New Mexico Mortgage Finance Authority
Semi Annual Disclosure Report
Multi Family Housing Revenue Bond
Aztec Village Apartments Project
2003 Series A & B
12/31/2018

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Phone: 602-257-5430
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Attn: Mary J Ambriz-Reyes

Issuer
New Mexico Mortgage Finance Authority
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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.

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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	7,238,978.30	FHA/HFA 542 Risk Sharing Program
Other Insurance?			
Uninsured?			
Mortgage Backed Securities ?			
Total	1	7,238,978.30	
Project Based Subsidies			
Federal Subsidies (Specify Sec 8, 236, Rent supplement etc)			
100%			
Partial			
State or Agency Subsidies (specify)			
100%			
Partial			
Unsubsidized (Market Rate)			Income restrictions apply as stipulated in the Regulatory Agreement
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
2003 A & B	$7,560,000.00	1	$7,238,978.30	0	0	0
Totals	$7,560,000.00	1	$7,238,978.30	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	# of Subsidized Units	# of Total Units
2003 A & B	Aztec Village	Albuquerque, NM	5.59%	$7,238,978.30	n/a	n/a	8/1/2038	542 ©	n/a	n/a	228
Totals	n/a	n/a	n/a	$7,238,978.30	n/a	n/a	n/a	n/a	n/a	n/a	228

Notes:

None of the above projects are delinquent or in foreclosure process

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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
2003 Series A	9/1/2028	5.100%	$3,110,000.00	440,000.00		$2,670,000.00	tax exempt
2003 Series A	9/1/2038	5.150%	$4,890,000.00			$4,890,000.00	tax exempt
2003 Series B	9/1/2016	5.350%	$1,645,000.00	$1,645,000.00		$0.00	taxable
Totals	n/a	n/a	$9,645,000.00	$2,085,000.00	-	$7,560,000.00	

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**
2003 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	n/a	n/a

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Investments

Series	Fund	Investment Type	Stated Interest Rate	Maturity Date	Par Amount
2002 A & B	Bond Reserve Fund	90 Day Banker's Acceptance	2.710%	3/4/2019	$319,701.00
2002 A & B	Bond Reserve Fund	MM	0.000%	Liquid	$0.26
2002 A & B	Revenue	MM	0.300%	Liquid	$231,495.33
Totals	n/a	n/a	n/a	n/a	$551,196.59

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Banker's Acceptance is a 90 day short term debt instrument that is guaranteed by a commercial bank. Was renewed on 4/19/18 with a maturity date of 7/16/18. Will be renewed on 7/17/18 with a maturity date of 12/6/18.

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Reserve Requirements

Reserve Fund

Reserve Fund	Reserve Requirement	Account Balance (Par Amount)
Debt Service Reserve		$319,701.26
Mortgage Reserve	None	
Operating & Maintenance	See pg. 2	
Totals	n/a	$319,701.26

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