New Mexico Mortgage Finance Authority
Semi Annual Disclosure Report
Multi Family Housing Revenue Bond
St. Anthony Apartments
2007 Series A&B
12/31/2018

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Suite 275
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Phoenix, AZ 85020
Phone: 602-257-5430
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Attn: Mary J Ambriz-Reyes

Issuer
New Mexico Mortgage Finance Authority
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Albuquerque, NM 87102
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Attn: Laura Thompson

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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 ?	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	
Bond Issue Credit Enhancements		
Bond Insurance ?	No	
Letter of Credit?	No	
Other bond Issue Enhancements?	No	

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Summary of Security Features --- Continued

Mortgage Insurance / Enhancements	**# of Loans**	**Mortgage Amount**	**Comments/ Description (if applicable)**
FHA Insurance?	1	4,949,272.99	FHA/HFA 542 Risk Sharing Program
Other Insurance?			
Uninsured?			
Mortgage Backed Securities ?			
Total	1	4,949,272.99	

Project Based Subsidies			
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			

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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
2007 A&B	$5,160,000.00	1	$4,949,272.99	0	0	0
Totals	$5,160,000.00	1	$4,949,272.99	0	0	0

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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	Subsidy Type	# of Subsidized Units	# of Total Units
2007 A&B	St. Anthony Apartments	Albuquerque NM	5.68%	$4,949,272.99	$0.00	n/a	9/1/2042	542 ©	n/a	Section 8	160	160
Totals	n/a	n/a	n/a	$4,949,272.99	$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

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

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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	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

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	n/a	n/a	n/a	n/a

Notes :
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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	n/a	n/a	n/a	n/a	n/a

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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	620,000.00		$1,160,000.00	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	n/a	n/a	$5,975,000.00	$815,000.00	$0.00	$5,160,000.00	

Note :
Stand Alone Indenture, no cross calls allowed

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Bond Call / Purchase History

		Sources of Funds					
Series	**Bond Call/ Purchase Date**	**Unused Proceeds**	**Prepayments**	**Excess Revenues**	**Other**	**Total Bonds Purchased/ Called**	**MaturityDates of Bonds Called/ Purchased**
2007 A&B	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Totals	n/a	n/a	n/a	n/a	n/a	$0.00	n/a

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Investments

Series	Fund	Investment Type	Stated Interest Rate	Maturity Date	Par Amount
2007 A&B	Revenue	Money Market	1.30%	Liquid	$142,789.15
2007 A&B	Bond Reserve Fund	Money Market	1.30%	Liquid	$195,000.00
Totals	n/a	n/a	n/a	n/a	$337,789.15

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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

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