Computation of Debt Service Grant Amount

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

Project No.	Date of this Computation	Institution	
Prepared by	Checked by	Date of First Principal Payment	Date of Initial Occupancy

1.	HUD Supported Loan Amount	$
2.	Principal Amount of Bonds Sold	$
3.	Premium	$
4.	Discount	$
5.	Proceeds from Bond Sale (line 2 plus line 3) or (line 2 minus line 4)	$
6.	Principal payments due prior to initial occupancy	$
7.	Adjusted Proceeds from Bond Sale (line 5 minus line 6)	$
8.	Total interest payable on private market loan without regard to premium or discount (from bond years schedule if applicable)	$
9.	Total principal payable	$
10.	Total debt service on private market loan (line 8 plus line 9)	$
	Adjustments (if applicable):	
11.	If date of initial occupancy precedes date on which bond year computation starts, **add** interest chargeable to said period	$
or 12.	If date on which bond year computation starts precedes date of initial occupancy, **subtract** interest chargeable to said period	$
13.	Subtotal (line 9 plus line 11) or (line 9 minus line 12)	$
14.	Subtract principal payments due prior to initial occupancy	$
15.	Adjusted debt service on private market loan from date of initial occupancy to final maturity (line 13 minus line 14)	$
16.	Portion of adjusted debt service eligible for grant support: $ _____ (line 1) divided by $ _____ (line 7)	%
17.	Debt service eligible for grant support (line 15 times line 16)	$
18.	Total debt service payable on HUD Supported Loan Amount at 3% over same total period as private market loan: Number of principal payment dates _____	
19.	Factor per $1,000 at 3%	$
20.	Number of $1,000 increments	
21.	Average annual debt service (line 19 times line 20)	$
22.	Number of years	
23.	Total 3% debt service (line 21 times line 22)	$

Adjustments (if applicable):	
24. If date of initial occupancy precedes date on which annuity table computation starts, **add** 3% interest chargeable to said period	$
or	
25. If date on which annuity table computation starts precedes date of initial occupancy, **subtract** 3% interest chargable to said period	$
26. Cost of 3% loan from date of initial occupancy to final maturity (line 23 plus line 24) or (line 23 minus line 25)	$
27. Subsidy Differential (line 17 minus line 26)	$
28. Number of semi-annual interest payment dates (from date of initial occupancy to finial maturity)	
29. Semi-annual payment (line 27 divided by line 28)	$
30. Annual Grant Amount (line 29 times 2)	$