New Mexico Mortgage Finance Authority
Semi Annual Disclosure Report
Multi Family Housing Revenue Bond
Pasa Tiempo Apts
2017 B
12/31/2018

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Disclaimer

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Summary of Security Features

Major Bond Credit Charcteristics	**Yes/ No**	**Comments/ Description (if applicable)**
Resolution Security		
Debt Service Reserve Fund ?	No	
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?			
Other Insurance?			
Uninsured?	1	$7,818,389.60	
Mortgage Backed Securities ?			
Total	1	$7,818,389.60	
Project Based Subsidies			
Federal Subsidies (Specify Sec 8, 236, Rent supplement etc)			
100%			
Partial			Section 8
State or Agency Subsidies (specify)			
100%			
Partial			Income restrictions apply as stipulated in the Regulatory Agreement
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
2017 B	$7,818,389.60	1	$7,818,389.60	$2,554,675.40	0	0
Totals	$7,818,389.60	n/a	$7,818,389.60	$2,554,675.40	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
2017 B	Pasa Tiempo Apts	Santa Fe, NM	Variable	$7,818,389.60	$2,554,675.40	n/a	7/25/2019	Construction Financing	6/30/2037	110	121
Totals	n/a	n/a	Variable	$7,818,389.60	$2,554,675.40	n/a	n/a	n/a	n/a	110	121

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*Mortgage Loan Maturity may be extended to 1/25/2020 pursuant to the terms of the Loan Agreement and the Construction Bond Financing Agreement

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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	0	0

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

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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
2017 B	7/1/2020	Variable	$7,818,389.60	$0.00	$0.00	$7,818,389.60	tax exempt
Totals	n/a	n/a	$7,818,389.60	$0.00	$0.00	$7,818,389.60	

Note :

*Draw Down Bond - Total Funds Available $11,000,000
note matured 6/19/17

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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**	**Maturity Dates Of Bonds Called/ Purchased**
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	1.89%	Liquid	$1,576.23
Totals	n/a	n/a	n/a	n/a	$1,576.23

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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	n/a	n/a

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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