

**New Mexico Mortgage Finance Authority
Semi Annual Disclosure Report
Multi Family Housing Revenue Bond
JLB South Apartment Projects
2019 Series
12/31/2019**

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Disclaimer

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Summary of Security Features

Major Bond Credit Characteristics

Yes/ No

Comments/ Description (if applicable)

Resolution Security

Debt Service Reserve Fund ?
Mortgage Reserve Fund?
Operating & Maintenance Fund?
Parity Bond Resolution?
General Obligation of the Issuer?
Moral Obligation - Pledge of the State?
Are additional bonds authorized?

No
No
No
No
No
No
No

Bond Issue Credit Enhancements

Bond Insurance ?
Letter of Credit?
Other bond Issue Enhancements?

No
No
No

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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?			
Uninsured?	1	\$1,767,124.20	
Mortgage Backed Securities ?			
Total	<u>1</u>	<u>\$1,767,124.20</u>	
<u>Project Based Subsidies</u>			
Federal Subsidies (Specify Sec 8, 236, Rent supplement etc)			
100%			
Partial			
State or Agency Subsidies (specify)			
100%			
Partial			
Unsubsidized (Market Rate)			
Total			

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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
2019	\$1,767,124.20	1	\$1,767,124.20	\$7,232,875.80	0	0
Totals	<u><u>\$1,767,124.20</u></u>	<u><u>n/a</u></u>	<u><u>\$1,767,124.20</u></u>	<u><u>\$7,232,875.80</u></u>	<u><u>0</u></u>	<u><u>0</u></u>

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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
2019	JLG South Apt Projects	Anthony, Deming, Columbus	5.25%	\$1,767,124.20	\$7,232,875.80	n/a	8/1/2020	Construction Financing	n/a	n/a	n/a
Totals	n/a	n/a	Variable	\$1,767,124.20	\$7,232,875.80	n/a	n/a	n/a	n/a	0	0

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*Mortgage Loan Maturity may be extended to 11/01/2020 pursuant to the terms of the Promissory Note

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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
2019	8/1/2020	5.250%	\$1,767,124.20	\$0.00	\$0.00	\$1,767,124.20	tax exempt
Totals	<u>n/a</u>	<u>n/a</u>	<u>\$1,767,124.20</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$1,767,124.20</u>	

Note :

*Draw Down Bond - Total Funds Available \$9,000,000

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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		
2017 B		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Totals	n/a	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	n/a

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Investments

Series	Fund	Investment Type	Stated Interest Rate	Maturity Date	Par Amount
2017 B	Revenue Fund	MM	0.00%	Liquid	\$0.00
Totals	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>\$0.00</u>

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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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