

**REPLACEMENT COST – BY FORMULA
PROPOSED CONSTRUCTION
(WITH BSPRA) / (WITHOUT BSPRA)**

Consultant Fee (If Lump Sum)(NP Projects Only)	\$	
Supplemental Management Fund		
Warranted Price of Land		
Major Movable Equipment (Section 232 Projects Only)		
TOTAL KNOWN ON WHICH BSPRA MAY NOT BE ALLOWED	\$	= A

Total For All Improvements	\$	
Taxes		
Insurance		
Title and Recording Legal Organization		
Cost Certification. Audit Fee		
TOTAL KNOWN ON WHICH BSPRA MAY BE ALLOWED	=\$	=B

Interest Rate ÷ 2 x Construction Period (Years)		
Mortgage Insurance Premium		
Examination Fee		
Inspection Fee		
Financing Fee		
AMPO (NP Projects Only)		
FNMA/GNMA Fee		
Consultant Fee (If An Unknown)(NP Projects Only)		
Subtotal _____ X _____ Loan Ratio	=	
Marketing Expense (Cooperative or Condominium Projects Only)		
TOTAL UNKNOWNNS		=C

WITH BSPRA:
 $\frac{A + 1.1B}{1.0 - 1.1C} = \$ \text{_____} \text{ Total Project Cost} = X$

WITHOUT BSPRA:
 $\frac{A + B}{1.0 - C} = \$ \text{_____} \text{ Total Project Cost} = X$

$X = \$ \text{_____} \text{ X } \text{_____} \text{ Loan Ratio} = \$ \text{_____} \text{ Maximum Mortgage}$

Complete Part G of Form 2264 using the above determined “maximum mortgage” rounded to the next lower \$100 multiple. The resulting “Total Estimated Replacement Cost of Project” should correspond approximately to the total project cost found by the formula.

**REPLACEMENT COST – BY FORMULA
 PROPOSED CONSTRUCTION
 (WITH GROUND LEASE)
 (WITH BSPRA) / (WITHOUT BSPRA)**

FORMAT FOR LOCAL
 REPRODUCTION. DO NOT
 REQUISITION.

Consultant Fee (If Lump Sum)(NP Projects Only)	\$	
Supplemental Management Fund		
Warranted Price of Land		
Ground Rent During Construction		
Major Movable Equipment (Section 232 Projects Only)		
TOTAL KNOWN ON WHICH BSPRA MAY NOT BE ALLOWED	\$	= A

Total For All Improvements	\$	
Taxes		
Insurance		
Title and Recording		
Legal		
Organization		
Cost Certification. Audit Fee		
TOTAL KNOWN ON WHICH BSPRA MAY BE ALLOWED	=\$	=B

Interest Rate ÷ 2 x Construction Period (Years)		
Mortgage Insurance Premium		
Examination Fee		
Inspection Fee		
Financing Fee		
AMPO (NP Projects Only)		
FNMA/GNMA Fee		
Consultant Fee (If An Unknown)(NP Projects Only)		
Subtotal _____ X _____ Loan Ratio	=	
Marketing Expense (Cooperative or Condominium Projects Only)		
TOTAL UNKNOWN		=C

VALUE OF LEASED FEE (from Section K, Form 2264)		
		=L

WITH BSPRA:

$$\frac{A + 1.1B - 1.1CL}{1.0 - 1.1C} = \$ \text{_____} \text{ Total Project Cost} = X$$

WITHOUT BSPRA:

$$\frac{A + B - CL}{1.0 - C} = \$ \text{_____} \text{ Total Project Cost} = X$$

$$X - L \times \text{_____} \text{ Loan Ratio} = \$ \text{_____} \text{ Maximum Mortgage}$$

Complete Part G of Form 2264 using the above determined "maximum mortgage" rounded to the next lower \$100 multiple. The resulting "Total Estimated Replacement Cost of Project" should correspond approximately to the total project cost found by the formula.

**REPLACEMENT COST – BY FORMULA
REHAB PROJECTS
(WITH BSPRA) / (WITHOUT BSPRA)**

Consultant Fee (If Lump Sum)	\$	
Supplemental Management Fund		
Off-Site Costs (If Any)		
“As Is” Value		
Contingency Reserve		
Relocation Cost (If Any)		
TOTAL KNOWN ON WHICH BSPRA MAY NOT BE ALLOWED	\$	= A

Total For All Improvements	\$	
Interest on ½ of either the “As Is” Value or Existing Indebtedness		
Taxes		
Insurance		
Inspection Fee (on “TOT. for all Imprmts.”)		
Title and Recording		
Legal		
Organization		
Cost Certification. Audit Fee		
TOTAL KNOWN ON WHICH BSPRA MAY BE ALLOWED	\$	=B

Interest Rate ÷ 2 x Construction Period (Years)		
Mortgage Insurance Premium		
Examination Fee		
Financing Fee		
AMPO (Non-Profit Rental Projects Only)		
FNMA/GNMA Fee		
Consultant Fee (When dollar amount is unknown)		
Subtotal _____ X _____ Loan Ratio	=	
Marketing Expense (Cooperative or Condominium Projects Only)		
TOTAL UNKNOWN		=C

WITH BSPRA:

$$\frac{A + 1.1005B}{1.0 - 1.1005C} = \$ \text{_____} \text{ Total Project Cost} = X$$

$$\frac{X - A}{1.1} = \$ \text{_____} \text{ BSPRA}$$

WITHOUT BSPRA:

$$\frac{A + B}{1.0 - C} = \$ \text{_____} \text{ Total Project Cost} = X$$

$X = \$ \text{_____} \text{ X } \text{_____} \text{ Loan Ratio} = \$ \text{_____} \text{ Maximum Mortgage}$

Recalculate the interest based on ½ of the sum of the mortgage and either “As Is” Value or existing indebtedness. Enter the result on line titled “Int. ____ Mos. @ ____%, Part G of Form 2264.

For Projects with BSPRA only, recalculate the inspection fee based on “Tot. For All Imprmts.” plus BSPRA rounded to the next higher \$100 multiple. Enter the result on line titled “FHA Inspec. Fee,”

Complete Part G of Form 2264 using the above determined “maximum mortgage” amount rounded to the next lower \$100 multiple. The resulting “Total Estimated Replacement Cost of Project” should correspond approximately to the total project cost found by the formula.

**RESIDUAL "AS IS" VALUE – BY FORMULA
REHABILITATION PROJECTS
(PROPERTY OWNED)
(WITH BSPRA) / (WITHOUT BSPRA)**

Maximum Supportable Cost	=\$	=X
Consultant Fee (Non-Profit Only)	\$	
Supplemental Management Fund		
Off-Site Costs (If Any)		
Contingency Reserve		
Marketing Expense (Cooperative or Condominium Projects Only)		
Relocation Costs (If Any)		
TOTAL KNOWN ON WHICH BSPRA MAY NOT BE ALLOWED	\$	= A

Total For All Improvements		
Interest on ½ (Mortgage + Existing Indebtedness)		
Taxes		
Insurance		
Mortgage Insurance Premium		
Examination Fee		
Inspection Fee (On "TOT. For All Imprmts.")		
Financing Fee		
AMPO (Non-Profit Rental Projects Only)		
FNMA/GNMA Fee		
Title and Recording		
Legal		
Organization		
Cost Certification. Audit Fee		
TOTAL KNOWN ON WHICH BSPRA MAY BE ALLOWED	=\$	=B

WITH BSPRA:

$$X - A - 1.10055B = \text{_____} - \$ \text{_____} \text{ "As Is" Value} = V$$

$$\frac{X - A - V}{11} = \frac{\text{_____}}{11} = \$ \text{_____} \text{ BSPRA}$$

Recalculate the inspection fee based on "Tot. For All Imprmts." Plus BSPRA rounded to the next higher \$100 multiple. Enter the result on line titled "FHA Inspec. Fee", Part G of Form 2264.

WITHOUT BSPRA:

$$X - A - B = \text{_____} = \$ \text{_____} \text{ "As Is" Value} = V$$

Complete Part G of Form 2264 using the "As Is" Value as found by the formula. The resulting "Total Estimated Replacement Cost of Project" should correspond approximately to "X."

**RESIDUAL "AS IS" VALUE – BY FORMULA
REHABILITATION PROJECTS
(PROPERTY TO BE ACQUIRED)
(WITH BSPRA) / (WITHOUT BSPRA)**

Maximum Supportable Cost	=\$	
Consultant Fee (Non-Profit Only)	\$	
Supplemental Management Fund		
Off-Site Costs (If Any)		
Contingency Reserve		
Marketing Expense (Cooperative or Condominium Projects Only)		
Relocation Costs (If Any)		
TOTAL KNOWN ON WHICH BSPRA MAY NOT BE ALLOWED	\$	= A

Total For All Improvements		
Interest on 1/2 Mortgage		
Taxes		
Insurance		
Mortgage Insurance Premium		
Examination Fee		
Inspection Fee (On "TOT. For All Imprmts.")		
Financing Fee		
AMPO (Non-Profit Rental Projects Only)		
FNMA/GNMA Fee		
Title and Recording		
Legal		
Organization		
Cost Certification. Audit Fee		
TOTAL KNOWN ON WHICH BSPRA MAY BE ALLOWED	\$	=B

Interest Rate ÷ 2 X Construction Period (years) =C

WITH BSPRA:

$$\frac{X - A - 1.10055B}{1.0 + 1.10055C} = \text{_____} = \$ \text{_____} = \text{"As Is" Value} = V$$

$$\frac{X - A - V}{11} = \text{_____} = \$ \text{_____} \text{BSPRA}$$

Recalculate the interest based on 1/2 of the sum of the mortgage and the "As Is" value. Enter the result on line titled, "Int. _____ Mo. @ _____%" in Part G of Form 2264.

Recalculate the inspection fee based on "Tot. For All Imprmts." Plus BSPRA rounded to the next higher \$100 multiple. Enter the result on line titled "FHA Inspec. Fee", Part G of Form 2264.

WITHOUT BSPRA:

$$\frac{X - A - B}{1.0 + C} = \text{_____} = \$ \text{_____} \text{"As Is" Value} = V$$

Recalculate the interest based on 1/2 the sum of the mortgage and the "As Is" Value. Enter the result on line titled, "Int. _____ Mo. @ _____%" in Part G of Form 2264.

Complete Part G of Form 2264 using the "As Is" Value as found by the formula. The resulting "Total Estimated Replacement Cost of Project" should correspond approximately to "X."

**MAXIMUM MORTGAGE BY FORMULA – REHAB PROJECTS
PROPERTY OWNED
WHEN EXISTING INDEBTEDNESS CONTROLS
(WITH BSPRA) / (WITHOUT BSPRA)**

Existing Indebtedness	\$	
Consultant Fee (If Lump Sum) (NP Projects Only)		
Supplemental Management Fund		
Contingency Reserve		
Off-Site Costs (if any)		
Relocation Costs (If Any)		
TOTAL KNOWN ON WHICH BSPRA MAY NOT BE ALLOWED	= \$	= A

Total For All Improvements		
Interest on 1/2 Existing Indebtedness		
Taxes		
Insurance		
Inspection Fee (On "TOT. For All Imprmts.")		
Title and Recording		
Legal		
Financing Fee		
Organization		
Cost Certification. Audit Fee		
TOTAL KNOWN ON WHICH BSPRA MAY BE ALLOWED	= \$	= B

Interest Rate ÷ 2 X Construction Period (years)		
Mortgage Insurance Premium		
Examination Fee		
Financing Fee		
AMPO (Non-Profit Only)		
FNMA/GNMA Fee		
Consultant Fee (When dollar amount is unknown) (Non-Profit Only)		
TOTAL UNKNOWN	= \$	= C

WITH BSPRA:

$$\frac{A + 1.10055B}{1.0 - 1.10055B} = \$ \text{_____} \text{ Maximum Mortgage} = Y$$

$$\frac{Y - A}{11} = \$ \text{_____} \text{ BSPRA}$$

WITHOUT BSPRA:

$$\frac{A + B}{1.0 - C} = \$ \text{_____} \text{ Maximum Mortgage} = Y$$

Recalculate the interest based on 1/2 of the sum of the mortgage and existing indebtedness. Enter the result on line titled, "Int. _____ Mo. @ _____%" in Part G of Form 2264.

For projects with BSPRA only, recalculate the inspection fee based on "Tot. For All Imprmts." Plus BSPRA rounded to the next higher \$100 multiple. Enter the result on line titled "FHA Inspec. Fee" in Part G of Form 2264.

Complete Part G of Form 2264 using the mortgage "Y" rounded to the next lower \$100 multiple. The sum of "Total Est. Development Cost" and the existing indebtedness should correspond approximately to the "maximum mortgage" found by the formula.

**RESIDUAL REHAB CONSTRUCTION COST – BY FORMULA
REHABILITATION PROJECTS
(WITH BSPRA) / (WITHOUT BSPRA)**

Maximum Supportable Cost	= \$ _____	= X _____
Consultant Fee (Non-Profit Only)	\$ _____	
Supplemental Management Fund	_____	
Off-Site Costs (if any)	_____	
“As-Is” Value	_____	
Contingency Reserve	_____	
Marketing Expense (Cooperative or Condominium Projects Only)	_____	
Relocation Costs (If Any)	_____	
TOTAL KNOWN ON WHICH BSPRA MAY NOT BE ALLOWED		= A _____

Interest on ½ (Mortgage + either the “as Is” Value or Existing Indebtedness)	\$ _____	
Taxes	_____	
Insurance	_____	
Mortgage Insurance Premium	_____	
Examination Fee	_____	
Financing Fee	_____	
AMPO (Non-Profit Rental Projects Only)	_____	
FNMA/GNMA Fee	_____	
Title and Recording	_____	
Legal	_____	
Organization	_____	
Cost Certification. Audit Fee	_____	
TOTAL KNOWN ON WHICH BSPRA MAY BE ALLOWED	= \$ _____	= B _____

WITH BSPRA:

$$\frac{X - A - 1.10055B}{1.106053} = \frac{\quad}{1.106053} = \$ \quad \text{Rehab Cost} = R$$

$$\frac{X - A}{11} = \frac{\quad}{11} = \$ \quad \text{BSPRA}$$

Calculate the inspection fee based on the residual rehab cost “R” plus BSPRA rounded to the next higher \$100 multiple. Enter the result on line titled, “FHA Inspec. Fee” in Part G of Form 2264.

WITHOUT BSPRA:

$$\frac{X - A - B}{1.005} = \frac{\quad}{1.005} = \$ \quad \text{Rehab Cost} = R$$

Calculate the inspection fee based on the residual rehab cost “R” plus BSPRA rounded to the next higher \$100 multiple. Enter the result on line titled, “FHA Inspec. Fee” in Part G of Form 2264.

Complete Part G of Form 2264 using the Residual Rehab Cost “R” for the entry on line titled, “Tot. For All Imprmts.” The resulting Total Estimated Replacement Cost of Project should correspond approximately to “X”.