New Mexico Mortgage Finance Authority
Semi Annual Disclosure Report
Multi Family Housing Revenue Bond
Villas de San Ignacio
Series 2008 A&B
12/31/2018

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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 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	Freddie Mac Credit Enhancement thru 11/6/2028

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Summary of Security Features --- Continued

Mortgage Insurance / Enhancements	**# of Loans**	**Mortgage Amount**	**Comments/ Description (if applicable)**
FHA Insurance?			
Other Insurance?		$8,000,000.00	Freddie Mac Credit Enhancement thru 11/06/2028
Uninsured?			
Mortgage Backed Securities ?			
Total	0	$8,000,000.00	

Project Based Subsidies			
Federal Subsidies (Specify Sec 8, 236, Rent supplement etc)			
100%			
Partial			
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
2008 A	$8,000,000.00	n/a	$8,000,000.00	$0.00	0	0
2008 B	$0.00	n/a	$0.00	$0.00	0	0
Totals	$8,000,000.00	n/a	$8,000,000.00	$0.00	0	0

2008B was called on 1/1/2018

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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
2008 A&B	Villas de San Ignacio	Santa Fe, NM	Variable	$8,000,000.00	$0.00	n/a	11/1/2043	Conduit Financing	n/a	n/a	127
Totals	n/a	n/a	n/a	$8,000,000.00	$0.00	n/a	n/a	n/a	n/a	0	127

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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
2008 A	11/1/2043	Variable	$8,000,000.00	$0.00	$0.00	$8,000,000.00	tax exempt
2008 B	11/1/2042	Variable	$900,000.00	$0.00	$900,000.00	$0.00	Taxable
Totals	n/a	n/a	$8,900,000.00	$0.00	$900,000.00	$8,000,000.00	

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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**
2008 B	3/1/2011	$0.00	$0.00	$0.00	$380,000.00	$380,000.00	11/1/2042
2008 B	1/1/2018	$0.00	$0.00	$0.00	$520,000.00	$520,000.00	11/1/2042
Totals	n/a	$0.00	$0.00	$0.00	$380,000.00	$900,000.00	n/a

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Investments

Series	Fund	Investment Type	Stated Interest Rate	Maturity Date	Par Amount
Villas de San Ignacio	*ML/Project Account	MM	0.00%	11/1/2043	$0.00
Totals	n/a	n/a	n/a	n/a	$0.00

*Borrower Funds (Earned Interest) only

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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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