

Allocation of Mortgages Receipts and Disbursements Schedule A

U.S. Department of Housing and Urban Development
Office of Housing
Federal Housing Commissioner

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1. Mortgage (Name and Address)
2. Project (Name and Location)
3. Project Number
4. Date Mortgage Accounted Central of Project
5. Date Mortgage Delivered Central of Project

Date Received or Paid or (0)	Total Amount Received or Paid or (0)	Disbursements					Reserve for Repurchases (0 or)	Other Receipts other than of Debit, Major Payments on Disbursements, (0 or)	Other (0 or)
		Disbursements	Mortgage Insurance Premiums (0 or)	Good Funds Taxes, etc. (0 or)	Mortgage Insurance (0 or)	Other (0 or)			

Total (0 or)

Send original and 3 copies to the U.S. Department of Housing and Urban Development, Office of Mortgage Insurance Accounting and Servicing, Attn: Mortgage Accounting and Servicing Division, 14 MM Washington, D.C. 20410-8000

Mortgage/Service should retain 1 copy
Project Officers Also Obsolete

Form HUD-5744-A (2081)
of Handbook 4110 2

Instructions for Completing Schedule A Allocation of Mortgage Receipts and Disbursements

A. Overview. List and describe all transactions required by the mortgage during your control or ownership of the project. Include all receipts and disbursements, including any lender advances made for principal, interest, MIP, hazard insurance, water charges, ground rents and the reserve for replacement. Report all transactions in chronological order.

B. Steps to Complete Form

1. **Initial Entry**
 - a. If you originated the mortgage, enter the date of endorsement on the first line in Column (1) and enter the original mortgage amount in parentheses on the first line of columns (2) and (9). If you acquired the mortgage from another lender, show the acquisition date in Column (1) and show the principal balance outstanding at that time in parentheses in Columns (2) and (9). Show any accrued interest purchase in parentheses in columns (2) and (9). Identify in Column (1) which edition is represented. Note: If more than five calendar days elapsed between the date you acquired the mortgage and the date your accounting began, you must attach an explanation for the delay.
 - b. In column (2) show the total escrow funds. In Columns (4), (5), (6), (7) and (10) of the same line, show all escrow funds on deposit as of the same date discussed in Step 1a. Identify in column (11) all amounts shown in Column (7).
2. **List all receipts and disbursements, including advances you made for taxes, etc.** List them in chronological order. Do not group receipts and disbursements separately.
 - a. You may show a lump sum entry for mortgage payments that (1) were received more than 2 years prior to the date of default (2) totaled the same amount each month; and (3) were allocated among escrow accounts and reserves in the same manner each month. For example, if you received ten consecutive monthly payments of \$5,000 each and with the same allocation among escrows, show in Column (2) 10 payments @ \$5,000. On the next line, show in Column (2) the total of the ten payments. In column (3) show the period for which the payments were due, (e.g., "MM/YY - MM/YY") in columns (4), (5), (6), (8), (9) and (10) show the total amount allocated for each item for the ten months.
 - b. Make individual entries for all other receipts and for all disbursements. Show disbursement for any period covered by the lump sum entries discussed in Step 2a immediately following the lump sum entry. For each entry:
 - a. Show the date of the transaction in Column (1), the amount of the transaction in Column (2) and the due date in Column (3). Place parentheses around all disbursements and advances.
 - b. If the transaction amount covers amounts due on different dates, starting with Column (3), use a separate line for the amount applicable to each date.

c. Use Columns (4) through (10) to show how the disbursements or receipts were applied. Place parentheses around all disbursements and advances.

NOTE: Do not include receipts that are discussed in Paragraph (d) below. These amounts are entered in Column (12).

d. Use Column (12) to record all receipt that cannot be applied to the mortgage. Include:

- * Any mortgage payments received after default
- * All payments received after you began foreclosure or acquired the property by deed-in-lieu
- * Returned premiums on cancelled insurable policies, computed on short rate basis to the date of the sale of the property or the expiration date of the 12-month period
- * Interest on investments of the reserve for replacements received after the date of default
- * Refunds of deposits left with utility companies
- * Amounts received as proceeds of a receivership, etc.

NOTE: Do not show net rental income received during the period you operated the project. You will report these amounts on Schedule B and Schedule C.

e. Use Column (11) to explain the sources of all funds shown in Column (12) and to identify and clarify any other entry as necessary.

4. Compute the subtotals of Column (4), (5), (6), (7) and (10). A deficit balance in any of these five columns may be offset by a transfer from a column which has a credit balance. Report transfers by entering the words "Transfer of Funds" in Column (3). After entering any transfer, compute the total of Columns (4), (5), (6) and (7) and (10) and show these amounts in the space provided at the bottom of the page.

5. Compute the totals of Columns (2), (8), (9) and (12) and show these amounts in the space provided at the bottom of the page.

6. Check for completeness and accuracy. If you have prepared this form properly, the net total of Column (2) should equal the net total of all of the other columns.

C. Required Supporting Documentation. Submit an explanation for delay in start-up of accounting if there is a lapse of more than five calendar days between the acquisition date and the date your accounting begins. Retain the following documentation to support amounts shown on Schedule A:

1. Receipts or invoices, showing check number and date paid, for:
 - a. any lender advances not repaid prior to the date of default and;
 - b. all disbursements made on or after the date of default.
2. Copies of your ledger record cards showing all mortgage transactions.