

**New Mexico Mortgage Finance Authority
Semi Annual Disclosure Report
Multi Family Housing Revenue Bond
St. Anthony Apartments
2007 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
St. Anthony Apartments
2007 Series A&B
12/31/2019**

Table of Contents

	Page #
Disclaimer	1
Security	
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
Bonds	
Outstanding by Series	8
Bond Call/ Purchase History	9
Investments	10
Reserve Requirements	11

**New Mexico Mortgage Finance Authority
Semi Annual Disclosure Report
Multi Family Housing Revenue Bond
St. Anthony Apartments
2007 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
St. Anthony Apartments
2007 Series A&B
12/31/2019**

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 ?	Yes	
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	

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

New Mexico Mortgage Finance Authority
Semi Annual Disclosure Report
Multi Family Housing Revenue Bond
St. Anthony Apartments
2007 Series A&B
12/31/2019

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?	1	4,847,065.92	FHA/HFA 542 Risk Sharing Program
Other Insurance?			
Uninsured?			
Mortgage Backed Securities ?			
Total	<u>1</u>	<u>4,847,065.92</u>	
<u>Project Based Subsidies</u>			
Federal Subsidies (Specify Sec 8, 236, Rent supplement etc)			Section 8 160 units
100%			
Partial			
State or Agency Subsidies (specify)			
100%			
Partial			
Unsubsidized (Market Rate)			
Total	<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
St. Anthony Apartments
2007 Series A&B
12/31/2019

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
2007 A&B	\$5,055,000.00	1	\$4,847,065.92	0	0	0
Totals	<u><u>\$5,055,000.00</u></u>	<u><u>1</u></u>	<u><u>\$4,847,065.92</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
St. Anthony Apartments
2007 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
2007 A&B	St. Anthony Apartments	Albuquerque NM	5.68%	\$4,847,065.92	\$0.00	n/a	9/1/2042	542 ©	n/a	Section 8	160	160
Totals	n/a	n/a	n/a	\$4,847,065.92	\$0.00	n/a	n/a	n/a	n/a	n/a	160	160

Notes:

None of the above projects are delinquent or in foreclosure process

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

Section 8 Contract, NM 16L000111, expires 10/31/24 (128 units)
Section 8 Contract, NM 16M000119, expires 10/31/24 (32 units)

New Mexico Mortgage Finance Authority
Semi Annual Disclosure Report
Multi Family Housing Revenue Bond
St. Anthony Apartments
2007 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
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>	<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
Totals	<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
St. Anthony Apartments
2007 Series A&B
12/31/2019

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>

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

New Mexico Mortgage Finance Authority
Semi Annual Disclosure Report
Multi Family Housing Revenue Bond
St. Anthony Apartments
2007 Series A&B
12/31/2019

Bonds Outstanding

Series	Maturity Date	Interest Rate	Original Amounts	Principal Matured	Principal Redemptions	Principal Outstanding	Tax Status
2007 Series A	9/1/2027	5.050%	\$1,780,000.00	725,000.00		\$1,055,000.00	AMT
2007 Series A	9/1/2042	5.250%	\$4,000,000.00			\$4,000,000.00	AMT
2007 Series B	3/1/2011	5.600%	\$195,000.00	195,000.00		\$0.00	Taxable
Totals	<u>n/a</u>	<u>n/a</u>	<u>\$5,975,000.00</u>	<u>\$920,000.00</u>	<u>\$0.00</u>	<u>\$5,055,000.00</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
 St. Anthony Apartments
 2007 Series A&B
 12/31/2019

Bond Call / Purchase History

Series	Bond Call/ Purchase Date	Unused Proceeds	<u>Sources of Funds</u>		Other	Total Bonds Purchased/ Called	MaturityDates of Bonds Called/ Purchased
			Prepayments	Excess Revenues			
2007 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>\$0.00</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
St. Anthony Apartments
2007 Series A&B
12/31/2019

Investments

Series	Fund	Investment Type	Stated Interest Rate	Maturity Date	Par Amount
2007 A&B	Revenue	Money Market	1.08%	Liquid	\$140,794.77
2007 A&B	Bond Reserve Fund	Money Market	1.08%	Liquid	\$195,000.00
Totals	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>\$335,794.77</u>

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

New Mexico Mortgage Finance Authority
Semi Annual Disclosure Report
Multi Family Housing Revenue Bond
St. Anthony Apartments
2007 Series A&B
12/31/2019

Reserve Requirements

Reserve Fund

Reserve Fund	Reserve Requirement	Account Balance (Par Amount)
Debt Service Reserve		\$195,000.00
Mortgage Reserve	None	
Operating & Maintenance	See pg. 2	
Totals	n/a	\$195,000.00

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