	\$0	\$0
TOTAL-ACQUISITION	\$0	\$0	\$0
Soft Costs			
Appraisals		\$0	\$0
Housing Consultant (incl. Energy/Green)		\$0	\$0
Survey		\$0	\$0
Soil Borings		\$0	\$0
Asbestos & Lead Based Paint Testing	\$0	\$0	\$0
Architecture Fees	\$0	\$0	\$0
Engineering Fees	\$0	\$0	\$0
Construction Manager Fee		\$0	\$0
Legal Fees	\$0	\$0	\$0
Cost Certification Audit		\$0	\$0
Insurances		\$0	\$0
Taxes		\$0	\$0
Interim Interest		\$0	\$0
Closing Costs	\$0	\$0	\$0
Title & Recording		\$0	\$0
Relocation Expenses		\$0	\$0
Lender & Funder Fees		\$0	\$0
Other (specify on Supplement Tab)		\$0	\$0
TOTAL SOFT COSTS	\$0	\$0	\$0
Construction			
TOTAL CONSTRUCTION	\$0	\$0	\$0
Hard Cost Contingency		\$0	\$0
Soft Cost Contingency		\$0	\$0
Developers Fee	\$0	\$0	\$0
TOTAL DEVELOPMENT COSTS	\$0	\$0	\$0
WORKING CAPITAL			
Initial Operating Deficit		\$0	\$0
Supplemental. Mgmt. Fee & Marketing		\$0	\$0
Purch. of Maintenance & Other Equipment		\$0	\$0
Other (specify on Supplement Tab)		\$0	\$0
TOTAL WORKING CAPITAL	\$0	\$0	\$0
PROJECT RESERVES			
Capitalization of Operating Reserve		\$0	\$0
Capitalization of Replacement Reserve		\$0	\$0
TOTAL PROJECT RESERVES	\$0	\$0	\$0
TOTAL PROJECT COSTS	\$0.00	\$0.00	\$0.00

Presupuesto de Desarrollo

Esta hoja de cálculo contiene el Presupuesto de Desarrollo que proporciona un desglose de los Costos Totales del Proyecto.

- La columna de AHP debe reflejar los gastos que serán cubiertos por el subsidio de AHP.
- Se puede requerir documentación de respaldo para los costos de adquisición y los costos de construcción.

AHP/APP-108: Rental Project Workbook

Development Budget

INSTRUCTIONS Program Name: _____

	AHP	Other Sources	Total
Acquisition			
Land	\$0	\$0	\$0
Structures	\$0	\$0	\$0
TOTAL-ACQUISITION	\$0	\$0	\$0
Soft Costs			
Appraisals		\$0	\$0
Housing Consultant (incl. Energy/Green)		\$0	\$0
Survey		\$0	\$0
Soil Borings		\$0	\$0
Asbestos & Lead Based Paint Testing	\$0	\$0	\$0
Architecture Fees	\$0	\$0	\$0
Engineering Fees	\$0	\$0	\$0
Construction Manager Fee		\$0	\$0
Legal Fees	\$0	\$0	\$0
Cost Certification Audit		\$0	\$0
Insurances		\$0	\$0
Taxes		\$0	\$0
Interim Interest		\$0	\$0
Closing Costs	\$0	\$0	\$0
Title & Recording		\$0	\$0
Relocation Expenses		\$0	\$0
Lender & Funder Fees		\$0	\$0
Other (specify on Supplement Tab)		\$0	\$0
TOTAL SOFT COSTS	\$0	\$0	\$0
Construction			
TOTAL CONSTRUCTION	\$0	\$0	\$0
Hard Cost Contingency		\$0	\$0
Soft Cost Contingency		\$0	\$0
Developers Fee	\$0	\$0	\$0
TOTAL DEVELOPMENT COSTS	\$0	\$0	\$0
WORKING CAPITAL			
Initial Operating Deficit		\$0	\$0
Supplemental. Mgmt. Fee & Marketing		\$0	\$0
Purch. of Maintenance & Other Equipment		\$0	\$0
Other (specify on Supplement Tab)		\$0	\$0
TOTAL WORKING CAPITAL	\$0	\$0	\$0
PROJECT RESERVES			
Capitalization of Operating Reserve		\$0	\$0
Capitalization of Replacement Reserve		\$0	\$0
TOTAL PROJECT RESERVES	\$0	\$0	\$0
TOTAL PROJECT COSTS	\$0.00	\$0.00	\$0.00

Development Budget

- For any soft costs that are not captured by one of our listed line items, provide the sum of those costs on the "Other" soft costs line-item. Additional information will be requested on the "Supplement" worksheet.

AHP/APP-108: Rental Project Workbook

Development Budget

INSTRUCTIONS Project Name: _____

	AHP	Other Sources	Total
Acquisition			
Land	\$0	\$0	\$0
Structures	\$0	\$0	\$0
TOTAL-Acquisition	\$0	\$0	\$0
Soft Costs			
Appraisals		\$0	\$0
Housing Consultant (incl. Energy/Green)		\$0	\$0
Survey		\$0	\$0
Soil Borings		\$0	\$0
Asbestos & Lead Based Paint Testing	\$0	\$0	\$0
Architecture Fees	\$0	\$0	\$0
Engineering Fees	\$0	\$0	\$0
Construction Manager Fee		\$0	\$0
Legal Fees	\$0	\$0	\$0
Cost Certification Audit		\$0	\$0
Insurances		\$0	\$0
Taxes		\$0	\$0
Interim Interest		\$0	\$0
Closing Costs	\$0	\$0	\$0
Title & Recording		\$0	\$0
Relocation Expenses		\$0	\$0
Lender & Funder Fees		\$0	\$0
Other (specify on Supplement Tab)		\$0	\$0
TOTAL SOFT COSTS	\$0	\$0	\$0
Construction			
TOTAL CONSTRUCTION	\$0	\$0	\$0
Hard Cost Contingency		\$0	\$0
Soft Cost Contingency		\$0	\$0
Developers Fee	\$0	\$0	\$0
TOTAL DEVELOPMENT COSTS	\$0	\$0	\$0
WORKING CAPITAL			
Initial Operating Deficit		\$0	\$0
Supplemental Mgmt. Fee & Marketing		\$0	\$0
Purch. of Maintenance & Other Equipment		\$0	\$0
Other (specify on Supplement Tab)		\$0	\$0
TOTAL WORKING CAPITAL	\$0	\$0	\$0
PROJECT RESERVES			
Capitalization of Operating Reserve		\$0	\$0
Capitalization of Replacement Reserve		\$0	\$0
TOTAL PROJECT RESERVES	\$0	\$0	\$0
TOTAL PROJECT COSTS	\$0.00	\$0.00	\$0.00



Presupuesto de Desarrollo

- Para cualquier costo suave que no esté capturado por uno de nuestros ítems de línea listados, proporciona la suma de esos costos en el ítem de línea de "Otros" costos suaves. Se solicitará información adicional en la hoja de cálculo "Suplemento".

AHP/APP-108: Rental Project Workbook

Development Budget

INSTRUCTIONS Project Name: _____

	AHP	Other Sources	Total
Acquisition			
Land	\$0	\$0	\$0
Structures	\$0	\$0	\$0
TOTAL-Acquisition	\$0	\$0	\$0
Soft Costs			
Appraisals		\$0	\$0
Housing Consultant (incl. Energy/Green)		\$0	\$0
Survey		\$0	\$0
Soil Borings		\$0	\$0
Asbestos & Lead Based Paint Testing	\$0	\$0	\$0
Architecture Fees	\$0	\$0	\$0
Engineering Fees	\$0	\$0	\$0
Construction Manager Fee		\$0	\$0
Legal Fees	\$0	\$0	\$0
Cost Certification Audit		\$0	\$0
Insurances		\$0	\$0
Taxes		\$0	\$0
Interim Interest		\$0	\$0
Closing Costs	\$0	\$0	\$0
Title & Recording		\$0	\$0
Relocation Expenses		\$0	\$0
Lender & Funder Fees		\$0	\$0
Other (specify on Supplement Tab)		\$0	\$0
TOTAL SOFT COSTS	\$0	\$0	\$0
Construction			
TOTAL CONSTRUCTION	\$0	\$0	\$0
Hard Cost Contingency		\$0	\$0
Soft Cost Contingency		\$0	\$0
Developers Fee	\$0	\$0	\$0
TOTAL DEVELOPMENT COSTS	\$0	\$0	\$0
WORKING CAPITAL			
Initial Operating Deficit		\$0	\$0
Supplemental Mgmt. Fee & Marketing		\$0	\$0
Purch. of Maintenance & Other Equipment		\$0	\$0
Other (specify on Supplement Tab)		\$0	\$0
TOTAL WORKING CAPITAL	\$0	\$0	\$0
PROJECT RESERVES			
Capitalization of Operating Reserve		\$0	\$0
Capitalization of Replacement Reserve		\$0	\$0
TOTAL PROJECT RESERVES	\$0	\$0	\$0
TOTAL PROJECT COSTS	\$0.00	\$0.00	\$0.00





SUPPLEMENT





SUPLEMENTO



Supplement

This worksheet is a supplement to the Development Budget.

- If an amount was entered on the "Other" line item within the Soft Costs or Working Capital Costs in the Development Budget, provide an itemized breakdown of that expense along with a corresponding description and any applicable explanations.
- Provide the Contractor's Profit, Overhead and General Requirements identified on the Project Construction Form.
- Provide any commercial construction costs included in the scope of the project

4HP/APP-100: Rental Project Workbook Development Budget Supplement

INSTRUCTIONS

"Other" Soft Cost(s) ←

Description	Amount	Explanation
1	\$0	
2	\$0	
3	\$0	
4	\$0	
5	\$0	
6	\$0	
	\$0.00	
	\$0.00	

"Other" Working Capital Costs ←

Description	Amount	Explanation
1	\$0	
2	\$0	
3	\$0	
4	\$0	
5	\$0	
6	\$0	
	\$0.00	
	\$0.00	

Contractor's Profit	
Contractor's Overhead	
General Requirements	
Other	

Profit Overhead and General Requirements \$0

Commercial Construction Costs	\$0
-------------------------------	-----

RPW Instructions | Project Description | Dev Budget | **Supplement**

Suplemento

Esta hoja de cálculo es un suplemento al Presupuesto de Desarrollo.

- Si se ingresó un monto en el ítem de línea "Otros" dentro de los Costos Suaves o Costos de Capital de Trabajo en el Presupuesto de Desarrollo, proporcione un desglose detallado de ese gasto junto con una descripción correspondiente y cualquier explicación aplicable.
- Proporcione el beneficio del contratista, los gastos generales y los requisitos generales identificados en el Formulario de Construcción del Proyecto.
- Proporcione cualquier costo de construcción comercial incluido en el alcance del proyecto.

Development Budget Supplement

INSTRUCTIONS

"Other" Soft Cost(s)

Description	Amount	Explanation
1	\$0	
2	\$0	
3	\$0	
4	\$0	
5	\$0	
6	\$0	
	\$0.00	
	\$0.00	

"Other" Working Capital Costs

Description	Amount	Explanation
1	\$0	
2	\$0	
3	\$0	
4	\$0	
5	\$0	
6	\$0	
	\$0.00	
	\$0.00	

Contractor's Profit	
Contractor's Overhead	
General Requirements	
Other	

Profit Overhead and General Requirements \$0

Commercial Construction Costs	\$0
-------------------------------	-----

RPW Instructions | Project Description | Dev Budget | **Supplement**

Supplement

- This section will calculate the total amount inputted within each section of the Supplement tab, shown on the screenshot provided.
- The total amount inputted within each chart for Soft Costs and Working Capital must match the amount inputted in the corresponding "Other" line item in the Development Budget.
- If the total amount inputted within each chart for Soft Costs and Working Capital does not match the amount inputted in the corresponding "Other" line item in the Development Budget, the orange boxes will show the difference in value.

MHP/APF-100: Rental Project Workbook Development Budget Supplement

INSTRUCTIONS

"Other" Soft Cost(s)

Description	Amount	Explanation
1	\$0	
2	\$0	
3	\$0	
4	\$0	
5	\$0	
6	\$0	
	\$0.00 \$0.00	

"Other" Working Capital Costs

Description	Amount	Explanation
1	\$0	
2	\$0	
3	\$0	
4	\$0	
5	\$0	
6	\$0	
	\$0.00 \$0.00	

Contractor's Profit	
Contractor's Overhead	
General Requirements	
Other	
Profit Overhead and General Requirements	\$0
Commercial Construction Costs	\$0

RPW Instructions | Project Description | Dev Budget | **Supplement**

Suplemento

- Esta sección calculará el monto total ingresado dentro de cada sección de la pestaña de Suplemento, como se muestra en la captura de pantalla proporcionada.
- El monto total ingresado dentro de cada gráfico para Costos Suaves y Capital de Trabajo debe coincidir con el monto ingresado en el ítem de línea correspondiente "Otros" en el Presupuesto de Desarrollo.
- Si el monto total ingresado dentro de cada gráfico para Costos Suaves y Capital de Trabajo no coincide con el monto ingresado en el ítem de línea correspondiente "Otros" en el Presupuesto de Desarrollo, los cuadros naranjas mostrarán la diferencia de valor.

MHP/APP-100: Rental Project Workbook Development Budget Supplement

INSTRUCTIONS

"Other" Soft Cost(s)

Description	Amount	Explanation
1	\$0	
2	\$0	
3	\$0	
4	\$0	
5	\$0	
6	\$0	
	\$0.00	
	\$0.00	

"Other" Working Capital Costs

Description	Amount	Explanation
1	\$0	
2	\$0	
3	\$0	
4	\$0	
5	\$0	
6	\$0	
	\$0.00	
	\$0.00	

Contractor's Profit	
Contractor's Overhead	
General Requirements	
Other	
Profit Overhead and General Requirements	\$0
Commercial Construction Costs	\$0

RPW Instructions | Project Description | Dev Budget | **Supplement**



SOURCE OF FUNDS





FUENTE DE FONDOS



Source of Funds



Section 1: Funding Sources				Section 1A: Status of Permanent Funding Sources			
Select Funding Source Type	Program or Funder Name	Construction Amount	Permanent Amount	Committed Amount	Status	Non-Committed Amount	Total
						\$0	\$0
						\$0	\$0
						\$0	\$0
						\$0	\$0
						\$0	\$0
						\$0	\$0
						\$0	\$0
						\$0	\$0
						\$0	\$0
						\$0	\$0
						\$0	\$0
						\$0	\$0
						\$0	\$0
						\$0	\$0
						\$0	\$0
						\$0	\$0
						\$0	\$0
						\$0	\$0
						\$0	\$0
Sub-Total		\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
Affordable Housing Program		\$0.00	\$0.00	0%			
TOTAL		\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Estimated of Federal Tax Credit Allocation:		\$0.00					
Estimated of State Tax Credit Allocation:		\$0.00					
Does the Project have its allocation?							

In Section 1, we require an itemization of the funding sources that will be used to finance the development of the Project and the corresponding amounts.

- First, select the funding source type
- Then, provide the name of said source
- Next, enter the amount of construction and permanent funding that the source will provide

Fuente de fondos



Section 1: Funding Sources				Section 1A: Status of Permanent Funding Sources			
Select Funding Source Type	Program or Funder Name	Construction Amount	Permanent Amount	Committed Amount	Status	Non-Committed Amount	Total
						\$0	\$0
						\$0	\$0
						\$0	\$0
						\$0	\$0
						\$0	\$0
						\$0	\$0
						\$0	\$0
						\$0	\$0
						\$0	\$0
						\$0	\$0
						\$0	\$0
						\$0	\$0
						\$0	\$0
						\$0	\$0
						\$0	\$0
Sub-Total		\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
Affordable Housing Program		\$0.00	\$0.00	0%			
TOTAL		\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Estimated of Federal Tax Credit Allocation:		\$0.00					
Estimated of State Tax Credit Allocation:		\$0.00					
Does the Project have its allocation?							

En la Sección 1, requerimos un desglose de las fuentes de financiamiento que se utilizarán para financiar el desarrollo del Proyecto y los montos correspondientes.

- *Primero, selecciona el tipo de fuente de financiamiento.*
- *Luego, proporciona el nombre de dicha fuente.*
- *A continuación, ingresa el monto de financiamiento para construcción y permanente que la fuente proporcionará.*

Source of Funds



Section 1: Funding Sources				Section 1A: Status of <i>Permanent</i> Funding Sources				
Select Funding Source Type	Program or Funder Name	Construction Amount	Permanent Amount	Committed Amount	Status	Non-Committed Amount	Total	
						\$0	\$0	
						\$0	\$0	
						\$0	\$0	
						\$0	\$0	
						\$0	\$0	
						\$0	\$0	
						\$0	\$0	
						\$0	\$0	
						\$0	\$0	
						\$0	\$0	
						\$0	\$0	
						\$0	\$0	
						\$0	\$0	
						\$0	\$0	
Sub-Total		\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00
Affordable Housing Program		\$0.00	\$0.00	0%				
TOTAL		\$0.00	\$0.00	\$0.00	\$0.00			\$0.00
Estimated of Federal Tax Credit Allocation:		\$0.00						
Estimated of State Tax Credit Allocation:		\$0.00						
Does the Project have its allocation?								

In Section 1A, we require the commitment status of each permanent source.

- First, enter only the amount of committed funds.
- Then, provide the status of those funds by selecting the evidentiary document(s) that support the committed amount.

If a funding source has not yet been committed, (i.e. issuance of a Letter of Intent rather than a firm Commitment Letter) select "Pending" from the Status drop down menu and keep the Committed Amount column as \$0.

Fuente de fondos



Section 1: Funding Sources				Section 1A: Status of <i>Permanent</i> Funding Sources			
Select Funding Source Type	Program or Funder Name	Construction Amount	Permanent Amount	Committed Amount	Status	Non-Committed Amount	Total
						\$0	\$0
						\$0	\$0
						\$0	\$0
						\$0	\$0
						\$0	\$0
						\$0	\$0
						\$0	\$0
						\$0	\$0
						\$0	\$0
						\$0	\$0
						\$0	\$0
						\$0	\$0
						\$0	\$0
						\$0	\$0
						\$0	\$0
Sub-Total		\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
Affordable Housing Program		\$0.00	\$0.00	0%			
TOTAL		\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Estimated of Federal Tax Credit Allocation	\$0.00						
Estimated of State Tax Credit Allocation:	\$0.00						
Does the Project have its allocation?							

En la Sección 1A, requerimos el estado de compromiso de cada fuente permanente.

- Primero, ingresa solo el monto de fondos comprometidos.
- Luego, proporciona el estado de esos fondos seleccionando el documento(s) de evidencia que respalde el monto comprometido.

Si una fuente de financiamiento aún no se ha comprometido (es decir, emisión de una Carta de Intención en lugar de una Carta de Compromiso firme), selecciona "Pendiente" del menú desplegable de Estado y deja la columna de Monto Comprometido en \$0.



DEBT SERVICE



SERVICIO DE DEUDA



Debt Service



Funding Source Type	Program or Funder Name	Permanent Amount	Lender & Funder Fees	Amortization Period (in months)	Term Length (in months)	Interest Rate	Servicing Fee / Agency Fee / Charges / Etc.	Effective Interest Rate / Percentage of Cash Flow	Monthly Debt Service	Monthly Debt Service	Repayment Terms	Notes for Debt and Fees
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
Sub-Total		\$0	\$0.00	Please note that, if the financing source is not committed or closed at the time of Application, narrative should be completed in the appropriate section of the Financial Narrative.								
Affordable Housing Program		\$0	\$0.00									
TOTAL		\$0										

- In this section, the columns in white will be auto populated with information provided on the Source of Funds tab.
- Input the Lender & Funder Fees associated with each funding source.
- The total amount of Lender & Funder Fees provided on this tab should reconcile with the amount provided on the Lender & Funder Fees line item on the Development Budget tab.
- If the total amount of Lender & Funder Fees provided on this tab does not reconcile with the Development Budget tab, the difference will be shown in the orange box on this tab.

Servicio de Deuda



Funding Source Type	Program or Funder Name	Permanent Amount	Lender & Funder Fees	Amortization Period (in months)	Term Length (in months)	Interest Rate	Servicing Fee / Agency Fee / Charges / Etc.	Effective Interest Rate / Percentage of Cash Flow	Monthly Debt Service	Monthly Debt Service	Repayment Terms	Notes for Debt and Fees
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
Sub-Total		\$0	\$0.00	Please note that, if the financing source is not committed or closed at the time of Application, narrative should be completed in the appropriate section of the Financial Narrative.								
Affordable Housing Program		\$0	\$0.00									
TOTAL		\$0										

- En esta sección, las columnas en blanco se auto completarán con la información proporcionada en la pestaña de Fuente de Fondos.
- Ingresas las comisiones de los prestamistas y financiadores asociadas con cada fuente de financiamiento.
- El monto total de las comisiones de los prestamistas y financiadores proporcionado en esta pestaña debe conciliar con el monto proporcionado en el ítem de línea de Comisiones de Prestamistas y Financiadores en la pestaña del Presupuesto de Desarrollo.
- Si el monto total de las comisiones de los prestamistas y financiadores proporcionado en esta pestaña no concilia con la pestaña del Presupuesto de Desarrollo, la diferencia se mostrará en el cuadro naranja en esta pestaña.

Debt Service

Funding Source Type	Program or Funder Name	Permanent Amount	Lender & Funder Fees	Amortization Period (in months)	Term Length (in months)	Interest Rate	Servicing Fee / Agency Fee / Charges / Etc.	Effective Interest Rate / Percentage of Cash Flow	Monthly Debt Service	Monthly Debt Service	Repayment Terms	Notes for Debt and Fees
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
Sub-Total		\$0	\$0.00	<div data-bbox="1039 963 1136 1085" style="text-align: center;"> </div> <div data-bbox="1166 939 2099 986" style="border: 1px solid gray; padding: 2px;"> Please note that, if the financing source is not committed or closed at the time of Application, narrative should be completed in the appropriate section of the Financial Narrative. </div>								
Affordable Housing Program		\$0	\$0.00									
TOTAL		\$0										

- Input the amortization period and term length, both in months, for each funding source.
- Input the interest rate and any servicing fee, agency fee, etc. for each funding source.

Servicio de Deuda

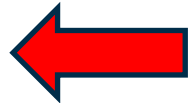
Funding Source Type	Program or Funder Name	Permanent Amount	Lender & Funder Fees	Amortization Period (in months)	Term Length (in months)	Interest Rate	Servicing Fee / Agency Fee / Charges / Etc.	Effective Interest Rate / Percentage of Cash Flow	Monthly Debt Service	Monthly Debt Service	Repayment Terms	Notes for Debt and Fees
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
Sub-Total		\$0	\$0.00									
Affordable Housing Program		\$0	\$0.00									
TOTAL		\$0										

Please note that, if the financing source is not committed or closed at the time of Application, narrative should be completed in the appropriate section of the Financial Narrative.

- Ingresas el período de amortización y la duración del plazo, ambos en meses, para cada fuente de financiamiento.
- Ingresas la tasa de interés y cualquier tarifa de servicio, tarifa de agencia, etc., para cada fuente de financiamiento.

Debt Service

Funding Source Type	Program or Funder Name	Permanent Amount	Lender & Funder Fees	Amortization Period (in months)	Term Length (in months)	Interest Rate	Servicing Fee / Agency Fee / Charges / Etc.	Effective Interest Rate / Percentage of Cash Flow	Monthly Debt Service	Monthly Debt Service	Repayment Terms	Notes for Debt and Fees
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
Sub-Total		\$0	\$0.00	Please note that, if the financing source is not committed or closed at the time of Application, narrative should be completed in the appropriate section of the Financial Narrative.								
Affordable Housing Program		\$0	\$0.00									
TOTAL		\$0										

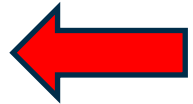


- This worksheet will calculate the monthly debt service of each source based on the information provided.
- If there is a difference between the actual monthly debt service amount and amount the worksheet calculated, please explain in the “Notes for Debt and Fees” column.
- In the Repayment Terms column, select the type of debt/repayment terms for each source of funds.

Servicio de Deuda

Funding Source Type	Program or Funder Name	Permanent Amount	Lender & Funder Fees	Amortization Period (in months)	Term Length (in months)	Interest Rate	Servicing Fee / Agency Fee / Charges / Etc.	Effective Interest Rate / Percentage of Cash Flow	Monthly Debt Service	Monthly Debt Service	Repayment Terms	Notes for Debt and Fees
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
0	0	\$0	\$0.00	0	0			0.00%	\$0.00			
Sub-Total		\$0	\$0.00									
Affordable Housing Program		\$0	\$0.00									
TOTAL		\$0										

Please note that, if the financing source is not committed or closed at the time of Application, narrative should be completed in the appropriate section of the Financial Narrative.



- Esta hoja de cálculo calculará el servicio de deuda mensual de cada fuente basado en la información proporcionada.
- Si hay una diferencia entre el monto real del servicio de deuda mensual y el monto calculado por la hoja de cálculo, por favor explique en la columna "Notas para Deudas y Tarifas".
- En la columna de Términos de Repago, seleccione el tipo de deuda/términos de repago para cada fuente de fondos.



RENTAL PLAN





PLAN DE ALQUILER



Rental Plan (RP)

AHP/APP-108: Rental Project Workbook

Rent Plan

INSTRUCTIONS

HUD Income Limits

Post-2014

Household Size	1	2	3	4	5	6	7	8
50% AMI								
60% AMI	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
80% AMI								

Apartment Type	SRO	0BR	1BR	2BR	3BR	4BR	5BR
Household Size	1	1	1.5	3	4.5	6	7.5
50% AMI	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
60% AMI	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
80% AMI	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Please note that income averaging is not allowed.

Targeted AMI	Number of Units	Unit Type	Apartment Type	AMI adjusted for family size	Max Monthly Rent - 30% of AMI	Monthly Tenant Portion of Rent	Monthly Rental Subsidy	Monthly Proposed Rent	Tenant Affordability Indicator	Rent Rule Indicator	Annual Tenant Rent	Annual Subsidized Rent	Annual Gross Rent	Number of Subsidized Units	Source of Subsidy
								\$ -			\$ -	\$ -	\$ -		
								\$ -			\$ -	\$ -	\$ -		
								\$ -			\$ -	\$ -	\$ -		
								\$ -			\$ -	\$ -	\$ -		
								\$ -			\$ -	\$ -	\$ -		
								\$ -			\$ -	\$ -	\$ -		
								\$ -			\$ -	\$ -	\$ -		
								\$ -			\$ -	\$ -	\$ -		

The Rental Plan (RP) worksheet is where you will provide data regarding income targeting, unit counts and bedroom distribution for the Project. Input the HUD Income Limits into the AMI chart. The 50% and 80% limits can be obtained from the link provided on the worksheet. The 60% data will auto populate based on your other inputs. Please be sure to use the most recent year's income to complete this chart.

Plan de Alquiler (RP)

AHP/APP-108: Rental Project Workbook

Rent Plan



INSTRUCTIONS
HUD Income Limits
Post-2014

Household Size	1	2	3	4	5	6	7	8
50% AMI								
60% AMI	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
80% AMI								

Apartment Type	SRO	0BR	1BR	2BR	3BR	4BR	5BR
Household Size	1	1	1.5	3	4.5	6	7.5
50% AMI	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
60% AMI	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
80% AMI	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Please note that income averaging is not allowed.

Targeted AMI	Number of Units	Unit Type	Apartment Type	AMI adjusted for family size	Max Monthly Rent - 30% of AMI	Monthly Tenant Portion of Rent	Monthly Rental Subsidy	Monthly Proposed Rent	Tenant Affordability Indicator	Rent Rule Indicator	Annual Tenant Rent	Annual Subsidized Rent	Annual Gross Rent	Number of Subsidized Units	Source of Subsidy
								\$ -			\$ -	\$ -	\$ -		
								\$ -			\$ -	\$ -	\$ -		
								\$ -			\$ -	\$ -	\$ -		
								\$ -			\$ -	\$ -	\$ -		
								\$ -			\$ -	\$ -	\$ -		
								\$ -			\$ -	\$ -	\$ -		
								\$ -			\$ -	\$ -	\$ -		
								\$ -			\$ -	\$ -	\$ -		

La hoja de cálculo del Plan de Alquiler (RP) es donde proporcionarás datos sobre la focalización de ingresos, la cantidad de unidades y la distribución de dormitorios para el Proyecto. Introduce los Límites de Ingresos de HUD en la tabla AMI. Los límites del 50% y 80% se pueden obtener del enlace proporcionado en la hoja de cálculo. Los datos del 60% se auto completarán basados en tus otras entradas. Asegúrate de usar los ingresos del año más reciente para completar esta tabla.

Rental Plan (RP)

AHP/APP-108: Rental Project Workbook

INSTRUCTIONS

HUD Income Limits

Post-2014

Rent Plan

Household Size	1	2	3	4	5	6	7	8
50% AMI								
60% AMI	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
80% AMI								

Apartment Type	SRO	0BR	1BR	2BR	3BR	4BR	5BR
Household Size	1	1	1.5	3	4.5	6	7.5
50% AMI	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
60% AMI	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
80% AMI	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Please note that income averaging is not allowed.

Targeted AMI	Number of Units	Unit Type	Apartment Type	AMI adjusted for family size	Max Monthly Rent 30% of AMI	Monthly Tenant Portion of Rent	Monthly Rental Subsidy	Monthly Proposed Rent	Tenant Affordability Indicator	Rent Rule Indicator	Annual Tenant Rent	Annual Subsidized Rent	Annual Gross Rent	Number of Subsidized Units	Source of Subsidy
								\$ -			\$ -	\$ -	\$ -		
								\$ -			\$ -	\$ -	\$ -		
								\$ -			\$ -	\$ -	\$ -		
								\$ -			\$ -	\$ -	\$ -		
								\$ -			\$ -	\$ -	\$ -		
								\$ -			\$ -	\$ -	\$ -		
								\$ -			\$ -	\$ -	\$ -		
								\$ -			\$ -	\$ -	\$ -		

A second AMI chart will automatically calculate 1.5, 3.5, & 7.5 household sizes.


Plan de Alquiler (RP)

AHP/APP-108: Rental Project Workbook

INSTRUCTIONS

HUD Income Limits

Post-2014



Rent Plan

Household Size	1	2	3	4	5	6	7	8
50% AMI								
60% AMI	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
80% AMI								

Apartment Type	SRO	0BR	1BR	2BR	3BR	4BR	5BR
Household Size	1	1	1.5	3	4.5	6	7.5
50% AMI	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
60% AMI	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
80% AMI	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Please note that income averaging is not allowed.

Targeted AMI	Number of Units	Unit Type	Apartment Type	AMI adjusted for family size	Max Monthly Rent - 30% of AMI	Monthly Tenant Portion of Rent	Monthly Rental Subsidy	Monthly Proposed Rent	Tenant Affordability Indicator	Rent Rule Indicator	Annual Tenant Rent	Annual Subsidized Rent	Annual Gross Rent	Number of Subsidized Units	Source of Subsidy
								\$ -			\$ -	\$ -	\$ -		
								\$ -			\$ -	\$ -	\$ -		
								\$ -			\$ -	\$ -	\$ -		
								\$ -			\$ -	\$ -	\$ -		
								\$ -			\$ -	\$ -	\$ -		
								\$ -			\$ -	\$ -	\$ -		
								\$ -			\$ -	\$ -	\$ -		
								\$ -			\$ -	\$ -	\$ -		

Una segunda tabla AMI calculará automáticamente los tamaños de hogar de 1.5, 3.5 y 7.5.

Rental Plan (RP)

AHP/APP-108: Rental Project Workbook

Rent Plan

Household Size	1	2	3	4	5	6	7	8
50% AMI								
60% AMI	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
80% AMI								

Apartment Type	SRO	0BR	1BR	2BR	3BR	4BR	5BR
Household Size	1	1	1.5	3	4.5	6	7.5
50% AMI	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
60% AMI	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
80% AMI	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Please note that income averaging is not allowed.

Targeted AMI	Number of Units	Unit Type	Apartment Type	AMI adjusted for family size	Max Monthly Rent - 30% of AMI	Monthly Tenant Portion of Rent	Monthly Rental Subsidy	Monthly Proposed Rent	Tenant Affordability Indicator	Rent Rule Indicator	Annual Tenant Rent	Annual Subsidized Rent	Annual Gross Rent	Number of Subsidized Units	Source of Subsidy
								\$ -			\$ -	\$ -	\$ -		
								\$ -			\$ -	\$ -	\$ -		
								\$ -			\$ -	\$ -	\$ -		
								\$ -			\$ -	\$ -	\$ -		
								\$ -			\$ -	\$ -	\$ -		
								\$ -			\$ -	\$ -	\$ -		
								\$ -			\$ -	\$ -	\$ -		
								\$ -			\$ -	\$ -	\$ -		



After you have entered the income information, complete the remaining fields using either the dropdown menus or by manually entering the data. Any applicable explanations should be provided in the available fields.

Plan de Alquiler (RP)

AHP/APP-108: Rental Project Workbook

Rent Plan

Household Size	1	2	3	4	5	6	7	8
50% AMI								
60% AMI	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
80% AMI								

Apartment Type	SRO	0BR	1BR	2BR	3BR	4BR	5BR
Household Size	1	1	1.5	3	4.5	6	7.5
50% AMI	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
60% AMI	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
80% AMI	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Please note that income averaging is not allowed.

Targeted AMI	Number of Units	Unit Type	Apartment Type	AMI adjusted for family size	Max Monthly Rent - 30% of AMI	Monthly Tenant Portion of Rent	Monthly Rental Subsidy	Monthly Proposed Rent	Tenant Affordability Indicator	Rent Rule Indicator	Annual Tenant Rent	Annual Subsidized Rent	Annual Gross Rent	Number of Subsidized Units	Source of Subsidy
								\$ -			\$ -	\$ -	\$ -		
								\$ -			\$ -	\$ -	\$ -		
								\$ -			\$ -	\$ -	\$ -		
								\$ -			\$ -	\$ -	\$ -		
								\$ -			\$ -	\$ -	\$ -		
								\$ -			\$ -	\$ -	\$ -		
								\$ -			\$ -	\$ -	\$ -		
								\$ -			\$ -	\$ -	\$ -		



Después de haber ingresado la información de ingresos, completa los campos restantes utilizando los menús desplegables o ingresando manualmente los datos. Proporciona cualquier explicación aplicable en los campos disponibles.



PRO FORMA



PRO FORMA

Pro Forma (Residential)

The next tab is the Pro Forma (Residential) tab.

- This worksheet contains the operating budget that provides a breakdown of the Project's income and expenses.
- The rental income and debt service will be pre-filled based on the information provided in the Debt Service and RP tabs.

INSTRUCTIONS		Annual % Increase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
RESIDENTIAL INCOME																	
Tenant Rents	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Subsidized Rents	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gross Rents		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vacancy and Arrears	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net Residential Income		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ancillary Income (Specify)	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Subsidy Income (Specify)	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Effective Income		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ESTIMATE OF ANNUAL EXPENSE																	
Administration																	
Manager Payroll	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Management Fee	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accounting and Audit	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Advertising	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Office Supplies & Equipment	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other (Specify)	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Administration		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Maintenance and Operations																	
Janitor and Cleaning Payroll	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Janitor and Cleaning Supplies	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Exterminating	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Garbage and Trash Removal	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Security	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ground Expense	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maintenance and Repair Payroll	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maintenance and Repair Materials	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maintenance and Repair Contracts	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elevator	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Snow Removal	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Painting & Decorating	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other (Specify)	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total M&O		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utilities																	
Fuel Oil	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lighting/Electricity	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water and Sewer	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gas	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other (Specify)	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Utilities		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Taxes and Insurance																	
Real Estate Taxes	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Payroll Taxes	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Taxes (specify)	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Property and Liability Insurance	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fidelity Bond Insurance	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Insurance (specify)	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Taxes and Insurance		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replacement Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Expenses		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Operating Income		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt Service																	
Mandatory		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Percentage of Cash Flow		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Soft / Accrues		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Miscellaneous Debt (specify)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Debt Service		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DSCR - Mandatory	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
DSCR - Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cash Flow		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Cash Flow to Operating Reserve:		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net Cash Flow		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1.40X DSCR		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PV with a discount rate of 1.50%		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Loan Size - using an int. rate of 5.25%		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Reserve																	
Beginning Balance		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Earned	1%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Payment to (draw from) cash flow		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



Pro Forma (Residencial)

La siguiente pestaña es la pestaña de Pro Forma (Residencial).

- Esta hoja de cálculo contiene el presupuesto operativo que proporciona un desglose de los ingresos y gastos del Proyecto.
- Los ingresos por alquiler y el servicio de deuda se completarán automáticamente en función de la información proporcionada en las pestañas de Servicio de Deuda y RP.

INSTRUCTIONS		Annual % Increase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
RESDENTIAL INCOME																	
Tenant Rents	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Subsidized Rents	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gross Rents		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vacancy and Arrears	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net Residential Income		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ancillary Income (Specify)	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Subsidy Income (Specify)	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Effective Income		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ESTIMATE OF ANNUAL EXPENSE																	
Administration																	
Manager Payroll	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Management Fee	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accounting and Audit	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Advertising	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Office Supplies & Equipment	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other (Specify)	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Administration		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Maintenance and Operations																	
Janitor and Cleaning Payroll	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Janitor and Cleaning Supplies	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Exterminating	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Garbage and Trash Removal	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Security	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ground Expense	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maintenance and Repair Payroll	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maintenance and Repair Materials	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maintenance and Repair Contracts	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elevator	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Snow Removal	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Painting & Decorating	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other (Specify)	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total M&O		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utilities																	
Fuel Oil	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lighting/Electricity	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water and Sewer	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gas	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other (Specify)	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Utilities		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Taxes and Insurance																	
Real Estate Taxes	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Payroll Taxes	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Taxes (specify)	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Property and Liability Insurance	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fidelity Bond Insurance	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Insurance (specify)	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Taxes and Insurance		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replacement Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Expenses		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Operating Income		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt Service																	
Mandatory		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Percentage of Cash Flow		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Soft / Accrued		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Miscellaneous Debt (specify)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Debt Service		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DSCR - Mandatory	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
DSCR - Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cash Flow		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Cash Flow to Operating Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net Cash Flow		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1.40X DSCR		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PV with a discount rate of 1.50%		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Loan Size - using an int. rate of 5.25%		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Reserve																	
Beginning Balance		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Earned	1%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Payment to (draw from) cash flow		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



Pro Forma (Residential)

Enter the Annual % increase and complete Year 1 of the operating pro forma.

INSTRUCTIONS		Annual % Increase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
RESIDENTIAL INCOME																	
Tenant Rents	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Subsidized Rents	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gross Rents		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vacancy and Arrears	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net Residential Income		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ancillary Income (Specify)	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Subsidy Income (Specify)	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Effective Income		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ESTIMATE OF ANNUAL EXPENSE																	
Administration																	
Manager Payroll	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Management Fee	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accounting and Audit	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Advertising	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Office Supplies & Equipment	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other (Specify)	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Administration		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Maintenance and Operations																	
Janitor and Cleaning Payroll	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Janitor and Cleaning Supplies	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Exterminating	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Garbage and Trash Removal	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Security	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ground Expense	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maintenance and Repair Payroll	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maintenance and Repair Materials	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maintenance and Repair Contracts	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elevator	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Snow Removal	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Painting & Decorating	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other (Specify)	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total M&O		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
YEAR OF OPERATION:																	
Utilities																	
Fuel Oil	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lighting/Electricity	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water and Sewer	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gas	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other (Specify)	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Utilities		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Taxes and Insurance																	
Real Estate Taxes	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Payroll Taxes	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Taxes (specify)	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Property and Liability Insurance	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fidelity Bond Insurance	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Insurance (specify)	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Taxes and Insurance		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replacement Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Expenses		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Operating Income		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt Service																	
Mandatory		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Percentage of Cash Flow		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Soft / Accrues		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Miscellaneous Debt (specify)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Debt Service		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DSCR - Mandatory	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
DSCR - Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cash Flow		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Cash Flow to Operating Reserve:		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net Cash Flow		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1.40X DSCR		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PV with a discount rate of 1.50%		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Loan Size - using an int. rate of 5.25%		\$0															
Operating Reserve																	
Beginning Balance		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Earned	1%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Payment to (draw from) cash flow		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Pro Forma (Residencial)

Ingresa el aumento porcentual anual y completa el Año 1 del pro forma operativo.

INSTRUCTIONS	Annual % Increase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YEAR OF OPERATION:		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
RESIDENTIAL INCOME																
Tenant Rents	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Subsidized Rents	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gross Rents		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vacancy and Arrears	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net Residential Income		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ancillary Income (Specify)	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Subsidy Income (Specify)	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Effective Income		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ESTIMATE OF ANNUAL EXPENSE																
Administration																
Manager Payroll	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Management Fee	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accounting and Audit	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Advertising	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Office Supplies & Equipment	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other (Specify)	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Administration		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Maintenance and Operations																
Janitor and Cleaning Payroll	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Janitor and Cleaning Supplies	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Exterminating	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Garbage and Trash Removal	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Security	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ground Expense	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maintenance and Repair Payroll	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maintenance and Repair Materials	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maintenance and Repair Contracts	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elevator	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Snow Removal	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Painting & Decorating	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other (Specify)	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total M&O		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
YEAR OF OPERATION:																
Utilities		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Fuel Oil	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lighting/Electricity	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water and Sewer	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gas	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other (Specify)	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Utilities		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Taxes and Insurance																
Real Estate Taxes	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Payroll Taxes	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Taxes (specify)	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Property and Liability Insurance	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fidelity Bond Insurance	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Insurance (specify)	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Taxes and Insurance		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replacement Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Expenses		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Operating Income		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt Service																
Mandatory		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Percentage of Cash Flow		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Soft / Accrues		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Miscellaneous Debt (specify)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Debt Service		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DSCR - Mandatory	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
DSCR - Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cash Flow		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Cash Flow to Operating Reserve:		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net Cash Flow		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1.40X DSCR		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PV with a discount rate of 1.50%		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Loan Size - using an int. rate of 5.25%		\$0														
Operating Reserve																
Beginning Balance		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Earned	1%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Payment to (draw from) cash flow		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Pro Forma (Residential)

Years 2-15 will be auto populated upon completion of the previous information.

INSTRUCTIONS	Annual % Increase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
RESIDENTIAL INCOME																
Tenant Rents	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Subsidized Rents	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gross Rents		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vacancy and Arrears	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net Residential Income		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ancillary Income (Specify)	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Subsidy Income (Specify)	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Effective Income		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ESTIMATE OF ANNUAL EXPENSE																
Administration																
Manager Payroll	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Management Fee	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accounting and Audit	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Advertising	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Office Supplies & Equipment	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other (Specify)	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Administration		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Maintenance and Operations																
Janitor and Cleaning Payroll	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Janitor and Cleaning Supplies	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Exterminating	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Garbage and Trash Removal	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Security	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ground Expense	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maintenance and Repair Payroll	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maintenance and Repair Materials	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maintenance and Repair Contracts	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elevator	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Snow Removal	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Painting & Decorating	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other (Specify)	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total M&O		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
YEAR OF OPERATION:																
Utilities																
Fuel Oil	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lighting/Electricity	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water and Sewer	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gas	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other (Specify)	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Utilities		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Taxes and Insurance																
Real Estate Taxes	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Payroll Taxes	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Taxes (specify)	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Property and Liability Insurance	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fidelity Bond Insurance	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Insurance (specify)	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Taxes and Insurance		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replacement Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Expenses		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Operating Income		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt Service																
Mandatory		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Percentage of Cash Flow		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Soft / Accrues		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Miscellaneous Debt (specify)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Debt Service		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DSCR - Mandatory		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
DSCR - Total		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cash Flow																
Other Cash Flow to Operating Reserve:		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net Cash Flow		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1.40X DSCR		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PV with a discount rate of 1.50%		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Loan Size - using an int. rate of 5.25%		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Reserve																
Beginning Balance		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Earned	1%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Payment to (draw from) cash flow		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



Pro Forma (Residencial)

Los Años 2-15 se completarán automáticamente una vez que se haya proporcionado la información anterior.

INSTRUCTIONS	Annual % Increase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
RESIDENTIAL INCOME																
Tenant Rents	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Subsidized Rents	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gross Rents		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vacancy and Arrears	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net Residential Income		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ancillary Income (Specify)	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Subsidy Income (Specify)	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Effective Income		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ESTIMATE OF ANNUAL EXPENSE																
Administration																
Manager Payroll	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Management Fee	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accounting and Audit	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Advertising	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Office Supplies & Equipment	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other (Specify)	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Administration		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Maintenance and Operations																
Janitor and Cleaning Payroll	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Janitor and Cleaning Supplies	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Exterminating	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Garbage and Trash Removal	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Security	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ground Expense	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maintenance and Repair Payroll	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maintenance and Repair Materials	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maintenance and Repair Contracts	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elevator	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Snow Removal	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Painting & Decorating	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other (Specify)	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total M&O		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
YEAR OF OPERATION:																
Utilities																
Fuel Oil	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lighting/Electricity	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water and Sewer	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gas	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other (Specify)	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Utilities		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Taxes and Insurance																
Real Estate Taxes	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Payroll Taxes	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Taxes (specify)	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Property and Liability Insurance	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fidelity Bond Insurance	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Insurance (specify)	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Taxes and Insurance		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replacement Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Expenses		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Operating Income		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt Service																
Mandatory		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Percentage of Cash Flow		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Soft / Accrued		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Miscellaneous Debt (specify)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Debt Service		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DSCR - Mandatory		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
DSCR - Total		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cash Flow																
Other Cash Flow to Operating Reserve:		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net Cash Flow		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1.40X DSCR		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PV with a discount rate of 1.50%		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Loan Size - using an int. rate of 5.25%		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Reserve																
Beginning Balance		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Earned	1%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Payment to (draw from) cash flow		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



Pro Forma (Residential)

Please remember to specify ancillary income, subsidy income, and other expense line items, if applicable.

INSTRUCTIONS		Annual	YEAR OF OPERATION:														
		% Increase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
RESIDENTIAL INCOME																	
Tenant Rents	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Subsidized Rents	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gross Rents		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vacancy and Arrears	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net Residential Income		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ancillary Income (Specify)	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Subsidy Income (Specify)	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Effective Income		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ESTIMATE OF ANNUAL EXPENSE																	
Administration																	
Manager Payroll	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Management Fee	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accounting and Audit	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Advertising	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Office Supplies & Equipment	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other (Specify)	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Administration		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Maintenance and Operations																	
Janitor and Cleaning Payroll	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Janitor and Cleaning Supplies	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Exterminating	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Garbage and Trash Removal	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Security	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ground Expense	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maintenance and Repair Payroll	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maintenance and Repair Materials	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maintenance and Repair Contracts	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elevator	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Snow Removal	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Painting & Decorating	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other (Specify)	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total M&O		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
YEAR OF OPERATION:																	
Utilities																	
Fuel Oil	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lighting/Electricity	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water and Sewer	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gas	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other (Specify)	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Utilities		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Taxes and Insurance																	
Real Estate Taxes	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Payroll Taxes	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Taxes (specify)	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Property and Liability Insurance	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fidelity Bond Insurance	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Insurance (specify)	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Taxes and Insurance		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replacement Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Expenses		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Operating Income		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt Service																	
Mandatory		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Percentage of Cash Flow		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Soft / Accrued		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Miscellaneous Debt (specify)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Debt Service		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DSCR - Mandatory		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
DSCR - Total		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cash Flow		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Cash Flow to Operating Reserve:		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net Cash Flow		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1.40X DSCR		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PV with a discount rate of 1.50%		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Loan Size - using an int. rate of 5.25%		\$0															
Operating Reserve																	
Beginning Balance		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Earned	1%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Payment to (draw from) cash flow		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Pro Forma (Residencial)

Por favor, recuerda especificar los ingresos auxiliares, los ingresos de subsidios y otros ítems de gastos, si aplica.

INSTRUCTIONS		Annual % Increase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
RESIDENTIAL INCOME																	
Tenant Rents	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Subsidized Rents	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gross Rents		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vacancy and Arrears	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net Residential Income		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ancillary Income (Specify)	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Subsidy Income (Specify)	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Effective Income		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ESTIMATE OF ANNUAL EXPENSE																	
Administration																	
Manager Payroll	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Management Fee	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accounting and Audit	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Advertising	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Office Supplies & Equipment	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other (Specify)	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Administration		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Maintenance and Operations																	
Janitor and Cleaning Payroll	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Janitor and Cleaning Supplies	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Exterminating	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Garbage and Trash Removal	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Security	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ground Expense	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maintenance and Repair Payroll	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maintenance and Repair Materials	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maintenance and Repair Contracts	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elevator	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Snow Removal	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Painting & Decorating	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other (Specify)	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total M&O		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
YEAR OF OPERATION:																	
Utilities																	
Fuel Oil	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lighting/Electricity	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water and Sewer	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gas	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other (Specify)	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Utilities		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Taxes and Insurance																	
Real Estate Taxes	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Payroll Taxes	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Taxes (specify)	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Property and Liability Insurance	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fidelity Bond Insurance	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Insurance (specify)	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Taxes and Insurance		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replacement Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Expenses		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Operating Income		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt Service																	
Mandatory		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Percentage of Cash Flow		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Soft / Accrued		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Miscellaneous Debt (specify)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Debt Service		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DSCR - Mandatory		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
DSCR - Total		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cash Flow		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Cash Flow to Operating Reserve:		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net Cash Flow		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1.40X DSCR		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PV with a discount rate of 1.50%		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Loan Size - using an int. rate of 5.25%		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Reserve																	
Beginning Balance		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Earned	1%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Payment to (draw from) cash flow		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Pro Forma (Commercial)

For projects containing non-residential space such as management offices and meetings rooms, please provide a 15-year operating pro forma on the respective tabs.

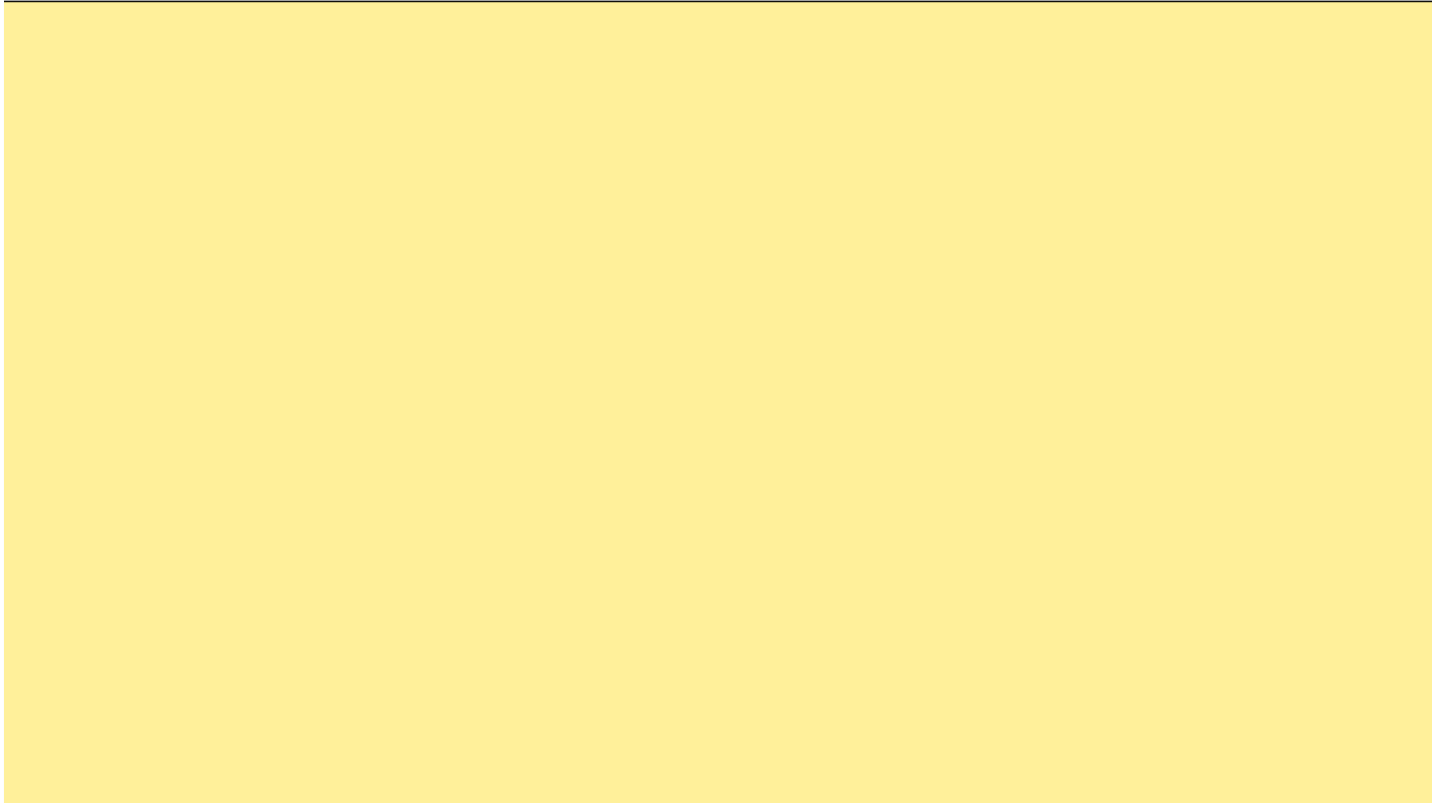
AHP/APP-108: Rental Project Workbook

15 Year Operating Pro Forma (Commercial)

INSTRUCTIONS

Project Name: _____

NOTE: The FHLBNY does not require the Project's commercial budget to be in a standard format. Please provide the commercial operating pro-forma below.



Pro Forma (Comercial)

Para proyectos que contengan espacios no residenciales como oficinas de administración y salas de reuniones, por favor proporciona un pro forma operativo de 15 años en las pestañas respectivas.

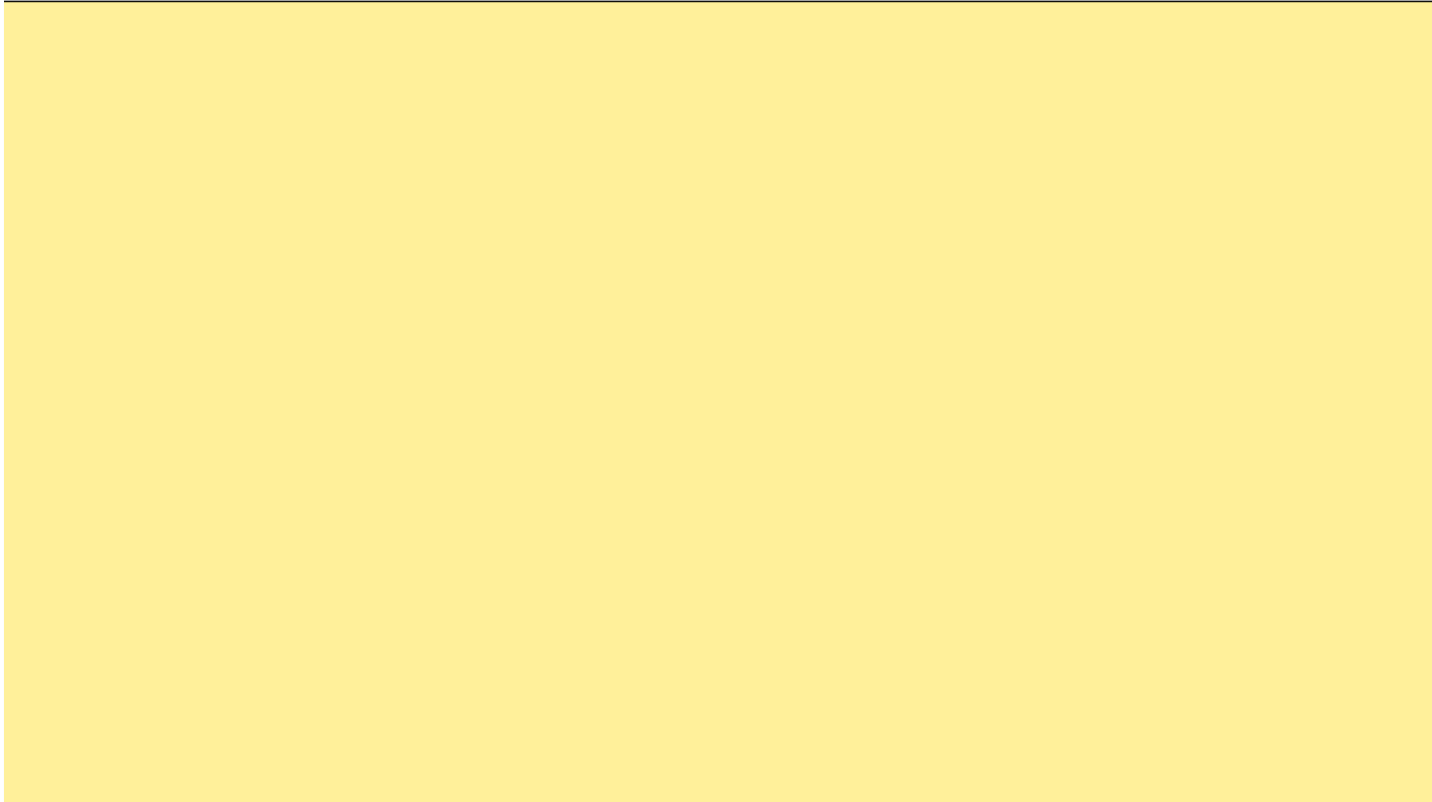
AHP/APP-108: Rental Project Workbook

15 Year Operating Pro Forma (Commercial)

INSTRUCTIONS

Project Name: _____

NOTE: The FHLBNY does not require the Project's commercial budget to be in a standard format. Please provide the commercial operating pro-forma below.



Pro Forma (Social)

For projects providing social services, please provide a 15-year operating pro forma on the respective tab.

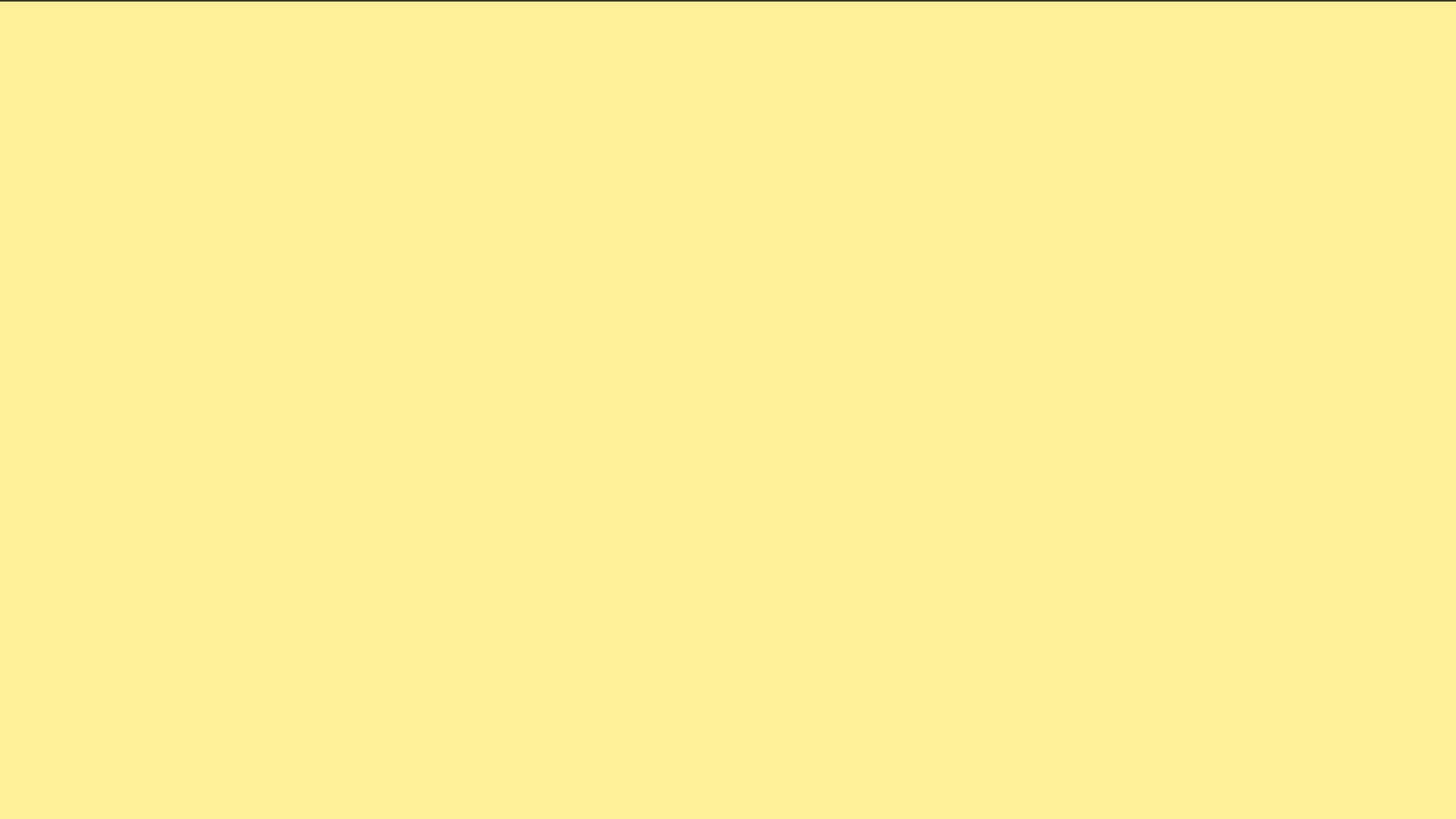
AHP/APP-108: Rental Project Workbook

15 Year Operating Pro Forma (Social)

INSTRUCTIONS

Project Name: _____

NOTE: The FHLBNY does not require the Project's social services budget to be in a standard format. Please provide the social services operating pro-forma below.



Pro Forma (Social)

Para proyectos que proporcionen servicios sociales, por favor proporciona un pro forma operativo de 15 años en la pestaña respectiva.

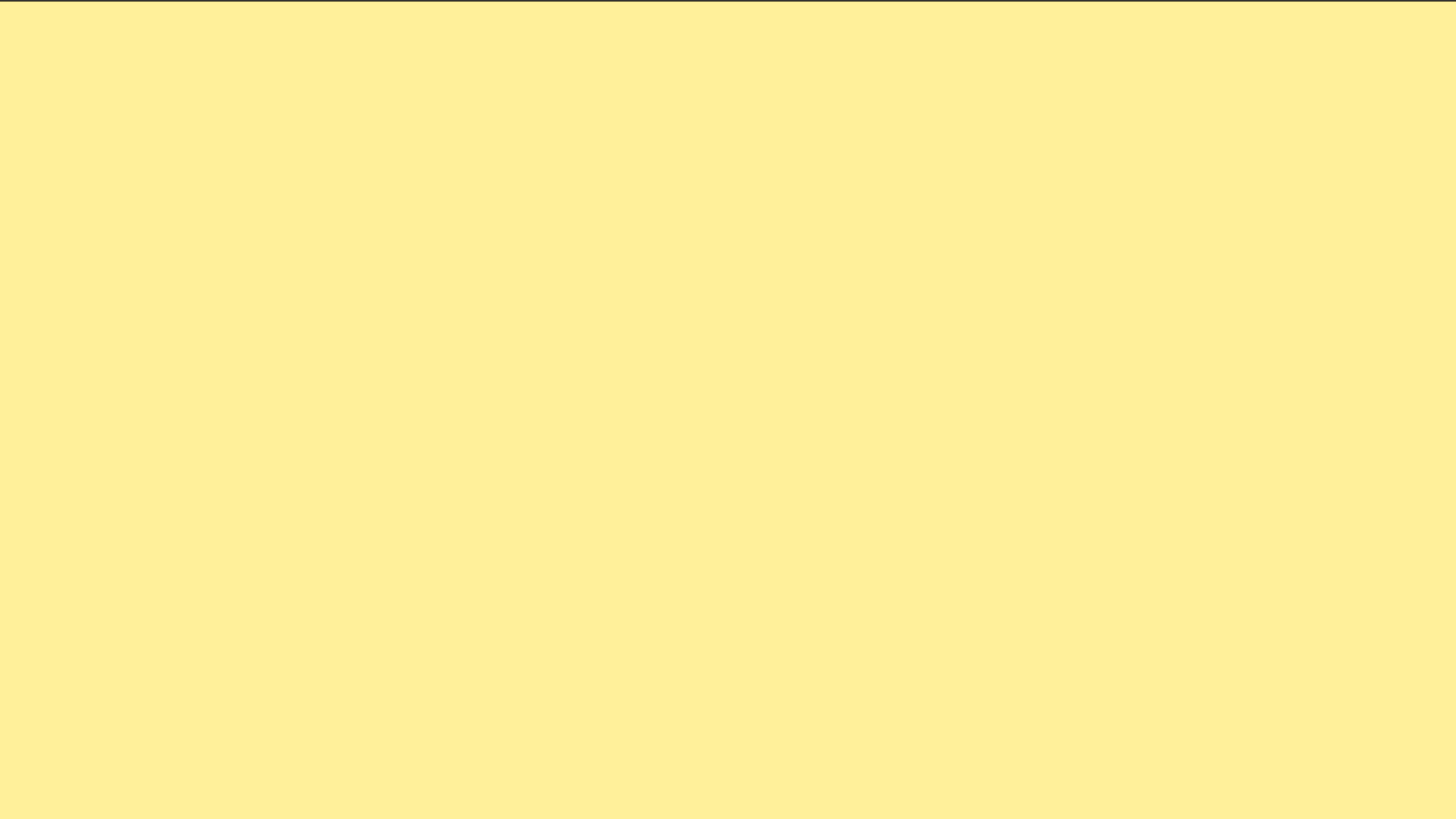
AHP/APP-108: Rental Project Workbook

15 Year Operating Pro Forma (Social)

INSTRUCTIONS

Project Name: _____

NOTE: The FHLBNY does not require the Project's social services budget to be in a standard format. Please provide the social services operating pro-forma below.



RESULTS

RESULTADOS

Results

This section compares the project information provided in the previous tabs against the FHLBNY feasibility guidelines.

AHP/APP-108: Rental Project Workbook

Financial Analysis Results

Project Name: _____

INSTRUCTIONS					
Contingency Analysis					
		<u>Result</u>	<u>Maximum</u>	<u>Minimum</u>	<u>OK?</u>
1	If the project is a rehabilitation project, is the hard cost contingency within the standard?	NA	15.00%	-	NA
2	If the project is a new construction project, is the hard cost contingency within the standard?	NA	10.00%	-	NA
3	Is the soft cost contingency within the standard?	NA	5.00%	-	NA
4	or is the rehabilitation project's combined soft and hard cost contingency both within the standard?	NA	15.00%	5.00%	NA
5	or is the new construction project's combined soft and hard cost contingency both within the standard?	NA	10.00%	5.00%	NA
Development Budget Analysis					
		<u>Result</u>	<u>Maximum</u>	<u>Minimum</u>	<u>OK?</u>
6	Is the developer's fee (including any additional fees for housing consultants) within the standard?	0.00%	15.00%	-	Yes
7	Is the Profit, Overhead & General Requirement cost within the standard?	0.00%	16.00%	9.00%	Explain
8	Is the "hard" project development cost within the Bank's limits?		\$0.00	\$0.00	
9	Are the "soft" project costs within the Bank's limits?	0.00%	17.00%	-	Yes
10	If the project's financing includes <i>State Low-income Housing Tax Credit Financing</i> , is the net equity received greater than or equal to the standard?	NA	-	\$0.62	NA
11	If the project's financing includes <i>Federal Low-income Housing Tax Credit Financing</i> , is the net equity received greater than or equal to the standard?	NA	-	\$0.85	NA
Operating Pro Forma Analysis					
		<u>Result</u>	<u>Maximum</u>	<u>Minimum</u>	<u>OK?</u>
12	Are the annual operating expenses within the standard?	\$0.00	\$8,000.00	\$3,000.00	Explain
13	Is the percentage change in net income within the standard?	0.00%	3.00%	1.00%	Explain
14	Is the percentage change in operating expenses within the standard?	0.00%	3.00%	1.00%	Explain
15	Does the project have a debt coverage ratio of 1.40 or less on <u>all debt</u> ?	NA	1.40	-	NA

Results

Resultados

Esta sección compara la información del proyecto proporcionada en las pestañas anteriores con las pautas de viabilidad de FHLBNY.

AHP/APP-108: Rental Project Workbook

Financial Analysis Results

Project Name: _____

INSTRUCTIONS					
Contingency Analysis					
		<u>Result</u>	<u>Maximum</u>	<u>Minimum</u>	<u>OK?</u>
1	If the project is a rehabilitation project, is the hard cost contingency within the standard?	NA	15.00%	-	NA
2	If the project is a new construction project, is the hard cost contingency within the standard?	NA	10.00%	-	NA
3	Is the soft cost contingency within the standard?	NA	5.00%	-	NA
4	or is the rehabilitation project's combined soft and hard cost contingency both within the standard?	NA	15.00%	5.00%	NA
5	or is the new construction project's combined soft and hard cost contingency both within the standard?	NA	10.00%	5.00%	NA
Development Budget Analysis					
		<u>Result</u>	<u>Maximum</u>	<u>Minimum</u>	<u>OK?</u>
6	Is the developer's fee (including any additional fees for housing consultants) within the standard?	0.00%	15.00%	-	Yes
7	Is the Profit, Overhead & General Requirement cost within the standard?	0.00%	16.00%	9.00%	Explain
8	Is the "hard" project development cost within the Bank's limits?		\$0.00	\$0.00	
9	Are the "soft" project costs within the Bank's limits?	0.00%	17.00%	-	Yes
10	If the project's financing includes <i>State Low-income Housing Tax Credit Financing</i> , is the net equity received greater than or equal to the standard?	NA	-	\$0.62	NA
11	If the project's financing includes <i>Federal Low-Income Housing Tax Credit Financing</i> , is the net equity received greater than or equal to the standard?	NA	-	\$0.85	NA
Operating Pro Forma Analysis					
		<u>Result</u>	<u>Maximum</u>	<u>Minimum</u>	<u>OK?</u>
12	Are the annual operating expenses within the standard?	\$0.00	\$8,000.00	\$3,000.00	Explain
13	Is the percentage change in net income within the standard?	0.00%	3.00%	1.00%	Explain
14	Is the percentage change in operating expenses within the standard?	0.00%	3.00%	1.00%	Explain
15	Does the project have a debt coverage ratio of 1.40 or less on <u>all debt</u> ?	NA	1.40	-	NA


... | Dev Budget | Supplement | Source of Funds | Debt Service | RP | Pro Forma (Res.) | Pro Forma (Comm.) | Pro Forma (Social) | **Results**

Results

- The “Result” column provides a summary of the project data provided in the previous tabs.
- If any results appear to be incorrect, revisit the corresponding worksheet and re-examine your data input.

AHP/APP-108: Rental Project Workbook

Financial Analysis Results

Project Name: 

INSTRUCTIONS					
Contingency Analysis					
		Result	Maximum	Minimum	OK?
1	If the project is a rehabilitation project, is the hard cost contingency within the standard?	NA	15.00%	-	NA
2	If the project is a new construction project, is the hard cost contingency within the standard?	NA	10.00%	-	NA
3	Is the soft cost contingency within the standard?	NA	5.00%	-	NA
4	or is the rehabilitation project's combined soft and hard cost contingency both within the standard?	NA	15.00%	5.00%	NA
5	or is the new construction project's combined soft and hard cost contingency both within the standard?	NA	10.00%	5.00%	NA
Development Budget Analysis					
		Result	Maximum	Minimum	OK?
6	Is the developer's fee (including any additional fees for housing consultants) within the standard?	0.00%	15.00%	-	Yes
7	Is the Profit, Overhead & General Requirement cost within the standard?	0.00%	16.00%	9.00%	Explain
8	Is the "hard" project development cost within the Bank's limits?		\$0.00	\$0.00	
9	Are the "soft" project costs within the Bank's limits?	0.00%	17.00%	-	Yes
10	If the project's financing includes <i>State Low-income Housing Tax Credit Financing</i> , is the net equity received greater than or equal to the standard?	NA	-	\$0.62	NA
11	If the project's financing includes <i>Federal Low-Income Housing Tax Credit Financing</i> , is the net equity received greater than or equal to the standard?	NA	-	\$0.85	NA
Operating Pro Forma Analysis					
		Result	Maximum	Minimum	OK?
12	Are the annual operating expenses within the standard?	\$0.00	\$8,000.00	\$3,000.00	Explain
13	Is the percentage change in net income within the standard?	0.00%	3.00%	1.00%	Explain
14	Is the percentage change in operating expenses within the standard?	0.00%	3.00%	1.00%	Explain
15	Does the project have a debt coverage ratio of 1.40 or less on <u>all debt</u> ?	NA	1.40	-	NA


... | Dev Budget | Supplement | Source of Funds | Debt Service | RP | Pro Forma (Res.) | Pro Forma (Comm.) | Pro Forma (Social) | **Results** | Financial Nar

Resultados

- La columna "Resultado" proporciona un resumen de los datos del proyecto proporcionados en las pestañas anteriores.
- Si algún resultado parece ser incorrecto, vuelve a visitar la hoja de cálculo correspondiente y examina nuevamente tus datos de entrada.

AHP/APP-108: Rental Project Workbook

Financial Analysis Results

Project Name: 

INSTRUCTIONS					
Contingency Analysis					
		Result	Maximum	Minimum	OK?
1	If the project is a rehabilitation project, is the hard cost contingency within the standard?	NA	15.00%	-	NA
2	If the project is a new construction project, is the hard cost contingency within the standard?	NA	10.00%	-	NA
3	Is the soft cost contingency within the standard?	NA	5.00%	-	NA
4	or is the rehabilitation project's combined soft and hard cost contingency both within the standard?	NA	15.00%	5.00%	NA
5	or is the new construction project's combined soft and hard cost contingency both within the standard?	NA	10.00%	5.00%	NA
Development Budget Analysis					
		Result	Maximum	Minimum	OK?
6	Is the developer's fee (including any additional fees for housing consultants) within the standard?	0.00%	15.00%	-	Yes
7	Is the Profit, Overhead & General Requirement cost within the standard?	0.00%	16.00%	9.00%	Explain
8	Is the "hard" project development cost within the Bank's limits?		\$0.00	\$0.00	
9	Are the "soft" project costs within the Bank's limits?	0.00%	17.00%	-	Yes
10	If the project's financing includes <i>State Low-income Housing Tax Credit Financing</i> , is the net equity received greater than or equal to the standard?	NA	-	\$0.62	NA
11	If the project's financing includes <i>Federal Low-Income Housing Tax Credit Financing</i> , is the net equity received greater than or equal to the standard?	NA	-	\$0.85	NA
Operating Pro Forma Analysis					
		Result	Maximum	Minimum	OK?
12	Are the annual operating expenses within the standard?	\$0.00	\$8,000.00	\$3,000.00	Explain
13	Is the percentage change in net income within the standard?	0.00%	3.00%	1.00%	Explain
14	Is the percentage change in operating expenses within the standard?	0.00%	3.00%	1.00%	Explain
15	Does the project have a debt coverage ratio of 1.40 or less on <u>all debt</u> ?	NA	1.40	-	NA

... | Dev Budget | Supplement | Source of Funds | Debt Service | RP | Pro Forma (Res.) | Pro Forma (Comm.) | Pro Forma (Social) | **Results** | Financial Nar

Results

The "Maximum" and "Minimum" columns contain the FHLB NY feasibility guidelines.

AHP/APP-108: Rental Project Workbook

Financial Analysis Results

Project Name: _____

INSTRUCTIONS

Contingency Analysis		Result	Maximum	Minimum	OK?
1	If the project is a rehabilitation project, is the hard cost contingency within the standard?	NA	15.00%	-	NA
2	If the project is a new construction project, is the hard cost contingency within the standard?	NA	10.00%	-	NA
3	Is the soft cost contingency within the standard?	NA	5.00%	-	NA
4	or is the rehabilitation project's combined soft and hard cost contingency both within the standard?	NA	15.00%	5.00%	NA
5	or is the new construction project's combined soft and hard cost contingency both within the standard?	NA	10.00%	5.00%	NA

Development Budget Analysis		Result	Maximum	Minimum	OK?
6	Is the developer's fee (including any additional fees for housing consultants) within the standard?	0.00%	15.00%	-	Yes
7	Is the Profit, Overhead & General Requirement cost within the standard?	0.00%	16.00%	9.00%	Explain
8	Is the "hard" project development cost within the Bank's limits?		\$0.00	\$0.00	
9	Are the "soft" project costs within the Bank's limits?	0.00%	17.00%	-	Yes
10	If the project's financing includes <i>State Low-income Housing Tax Credit Financing</i> , is the net equity received greater than or equal to the standard?	NA	-	\$0.62	NA
11	If the project's financing includes <i>Federal Low-Income Housing Tax Credit Financing</i> , is the net equity received greater than or equal to the standard?	NA	-	\$0.85	NA

Operating Pro Forma Analysis		Result	Maximum	Minimum	OK?
12	Are the annual operating expenses within the standard?	\$0.00	\$8,000.00	\$3,000.00	Explain
13	Is the percentage change in net income within the standard?	0.00%	3.00%	1.00%	Explain
14	Is the percentage change in operating expenses within the standard?	0.00%	3.00%	1.00%	Explain
15	Does the project have a debt coverage ratio of 1.40 or less on <u>all debt</u> ?	NA	1.40	-	NA

▶ ...
Dev Budget
Supplement
Source of Funds
Debt Service
RP
Pro Forma (Res.)
Pro Forma (Comm.)
Pro Forma (Social)
Results
Financial Nar


Resultados

Las columnas "Máximo" y "Mínimo" contienen las pautas de viabilidad de FHLB NY.

AHP/APP-108: Rental Project Workbook

Financial Analysis Results

Project Name: _____



INSTRUCTIONS		Result	Maximum	Minimum	OK?
Contingency Analysis					
1	If the project is a rehabilitation project, is the hard cost contingency within the standard?	NA	15.00%	-	NA
2	If the project is a new construction project, is the hard cost contingency within the standard?	NA	10.00%	-	NA
3	Is the soft cost contingency within the standard?	NA	5.00%	-	NA
4	or is the rehabilitation project's combined soft and hard cost contingency both within the standard?	NA	15.00%	5.00%	NA
5	or is the new construction project's combined soft and hard cost contingency both within the standard?	NA	10.00%	5.00%	NA
Development Budget Analysis					
6	Is the developer's fee (including any additional fees for housing consultants) within the standard?	0.00%	15.00%	-	Yes
7	Is the Profit, Overhead & General Requirement cost within the standard?	0.00%	16.00%	9.00%	Explain
8	Is the "hard" project development cost within the Bank's limits?		\$0.00	\$0.00	
9	Are the "soft" project costs within the Bank's limits?	0.00%	17.00%	-	Yes
10	If the project's financing includes <i>State Low-income Housing Tax Credit Financing</i> , is the net equity received greater than or equal to the standard?	NA	-	\$0.62	NA
11	If the project's financing includes <i>Federal Low-Income Housing Tax Credit Financing</i> , is the net equity received greater than or equal to the standard?	NA	-	\$0.85	NA
Operating Pro Forma Analysis					
12	Are the annual operating expenses within the standard?	\$0.00	\$8,000.00	\$3,000.00	Explain
13	Is the percentage change in net income within the standard?	0.00%	3.00%	1.00%	Explain
14	Is the percentage change in operating expenses within the standard?	0.00%	3.00%	1.00%	Explain
15	Does the project have a debt coverage ratio of 1.40 or less on <u>all debt</u> ?	NA	1.40	-	NA

... | Dev Budget | Supplement | Source of Funds | Debt Service | RP | Pro Forma (Res.) | Pro Forma (Comm.) | Pro Forma (Social) | **Results** | Financial Nar


Results

- The “OK?” column provides the variance between the provided project information and the FHLB NY feasibility guidelines.
- If the any of the results indicate “Explain,” then provide FHLB NY with the proper explanation and supporting documentation by uploading additional attachments to the Project Workbook section of the application in the AHP System.

AHP/APP-108: Rental Project Workbook

Financial Analysis Results

Project Name: _____



INSTRUCTIONS					
Contingency Analysis					
	Result	Maximum	Minimum	OK?	
1	If the project is a rehabilitation project, is the hard cost contingency within the standard?	NA	15.00%	-	NA
2	If the project is a new construction project, is the hard cost contingency within the standard?	NA	10.00%	-	NA
3	Is the soft cost contingency within the standard?	NA	5.00%	-	NA
4	or is the rehabilitation project's combined soft and hard cost contingency both within the standard?	NA	15.00%	5.00%	NA
5	or is the new construction project's combined soft and hard cost contingency both within the standard?	NA	10.00%	5.00%	NA
Development Budget Analysis					
	Result	Maximum	Minimum	OK?	
6	Is the developer's fee (including any additional fees for housing consultants) within the standard?	0.00%	15.00%	-	Yes
7	Is the Profit, Overhead & General Requirement cost within the standard?	0.00%	16.00%	9.00%	Explain
8	Is the "hard" project development cost within the Bank's limits?		\$0.00	\$0.00	
9	Are the "soft" project costs within the Bank's limits?	0.00%	17.00%	-	Yes
10	If the project's financing includes <i>State Low-income Housing Tax Credit Financing</i> , is the net equity received greater than or equal to the standard?	NA	-	\$0.62	NA
11	If the project's financing includes <i>Federal Low-Income Housing Tax Credit Financing</i> , is the net equity received greater than or equal to the standard?	NA	-	\$0.85	NA
Operating Pro Forma Analysis					
	Result	Maximum	Minimum	OK?	
12	Are the annual operating expenses within the standard?	\$0.00	\$8,000.00	\$3,000.00	Explain
13	Is the percentage change in net income within the standard?	0.00%	3.00%	1.00%	Explain
14	Is the percentage change in operating expenses within the standard?	0.00%	3.00%	1.00%	Explain
15	Does the project have a debt coverage ratio of 1.40 or less on <u>all debt</u> ?	NA	1.40	-	NA

... | Dev Budget | Supplement | Source of Funds | Debt Service | RP | Pro Forma (Res.) | Pro Forma (Comm.) | Pro Forma (Social) | **Results** | Financial Nar

Resultados

- La columna "¿OK?" proporciona la variación entre la información del proyecto proporcionada y las pautas de viabilidad de FHLB NY.
- Si alguno de los resultados indica "Explicar", entonces proporciona a FHLB NY la explicación adecuada y la documentación de respaldo cargando archivos adicionales en la sección de Libro de Trabajo del Proyecto de la aplicación en el Sistema AHP.

AHP/APP-108: Rental Project Workbook

Financial Analysis Results


Project Name: _____

INSTRUCTIONS

Contingency Analysis		Result	Maximum	Minimum	OK?
1	If the project is a rehabilitation project, is the hard cost contingency within the standard?	NA	15.00%	-	NA
2	If the project is a new construction project, is the hard cost contingency within the standard?	NA	10.00%	-	NA
3	Is the soft cost contingency within the standard?	NA	5.00%	-	NA
4	or is the rehabilitation project's combined soft and hard cost contingency both within the standard?	NA	15.00%	5.00%	NA
5	or is the new construction project's combined soft and hard cost contingency both within the standard?	NA	10.00%	5.00%	NA

Development Budget Analysis		Result	Maximum	Minimum	OK?
6	Is the developer's fee (including any additional fees for housing consultants) within the standard?	0.00%	15.00%	-	Yes
7	Is the Profit, Overhead & General Requirement cost within the standard?	0.00%	16.00%	9.00%	Explain
8	Is the "hard" project development cost within the Bank's limits?		\$0.00	\$0.00	
9	Are the "soft" project costs within the Bank's limits?	0.00%	17.00%	-	Yes
10	If the project's financing includes <i>State Low-income Housing Tax Credit Financing</i> , is the net equity received greater than or equal to the standard?	NA	-	\$0.62	NA
11	If the project's financing includes <i>Federal Low-Income Housing Tax Credit Financing</i> , is the net equity received greater than or equal to the standard?	NA	-	\$0.85	NA

Operating Pro Forma Analysis		Result	Maximum	Minimum	OK?
12	Are the annual operating expenses within the standard?	\$0.00	\$8,000.00	\$3,000.00	Explain
13	Is the percentage change in net income within the standard?	0.00%	3.00%	1.00%	Explain
14	Is the percentage change in operating expenses within the standard?	0.00%	3.00%	1.00%	Explain
15	Does the project have a debt coverage ratio of 1.40 or less on <u>all debt</u> ?	NA	1.40	-	NA



...
Dev Budget
Supplement
Source of Funds
Debt Service
RP
Pro Forma (Res.)
Pro Forma (Comm.)
Pro Forma (Social)
Results
Financial Nar



FINANCIAL NARRATIVE





"NARRATIVA FINANCIERA"



Financial Narrative

- This section contains a set of accompanying questions related to the project's financial structure and Rental Project Workbook.
- Applicants should provide answers in the text boxes of this section that reflect the information provided in previous tabs.
- Supporting documentation should be uploaded to the AHP System, Project Workbook section of the application.

The screenshot displays the FHLBNY AHP System interface. At the top left is the FHLBNY logo and the text "Federal Home Loan Bank NEW YORK". At the top right is the date "3/2024" and the application ID "ID: AHP/APP-108". A red box highlights the "FINANCIAL NARRATIVE" tab in the top navigation bar, with a red arrow pointing to it from the right. Below this is a grey instruction box with the following text: "Instructions: The following set of questions will reference the financial activity of the project. The answer that is provided should reflect the financial information that is in the RPW. Complete the following set of questions (1-17), if applicable. Any supporting documentation should be uploaded to the AHP System with the Rental Project Workbook. See Project Workbook tab of application for upload prompt." Below the instructions is a blue box containing question 1: "1.) Financial Feasibility Thresholds: Use the space below to provide an explanation for areas on the development or operating budgets that are outside of the FHLBNY's AHP Project Financial Feasibility Analysis Guidelines. Review the Results tab, any line item with an 'Explain' must be addressed in the fields below." Below the question is a blue box with the heading "Financial Feasibility Thresholds Documentation: Furnish the following documentation to support financial feasibility threshold outliers:" followed by three bullet points: "• Third-party evidence to support the explanation(s) given such as a letter or an email from another project funder or qualified third-party;" "• The executed funding source documents or commitment letters referencing the requirement(s) that line items be set at a level that exceed the guideline; or" "• A link to or a copy of relevant pages of a project funder's guidelines referencing the requirement(s) that line items be set at a level that exceeds the Bank's guidelines." Below this is a blue box with the heading "Feasibility Explanations: Contingency Analysis" followed by a large yellow text area. Below the text area is a table with two columns: "Name of Document" and "Page Number". There are two rows of yellow input fields for this table. Below the table is another blue box with the heading "Feasibility Explanations: Development Analysis" followed by a large yellow text area. At the bottom of the screenshot is a navigation bar with tabs: "Pro Forma (Comm.)", "Pro Forma (Social)", "Results", "Financial Narrative", and a partially visible "..." tab. The "Financial Narrative" tab is highlighted in green and has a red box around it with a red arrow pointing to it from the right.

Narrativa Financiera

- Esta sección contiene un conjunto de preguntas relacionadas con la estructura financiera del proyecto y el Libro de Trabajo del Proyecto de Alquiler.
- Los solicitantes deben proporcionar respuestas en los cuadros de texto de esta sección que reflejen la información proporcionada en las pestañas anteriores.
- La documentación de respaldo debe cargarse en el Sistema AHP, en la sección del Libro de Trabajo del Proyecto.

The screenshot displays the FHLBNY AHP system interface. At the top left is the FHLBNY logo. The top right shows the date 3/2024 and the application ID: AHP/APP-108. A red box highlights the 'FINANCIAL NARRATIVE' tab, with a red arrow pointing to it from the right. Below this is an 'Instructions' section with the following text: 'The following set of questions will reference the financial activity of the project. The answer that is provided should reflect the financial information that is in the RPW. Complete the following set of questions (1-17), if applicable. Any supporting documentation should be uploaded to the AHP System with the Rental Project Workbook. See Project Workbook tab of application for upload prompt.'

1.) **Financial Feasibility Thresholds:** Use the space below to provide an explanation for areas on the development or operating budgets that are outside of the FHLBNY's AHP Project Financial Feasibility Analysis Guidelines. Review the Results tab, any line item with an 'Explain' must be addressed in the fields below.

Financial Feasibility Thresholds Documentation: Furnish the following documentation to support financial feasibility threshold outliers:



- Third-party evidence to support the explanation(s) given such as a letter or an email from another project funder or qualified third-party;
- The executed funding source documents or commitment letters referencing the requirement(s) that line items be set at a level that exceed the guideline; or
- A link to or a copy of relevant pages of a project funder's guidelines referencing the requirement(s) that line items be set at a level that exceeds the Bank's guidelines.

Below the instructions are two sections for 'Feasibility Explanations: Contingency Analysis' and 'Feasibility Explanations: Development Analysis'. Each section contains a large yellow text area and a table with columns for 'Name of Document' and 'Page Number'. The 'Financial Narrative' tab is highlighted in the bottom navigation bar, with a red arrow pointing to it from the right.

Financial Narrative

The first set of questions are related to financial feasibility guideline outliers identified on the Results tab.

- Name of the supporting evidence and relevant page number(s) should be provided to assist with the financial feasibility review.
- For non-applicable questions, state “Not Applicable” in the narrative box.

FINANCIAL NARRATIVE	
Feasibility Explanations: Contingency Analysis	
<div style="background-color: yellow; height: 100px; display: flex; justify-content: space-around; align-items: center;"></div>	
Name of Document	Page Number
<input type="text"/>	<input type="text"/>
Name of Document	Page Number
<input type="text"/>	<input type="text"/>
Feasibility Explanations: Development Analysis	
<div style="background-color: yellow; height: 100px;"></div>	
Name of Document	Page Number
<input type="text"/>	<input type="text"/>
Name of Document	Page Number
<input type="text"/>	<input type="text"/>
Feasibility Explanations: Operating Analysis	

Narrativa Financiera

El primer conjunto de preguntas está relacionado con los valores atípicos de las pautas de viabilidad financiera identificados en la pestaña de Resultados.

- Se debe proporcionar el nombre de la evidencia de respaldo y el número de página(s) relevante(s) para ayudar con la revisión de la viabilidad financiera.
- Para preguntas no aplicables, indique "No aplica" en el cuadro de narrativa.

FINANCIAL NARRATIVE	
Feasibility Explanations: Contingency Analysis	
Name of Document	Page Number
<input type="text"/>	<input type="text"/>
Name of Document	Page Number
<input type="text"/>	<input type="text"/>
Feasibility Explanations: Development Analysis	
Name of Document	Page Number
<input type="text"/>	<input type="text"/>
Name of Document	Page Number
<input type="text"/>	<input type="text"/>
Feasibility Explanations: Operating Analysis	

Financial Narrative

The next set of questions are based on the information provided on the Development Budget tab and Pro Forma (Res.) tab.

- If the data appears to be inaccurate, revisit the corresponding tabs and re-examine your data input.

2.) **Reserves:**

1.) If the development budget includes Capitalized Reserves

Capitalized Operating Reserve	\$	-
Capitalized Replacement Reserve	\$	-

2.) If the operating budget includes Annual Contributions to Reserves:

Annual Operating Reserve	\$	-
Annual Replacement Reserve	\$	-

Please reference any relevant document filed with the application and used to establish this narrative. (500 Characters Maximum)

Please provide:

- An explanation, from the other project funder who is requiring the reserve, elaborating on how the amounts for these line items were determined; or
- The executed funding source documents or commitment letters referencing the requirement(s) that the reserve line items be set at the levels as indicated in the project's development budget and/or operating budget.

Name of Document	Page Number

3.) **Working Capital and/or Escrows:**

1.) If the development budget includes Working Capital and/or Escrows

Initial Operating Deficit	\$	-
Supplemental Mgmt. Fee & Marketing	\$	-
Purch. Of Maintenance & Other Equip.	\$	-
Other Working Capital	\$	-

Please reference any relevant document filed with the application and used to establish this narrative. (500 Characters Maximum)

Narrativa Financiera

El siguiente conjunto de preguntas se basa en la información proporcionada en la pestaña del Presupuesto de Desarrollo y la pestaña del Pro Forma (Res.).

- Si los datos parecen ser inexactos, vuelve a visitar las pestañas correspondientes y examina nuevamente tus datos de entrada.

2.) **Reserves:**

1.) If the development budget includes Capitalized Reserves

Capitalized Operating Reserve	\$	-
Capitalized Replacement Reserve	\$	-

2.) If the operating budget includes Annual Contributions to Reserves:

Annual Operating Reserve	\$	-
Annual Replacement Reserve	\$	-

Please reference any relevant document filed with the application and used to establish this narrative. (500 Characters Maximum)

Please provide:

- An explanation, from the other project funder who is requiring the reserve, elaborating on how the amounts for these line items were determined; or
- The executed funding source documents or commitment letters referencing the requirement(s) that the reserve line items be set at the levels as indicated in the project's development budget and/or operating budget.

Name of Document	Page Number

3.) **Working Capital and/or Escrows:**

1.) If the development budget includes **Working Capital and/or Escrows**

Initial Operating Deficit	\$	-
Supplemental Mgmt. Fee & Marketing	\$	-
Purch. Of Maintenance & Other Equip.	\$	-
Other Working Capital	\$	-

Please reference any relevant document filed with the application and used to establish this narrative. (500 Characters Maximum)



DOCUMENTATION





DOCUMENTACIÓN



Always Focus on Documentation

Important reminders regarding scoring:

- Analysts evaluate a project against the requested score in its application; they can take points away from, but not add to this pre-score
- Looked at another way, all applications begin the scoring phase with zero *proven* points

All application documentation must be submitted via the AHP system.

Key details regarding the project's municipality, funding sources and other pertinent factors must be included.

FHLB NY cannot accept additional documentation to support the application's score after the deadline.

Siempre enfóquese en la documentación.

Recordatorios importantes sobre la puntuación:

- *Los analistas evalúan un proyecto según la puntuación solicitada en su solicitud; pueden restar puntos, pero no agregar a esta pre-puntuación.*
- *Mirado de otra manera, todas las solicitudes comienzan la fase de puntuación con cero puntos probados.*

Toda la documentación de la solicitud debe ser enviada a través del sistema AHP. Detalles clave sobre el municipio del proyecto, fuentes de financiamiento y otros factores pertinentes deben incluirse.

FHLBNY no puede aceptar documentación adicional para respaldar la puntuación de la solicitud después de la fecha límite.



Advancing Housing and Community Growth

Questions?

Email us at

AHP@fhlbny.com

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Federal Home Loan Bank
NEW YORK

Avanzando en la Vivienda y el Crecimiento Comunitario

¿Preguntas?

Envíenos un correo electrónico a
AHP@fhlbny.com

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