

Mortgagee's Report of Net Sales Proceeds—Schedule F Risk-Sharing

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

OMB Approval No. XXXX-XXXX (Exp. mm/dd/yy)

Instructions: See HUD Handbook 4590.1 Instructions on how to prepare this Schedule. Submit an original and two copies. Submit supporting documentation required by HUD Handbook 4590.1.

1. HFA Name	2. HFA Mortgage Number:
3. Project Name	4. FHA Project Number
5a. Appraised Value	5b. Appraiser Name
5c. Appraiser Address	5d. Date Appraisal Performed (mm/dd/yyyy)
6. Contract Sales Price	7. Method of Disposition <input type="checkbox"/> Negotiated Sale <input type="checkbox"/> Competitive Bid <input type="checkbox"/> Project Not Sold

DRAFT

Part I - Complete if Project Has Been Sold

A. Sales Price/Appraised Value (If the project was sold by negotiated sale, enter the amount in Item 6. If the project was sold by competitive bid, enter the amount in Item 6) A. \$ _____

B. Additions (Amounts due from buyer at closing)

Taxes	\$ _____
Insurance	\$ _____
Water and Sewer	\$ _____
Ground Rents	\$ _____
Other Operating Expenses (describe)	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
Total Additions	B. \$ _____

C. Deductions (Amounts due to buyer at closing)

Prepaid rents (Schedule B, Column B)	\$ _____
Taxes	\$ _____
Insurance	\$ _____
Water and Sewer	\$ _____
Ground Rents	\$ _____
Other Operating Expenses (describe)	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
Total Deductions	C. \$ _____

D. Net Sales Proceeds (Line A plus Line B minus Line C) D. \$ _____

Part II - Complete if Project Has Not Been Sold

A. Appraised Value (Enter amount in Item 5a) A. \$ _____

B. Deductions

Prepaid rents (Schedule B, Column B)	\$ _____
Taxes	\$ _____
Insurance	\$ _____
Water and Sewer	\$ _____
Ground Rents	\$ _____
Other Operating Expenses (describe)	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
Total Deductions	B. \$ _____

C. Net Sales Proceeds (Line A minus Line B) C. \$ _____

Instructions for Completing F - Mortgagee's Report of Net Sales Proceeds

Public Reporting Burden for this collection of information is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Office of Information Policy and Systems, U.S. Department of Housing and Urban Development, Washington, D.C. 20380 and to the Office of Management and Budget, Paperwork Reduction Project (XXXX-XXXX), Washington, D.C. 20503. Do not send this completed form to either of these addresses.

To the best of my knowledge, all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

A. Overview. Report the results of the appraisal and compute the "net sales proceeds".

B. Steps to Complete Form.

1. Complete the lender data and fill in the requested information on the appraisal, the contract sales price and the method of disposition.
2. If you have sold the property, complete Part I of this Schedule. Show how project income and expense were prorated at the time of settlement. Do not deduct any real estate sales commission or other disposition cost, since these are shown on Schedule D.
3. If you have not sold the property prior to the expiration of the terms of the HFA Debenture, complete Part II of this Schedule.

C. Required Supporting Documentation. Retain the following documentation to support amounts shown on Schedule F:

1. Copies of the two required appraisals
2. If the project has been sold:
 - a. Copy of Sales Contract
 - b. Copy of Settlement Statement
3. If the project has not been sold, documentation to support prorated expenses.