

**New Mexico Mortgage Finance Authority
Semi Annual Disclosure Report
Multi Family Housing Revenue Bond
Villas de San Ignacio
Series 2008 A&B
12/31/2019**

Trustee

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Disclaimer

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Summary of Security Features

<u>Major Bond Credit Characteristics</u>	<u>Yes/ No</u>	<u>Comments/ Description (if applicable)</u>
<u>Resolution Security</u>		
Debt Service Reserve Fund ?	No	
Mortgage Reserve Fund?	No	
Operating & Maintenance Fund?	No	
Parity Bond Resolution?	No	
General Obligation of the Issuer?	No	
Moral Obligation - Pledge of the State?	No	
Are additional bonds authorized?	No	
<u>Bond Issue Credit Enhancements</u>		
Bond Insurance ?	No	
Letter of Credit?	No	
Other bond Issue Enhancements?	No	Freddie Mac Credit Enhancement thru 11/6/2028

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Summary of Security Features --- Continued

<u>Mortgage Insurance / Enhancements</u>	<u># of Loans</u>	<u>Mortgage Amount</u>	<u>Comments/ Description (if applicable)</u>
FHA Insurance?			
Other Insurance?		\$8,000,000.00	Freddie Mac Credit Enhancement thru 11/06/2028
Uninsured?			
Mortgage Backed Securities ?			
Total	<u>0</u>	<u>\$8,000,000.00</u>	
<u>Project Based Subsidies</u>			
Federal Subsidies (Specify Sec 8, 236, Rent supplement etc)			
100%			
Partial			
State or Agency Subsidies (specify)			
100%			
Partial			Income restrictions apply as stipulated in the Regulatory Agreement
Unsubsidized (Market Rate)			
Total	<u></u>	<u></u>	

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Bonds, Loans Outstanding and Status of any Lendable Funds

Series	Bonds Outstanding	# Loans Outstanding	Loan Principal Outstanding	Undisbursed Committed Lendable Funds	Uncommitted Lendable Funds	Prepayments on Deposit
2008 A	\$8,000,000.00	n/a	\$8,000,000.00	\$0.00	0	0
2008 B	\$0.00	n/a	\$0.00	\$0.00	0	0
Totals	<u><u>\$8,000,000.00</u></u>	<u><u>n/a</u></u>	<u><u>\$8,000,000.00</u></u>	<u><u>\$0.00</u></u>	<u><u>0</u></u>	<u><u>0</u></u>

2008B was called on 1/1/2018

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Loan Portfolio Statistics

Series	Development Name	Location	Mortgage Loan Interest Rate	Outstanding Mortgage Loan Balance	Undisbursed Mortgage Amount	Development Reserves	Mortgage Note Maturity	Program Type	Subsidy Expiration	# of Subsidized Units	# of Total Units
2008 A&B	Villas de San Ignacio	Santa Fe, NM	Variable	\$8,000,000.00	\$0.00	n/a	11/1/2043	Conduit Financing	n/a	n/a	127
Totals	n/a	n/a	n/a	\$8,000,000.00	\$0.00	n/a	n/a	n/a	n/a	0	127

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Real Estate Owned

Series	Development Name	Location	Loan Balance at time of default	Current Carrying Value	Program Type	Subsidy Expiration	# of Subsidized Units	# of Total Units
None	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Totals	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>0</u>	<u>0</u>

Insurance Claims

Series	Development Name	Type of Insurance	Insurance Proceeds Received	Outstanding Insurance Claims Receivable
None	n/a	n/a	n/a	n/a
Totals	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>

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Developments in Monetary Default

Series	Development Name	Location	Outstanding Loan balance	Outstanding Arrearages	# Payments Missed
None	n/a	n/a	n/a	n/a	n/a
Totals	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>

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Bonds Outstanding

Series	Maturity Date	Interest Rate	Original Amounts	Principal Matured	Principal Redemptions	Principal Outstanding	Tax Status
2008 A	11/1/2043	Variable	\$8,000,000.00	\$0.00	\$0.00	\$8,000,000.00	tax exempt
2008 B	11/1/2042	Variable	\$900,000.00	\$0.00	\$900,000.00	\$0.00	Taxable
Totals	n/a	n/a	\$8,900,000.00	\$0.00	\$900,000.00	\$8,000,000.00	

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Bond Call / Purchase History

Series	Bond Call/ Purchase Date	<u>Sources of Funds</u>				Total Bonds Purchased/ Called	Maturity Dates Of Bonds Called/ Purchased
		Unused Proceeds	Prepayments	Excess Revenues	Other		
2008 B	3/1/2011	\$0.00	\$0.00	\$0.00	\$380,000.00	\$380,000.00	11/1/2042
2008 B	1/1/2018	\$0.00	\$0.00	\$0.00	\$520,000.00	\$520,000.00	11/1/2042
Totals	n/a	\$0.00	\$0.00	\$0.00	\$380,000.00	\$900,000.00	n/a

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Investments

Series	Fund	Investment Type	Stated Interest Rate	Maturity Date	Par Amount
Villas de San Ignacio	*ML/Project Account	MM	0.00%	11/1/2043	\$0.00
Totals	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>\$0.00</u>

*Borrower Funds (Earned Interest) only

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Reserve Requirements

Reserve Fund

Reserve Fund	Reserve Requirement	Account Balance (Par Amount)
Debt Service Reserve	None	
Mortgage Reserve	None	
Operating & Maintenance	See p. 2	
Totals	<u>n/a</u>	<u>n/a</u>

Reserves are maintained by the Servicer, MFA does not have reserves set up on MFA's books;
for more information, contact MFA.

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