

**ESSEX COUNTY HOME Rental Production Application & Proforma
RENTAL COMPLIANCE CHECKS**

Project: 0 Project Number: 0

Underwriting Standards

| | Minimum | Applicant's # | If outside limits, briefly explain. |
|--|---------|---------------|-------------------------------------|
| Vacancy Rate Year 1-4 | 7.0% | 7.0% | |
| Vacancy Rate Year 5-15 | 7.0% | 7.0% | |
| Rent Inflation Rate Years 1-3 | 2.0% | 3.0% | |
| Rent Inflation Rate Years 4+ | 2.0% | 3.0% | |
| Operating Cost Inflation Rates | | | |
| Administrative | 3.0% | 3.0% | |
| Operating/Maintenance | 3.0% | 3.0% | |
| Utilities | 3.0% | 3.0% | |
| Taxes/Insurance | 3.0% | 3.0% | |
| Replacement Reserve - Rehab | \$325 | #DIV/0! | |
| Replacement Reserve - New Construction | \$275 | #DIV/0! | |
| Annual Operating Costs Per Unit | \$3,000 | #DIV/0! | |
| Debt Coverage Ratio Year 1 | 1.25 | #DIV/0! | |
| Lowest Allowed DCR | 1.00 | #DIV/0! | |

Household Income Limits:

PJ: **Essex County**

| Targeted Income | Household Size | | | | | |
|------------------------------|----------------|----------|----------|----------|----------|----------|
| | 1 | 2 | 3 | 4 | 5 | 6 |
| 30% AMI | \$19,800 | \$22,600 | \$25,450 | \$28,250 | \$30,550 | \$32,800 |
| 50% AMI | \$33,000 | \$37,700 | \$42,400 | \$47,100 | \$50,900 | \$54,650 |
| (HOME Rental/Target) 60% AMI | \$39,600 | \$45,240 | \$50,880 | \$56,520 | \$61,080 | \$65,580 |
| (HOME Limit) 80% AMI | \$47,600 | \$54,400 | \$61,200 | \$68,000 | \$73,450 | \$78,900 |

Last Updated By HUD: 6/14/17

HOME Gross Rent Limits

| | Low-HOME | High-HOME | FMR |
|------------|----------|-----------|---------|
| 0 Bedrooms | \$825 | \$1,007 | \$1,007 |
| 1 Bedroom | \$883 | \$1,063 | \$1,063 |
| 2 Bedrooms | \$1,060 | \$1,288 | \$1,288 |
| 3 Bedrooms | \$1,225 | \$1,655 | \$1,655 |
| 4 Bedrooms | \$1,366 | \$1,886 | \$1,886 |

Last Updated: 6/15/17

Development Costs Standards

| | Minimum Required | Maximum Allowed | Notes | Project #s | Within Limits? |
|---------------------------------|------------------|-----------------|------------------------------|------------|----------------|
| Construction Contingency | | | | | |
| New Construction | 5.0% | 7.5% | of TDC - recommendation only | - | FALSE |
| Rehab | 7.5% | 10.0% | of TDC - recommendation only | - | FALSE |
| Developer Fee | | | | | |
| New Construction | na | 12.0% | of TDC excluding acquisition | - | No |
| Rehab | na | 15.0% | of TDC excluding acquisition | - | No |
| Contractor's Fees | | | | | |
| Profit | na | 8.0% | of TDC | #DIV/0! | #DIV/0! |
| Overhead | na | 2.0% | of TDC | #DIV/0! | #DIV/0! |
| General Conditions | na | 6.0% | of TDC | #DIV/0! | #DIV/0! |

TDC = Total Development Costs

HOME Cost Allocation

| | | |
|--|---------|--|
| Total HOME Funds Requested | \$0 | (Dev. Subsidy + Any Construction Loan) |
| HOME Subsidy as % of Total Development Costs | #DIV/0! | |
| Total Units | 0 | |

Required HOME Units

HOME Requirement

of Units applicant has agreed to:

| | | |
|------------------------------|---------|---------|
| # of HOME-Assisted Units | #DIV/0! | |
| # of Low HOME Units Required | 0 | |
| HOME Subsidy Per Unit | #DIV/0! | #DIV/0! |

Minimum HOME Affordability Period

#DIV/0!

Breakdown of HOME Units Required by Bedroom Type:

Required HOME Units

| Bedrooms | # of Units | HOME as % TDC | (Estimated) |
|--------------|------------|-----------------------|----------------|
| 0 Bedroom | 0 | #DIV/0! | #DIV/0! |
| 1 Bedroom | 0 | #DIV/0! | #DIV/0! |
| 2 Bedroom | 0 | #DIV/0! | #DIV/0! |
| 3 Bedroom | 0 | #DIV/0! | #DIV/0! |
| 4 Bedroom | 0 | #DIV/0! | #DIV/0! |
| Total | 0 | Rounded Total: | #DIV/0! |

Actual Breakdown of HOME Unit (Must match or exceed requirements listed above.)

| Bedroom Type | # High HOME Units | # Low HOME Units | Total |
|--------------|-------------------|------------------|-------|
| 0 Bedroom | | | 0 |
| 1 Bedroom | | | 0 |
| 2 Bedroom | | | 0 |
| 3 Bedroom | | | 0 |

| | | | |
|--------------|----------|----------|----------|
| 4 Bedroom | | | 0 |
| Total | 0 | 0 | 0 |

HOME Subsidy Limits:

| Bedroom Type | # Units | HOME Section 234 Elevate Subsidy Limit | Gross Maximum Subsidy |
|--------------|---------|---|--------------------------|
| 0 Bedroom | 0 | \$141,089 | \$0 |
| 1 Bedroom | 0 | \$161,738 | \$0 |
| 2 Bedroom | 0 | \$196,673 | \$0 |
| 3 Bedroom | 0 | \$254,431 | \$0 |
| 4 Bedroom | 0 | \$279,286 | \$0 |

Subsidy Limits Last
Updated:

06.14.17

Maximum HOME Subsidy Allowed **\$0**
HOME Funds Requested **\$0**
Within Limits? **Yes**