

**New Mexico Mortgage Finance Authority  
Semi Annual Disclosure Report  
Multi Family Housing Revenue Bond  
New Mexico 5  
2004 Series A&B  
12/31/2019**

**Trustee**

U.S Bank Corporate Trust Services  
7310 N 16th Street  
Suite 275  
Mail station: LM-AZ-X16P  
Phoenix, AZ 85020  
Phone: 602-257-5430  
Fax: 602-257-5433  
Attn: Mary J Ambriz-Reyes

**Issuer**

New Mexico Mortgage Finance Authority  
344 4th St. SW  
Albuquerque, NM 87102  
Phone : (505) - 843 - 6880  
Fax : (505) - 243 - 3289  
Attn: Laura Thompson

**New Mexico Mortgage Finance Authority  
Semi Annual Disclosure Report  
Multi Family Housing Revenue Bond  
New Mexico 5  
2004 Series A&B  
12/31/2019**

**Table of Contents**

	<b>Page #</b>
<b>Disclaimer</b>	1
<b>Security</b>	
Summary of Security Features	2,3
Bonds, Loans Outstanding & Status of any Lendable Funds	4
Loan Portfolio Statistics	5
Real Estate Owned & Insurance Claims	6
Developments in Monetary Default	7
<b>Bonds</b>	
Outstanding by Series	8
Bond Call/ Purchase History	9
<b>Investments</b>	10
<b>Reserve Requirements</b>	11

**New Mexico Mortgage Finance Authority  
Semi Annual Disclosure Report  
Multi Family Housing Revenue Bond  
New Mexico 5  
2004 Series A&B  
12/31/2019**

**Disclaimer**

All information contained herein is obtained from sources believed to be accurate and reliable. Refer to the Official Statement and operative documents of the bonds for complete information of the issue. Because of the possibility of mechanical and human error as well as other factors, such information is provided "as is" without warranty of any kind and, in particular, no representation or warranty, express or implied, is made nor to be inferred as to the accuracy, timeliness or completeness of any such information. Under no circumstances shall New Mexico Mortgage Finance Authority have any liability to any person or entity for (a) any loss or damage in whole or in part caused by, resulting from, or relating to any error (neglect or otherwise) or other circumstances involved in procuring, collecting, compiling, interpreting, analyzing, editing, transcribing, transmitting, communicating or delivering any such information, or (b) any direct, indirect, special, consequential or incidental damages whatsoever, even if New Mexico Mortgage Finance Authority is advised in advance of the possibility of such damages resulting from the use of, or inability to use any such information.

**New Mexico Mortgage Finance Authority  
Semi Annual Disclosure Report  
Multi Family Housing Revenue Bond  
New Mexico 5  
2004 Series A&B  
12/31/2019**

**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?

Yes
No
No
No
No
No
No

---

---

---

---

---

---

---

Bond Issue Credit Enhancements

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

No
No
No

---

---

---

\*\*\* Please refer to the disclaimer on Page 1 \*\*\*

**New Mexico Mortgage Finance Authority  
Semi Annual Disclosure Report  
Multi Family Housing Revenue Bond  
New Mexico 5  
2004 Series A&B  
12/31/2019**

**Summary of Security Features --- Continued**

<b><u>Mortgage Insurance / Enhancements</u></b>	<b><u># of Loans</u></b>	<b><u>Mortgage Amount</u></b>	<b><u>Comments/ Description (if applicable)</u></b>
FHA Insurance?	5	6,856,909.49	FHA/HFA 542 Risk Sharing Program
Other Insurance?			
Uninsured?			
Mortgage Backed Securities ?			
<b>Total</b>	<u>5</u>	<u>6,856,909.49</u>	
<b><u>Project Based Subsidies</u></b>			
Federal Subsidies (Specify Sec 8, 236, Rent supplement etc)			
100%			295 Section 8 Units
Partial			
State or Agency Subsidies (specify)			
100%			
Partial			
Unsubsidized ( Market Rate)			Income restrictions apply as stipulated in the Regulatory Agreement
<b>Total</b>	<u></u>	<u></u>	

\*\*\* Please refer to the disclaimer on Page 1 \*\*\*

**New Mexico Mortgage Finance Authority**  
**Semi Annual Disclosure Report**  
**Multi Family Housing Revenue Bond**  
**New Mexico 5**  
**2004 Series A&B**  
**12/31/2019**

**Bonds, Loans Outstanding and Status of any Lendable Funds**

<b>Series</b>	<b>Bonds Outstanding</b>	<b># Loans Outstanding</b>	<b>Loan Principal Outstanding</b>	<b>Undisbursed Committed Lendable Funds</b>	<b>Uncommitted Lendable Funds</b>	<b>Prepayments on Deposit</b>
2004 A & B	\$7,165,000.00	5	\$6,856,909.49	0	0	0
<b>Totals</b>	<u><u>\$7,165,000.00</u></u>	<u><u>5</u></u>	<u><u>\$6,856,909.49</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>

\*\*\* Please refer to the disclaimer on Page 1 \*\*\*

New Mexico Mortgage Finance Authority  
Semi Annual Disclosure Report  
Multi Family Housing Revenue Bond  
New Mexico 5  
2004 Series A&B  
12/31/2019

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	Subsidy Type	# of Subsidized Units	# of Total Units
2004 A&B	Sandia Vista Apartments	Albuquerque, NM	5.47%	\$3,297,299.37	n/a	n/a	5/1/2039	542 ©	10/1/2024	Section 8	108	108
2004 A&B	Sunny Acres Apartments	Albuquerque, NM	5.47%	\$2,201,038.13	n/a	n/a	5/1/2039	542 ©	9/30/2034	Section 8	75	75
2004 A&B	Deming Manor Apartments	Deming, NM	5.47%	\$536,740.77	n/a	n/a	5/1/2039	542 ©	8/1/2024	Section 8	52	52
2004 A&B	Tradewinds Carriage Apartments	Truth or Consequences, NM	5.47%	\$484,968.63	n/a	n/a	5/1/2039	542 ©	2/28/2034	Section 8	32	32
2004 A&B	King Arthur's Court Apartments	Lordsburg, NM	5.47%	\$336,862.59	n/a	n/a	5/1/2039	542 ©	2/28/2034	Section 8	28	28
Totals	n/a	n/a	n/a	\$6,856,909.49	n/a	n/a	n/a	n/a	n/a	n/a	295	325

Notes:

None of the above projects are delinquent or in foreclosure process

\*\*\* Please refer to the disclaimer on Page 1 \*\*\*

New Mexico Mortgage Finance Authority  
Semi Annual Disclosure Report  
Multi Family Housing Revenue Bond  
New Mexico 5  
2004 Series A&B  
12/31/2019

**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
<b>Totals</b>	<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>n/a</u>	<u>n/a</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
<b>Totals</b>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>

**Notes :**

None of the above projects are delinquent or in foreclosure process

\*\*\* Please refer to the disclaimer on Page 1 \*\*\*



**New Mexico Mortgage Finance Authority**  
**Semi Annual Disclosure Report**  
**Multi Family Housing Revenue Bond**  
**New Mexico 5**  
**2004 Series A&B**  
**12/31/2019**

**Developments in Monetary Default**

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

\*\*\* Please refer to the disclaimer on Page 1 \*\*\*

**New Mexico Mortgage Finance Authority  
Semi Annual Disclosure Report  
Multi Family Housing Revenue Bond  
New Mexico 5  
2004 Series A&B  
12/31/2019**

**Bonds Outstanding**

<b>Series</b>	<b>Maturity Date</b>	<b>Interest Rate</b>	<b>Original Amounts</b>	<b>Principal Matured</b>	<b>Principal Redemptions</b>	<b>Principal Outstanding</b>	<b>Tax Status</b>
2004 Series A	9/1/2024	5.050%	\$2,460,000.00	1,335,000.00		\$1,125,000.00	AMT
2004 Series A	9/1/2034	5.100%	\$3,395,000.00			\$3,395,000.00	AMT
2004 Series A	9/1/2039	5.200%	\$2,645,000.00			\$2,645,000.00	AMT
2004 Series B	3/1/2013	4.625%	\$1,905,000.00	\$1,905,000.00	-	\$0.00	taxable
<b>Totals</b>	<u>n/a</u>	<u>n/a</u>	<u>\$10,405,000.00</u>	<u>\$3,240,000.00</u>	<u>-</u>	<u>\$7,165,000.00</u>	

**Note :**

Stand Alone Indenture, no cross calls allowed

\*\*\* Please refer to the disclaimer on Page 1 \*\*\*

New Mexico Mortgage Finance Authority  
Semi Annual Disclosure Report  
Multi Family Housing Revenue Bond  
New Mexico 5  
2004 Series A&B  
12/31/2019

Bond Call / Purchase History

Series	Bond Call/ Purchase Date	Unused Proceeds	<u>Sources of Funds</u>			Total Bonds Purchased/ Called	MaturityDates of Bonds Called/ Purchased
			Prepayments	Excess Revenues	Other		
2004 A&B	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>n/a</u>

\*\*\* Please refer to the disclaimer on Page 1 \*\*\*

**New Mexico Mortgage Finance Authority**  
**Semi Annual Disclosure Report**  
**Multi Family Housing Revenue Bond**  
**New Mexico 5**  
**2004 Series A&B**  
**12/31/2019**

**Investments**

<b>Series</b>	<b>Fund</b>	<b>Investment Type</b>	<b>Stated Interest Rate</b>	<b>Maturity Date</b>	<b>Par Amount</b>
2004 A&B	Revenue	GIC	3.30%	8/31/2039	\$210,704.18
2004 A&B	Bond Reserve Fund	GIC	3.75%	8/31/2039	\$359,311.00
2004 A&B	Revenue	MM	0.00%	Liquid	\$46,115.33
<b>Totals</b>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>\$616,130.51</u>

\*\*\* Please refer to the disclaimer on Page 1 \*\*\*

**New Mexico Mortgage Finance Authority**  
**Semi Annual Disclosure Report**  
**Multi Family Housing Revenue Bond**  
**New Mexico 5**  
**2004 Series A&B**  
**12/31/2019**

**Reserve Requirements**

**Reserve Fund**

<b>Reserve Fund</b>	<b>Reserve Requirement</b>	<b>Account Balance (Par Amount)</b>
Debt Service Reserve		\$359,311.00
Mortgage Reserve	None	
Operating & Maintenance	See pg. 2	
<b>Totals</b>	n/a	\$359,311.00

\*\*\* Please refer to the disclaimer on Page 1 \*\*\*