

**New Mexico Mortgage Finance Authority  
Semi Annual Disclosure Report  
Multi Family Housing Revenue Bond  
JLB South Apartment Projects  
2019 Series  
6/30/2021**

**Trustee**

BOKF, NA  
100 Sun Avenue NE  
Suite 500  
Albuquerque, NM 87109  
Phone: 505-222-8457  
Fax: 505-222-8453  
Attn.: Susen Ellis

**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  
JLB South Apartment Projects  
2019 Series  
6/30/2021**

**Table of Contents**

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

---

**New Mexico Mortgage Finance Authority  
Semi Annual Disclosure Report  
Multi Family Housing Revenue Bond  
JLB South Apartment Projects  
2019 Series  
6/30/2021**

**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  
JLB South Apartment Projects  
2019 Series  
6/30/2021**

**Summary of Security Features**

**Major Bond Credit Characteristics**

**Yes/ No**

**Comments/ Description (if applicable)**

Resolution Security

Debt Service Reserve Fund ?  
Mortgage Reserve Fund?  
Operating & Maintenance Fund?  
Parity Bond Resolution?  
General Obligation of the Issuer?  
Moral Obligation - Pledge of the State?  
Are additional bonds authorized?

No
No
No
No
No
No
No


Bond Issue Credit Enhancements

Bond Insurance ?  
Letter of Credit?  
Other bond Issue Enhancements?

No
No
No


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

**New Mexico Mortgage Finance Authority**  
**Semi Annual Disclosure Report**  
**Multi Family Housing Revenue Bond**  
**JLB South Apartment Projects**  
**2019 Series**  
**6/30/2021**

**Summary of Security Features --- Continued**

<b><u>Mortgage Insurance / Enhancements</u></b>	<b><u># of Loans</u></b>	<b><u>Mortgage Amount</u></b>	<b><u>Comments/ Description (if applicable)</u></b>
FHA Insurance?			
Other Insurance?			
Uninsured?	1	\$9,000,000.00	
Mortgage Backed Securities ?			
<b>Total</b>	<b>1</b>	<b>\$9,000,000.00</b>	
<b><u>Project Based Subsidies</u></b>			
Federal Subsidies (Specify Sec 8, 236, Rent supplement etc)			
100%			
Partial			
State or Agency Subsidies (specify)			
100%			
Partial			
Unsubsidized ( Market Rate)			
<b>Total</b>			

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

**New Mexico Mortgage Finance Authority**  
**Semi Annual Disclosure Report**  
**Multi Family Housing Revenue Bond**  
**JLB South Apartment Projects**  
**2019 Series**  
**6/30/2021**

**Bonds, Loans Outstanding and Status of any Lendable Funds**

<b>Series</b>	<b>Bonds Outstanding</b>	<b># Loans Outstanding</b>	<b>Loan Principal Outstanding</b>	<b>*Undisbursed Committed Lendable Funds</b>	<b>Uncommitted Lendable Funds</b>	<b>Prepayments on Deposit</b>
2019	\$9,000,000.00	1	\$9,000,000.00	\$0.00	0	0
<b>Totals</b>	<u><u>\$9,000,000.00</u></u>	<u><u>n/a</u></u>	<u><u>\$9,000,000.00</u></u>	<u><u>\$0.00</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  
JLB South Apartment Projects  
2019 Series  
6/30/2021

**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
2019	JLG South Apt Projects	Anthony, Deming, Columbus	5.25%	\$9,000,000.00	\$0.00	n/a	8/1/2020	Construction Financing	n/a	n/a	n/a
<b>Totals</b>	<u>n/a</u>	<u>n/a</u>	<u>Variable</u>	<u>\$9,000,000.00</u>	<u>\$0.00</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>0</u>	<u>0</u>

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

\*Mortgage Loan Maturity may be extended to 11/01/2020 pursuant to the terms of the Promissory Note

**New Mexico Mortgage Finance Authority  
Semi Annual Disclosure Report  
Multi Family Housing Revenue Bond  
JLB South Apartment Projects  
2019 Series  
6/30/2021**

**Real Estate Owned**

<b>Series</b>	<b>Development Name</b>	<b>Location</b>	<b>Loan Balance at time of default</b>	<b>Current Carrying Value</b>	<b>Program Type</b>	<b>Subsidy Expiration</b>	<b># of Subsidized Units</b>	<b># of Total Units</b>
None	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>Totals</b>	<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>0</u>	<u>0</u>

**Insurance Claims**

<b>Series</b>	<b>Development Name</b>	<b>Type of Insurance</b>	<b>Insurance Proceeds Received</b>	<b>Outstanding Insurance Claims Receivable</b>
None	n/a	n/a	n/a	n/a
<b>Totals</b>	<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**  
**JLB South Apartment Projects**  
**2019 Series**  
**6/30/2021**

**Developments in Monetary Default**

<b>Series</b>	<b>Development Name</b>	<b>Location</b>	<b>Outstanding Loan balance</b>	<b>Outstanding Arrearages</b>	<b># Payments Missed</b>
None	n/a	n/a	n/a	n/a	n/a
<b>Totals</b>	<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  
JLB South Apartment Projects  
2019 Series  
6/30/2021**

**Bonds Outstanding**

<b>Series</b>	<b>Maturity Date</b>	<b>Interest Rate</b>	<b>Original Amounts</b>	<b>Principal Matured</b>	<b>Principal Redemptions</b>	<b>Principal Outstanding</b>	<b>Tax Status</b>
2019	8/1/2020	5.250%	\$1,814,021.54	\$1,814,021.54	\$0.00	\$0.00	tax exempt
2019	7/1/2021	5.250%	\$9,000,000.00	\$0.00	\$0.00	\$9,000,000.00	tax exempt
<b>Totals</b>	<u>n/a</u>	<u>n/a</u>	<u>\$10,814,021.54</u>	<u>\$1,814,021.54</u>	<u>\$0.00</u>	<u>\$9,000,000.00</u>	

**Note :**

\*Draw Down Bond - Total Funds Available \$9,000,000

\*\*Bonds were refunded 10/31/20

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

**New Mexico Mortgage Finance Authority**  
**Semi Annual Disclosure Report**  
**Multi Family Housing Revenue Bond**  
**JLB South Apartment Projects**  
**2019 Series**  
**6/30/2021**

**Bond Call / Purchase History**

<b>Series</b>	<b>Bond Call/ Purchase Date</b>	<b><u>Sources of Funds</u></b>				<b>Total Bonds Purchased/ Called</b>	<b>Maturity Dates Of Bonds Called/ Purchased</b>
		<b>Unused Proceeds</b>	<b>Prepayments</b>	<b>Excess Revenues</b>	<b>Other</b>		
2017 B	10/30/2020	\$1,814,021.54	\$0.00	\$0.00	\$0.00	\$1,814,021.54	11/1/2020
<b>Totals</b>	n/a	\$1,814,021.54	\$0.00	\$0.00	\$0.00	\$1,814,021.54	n/a

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

**New Mexico Mortgage Finance Authority**  
**Semi Annual Disclosure Report**  
**Multi Family Housing Revenue Bond**  
**JLB South Apartment Projects**  
**2019 Series**  
**6/30/2021**

**Investments**

<b>Series</b>	<b>Fund</b>	<b>Investment Type</b>	<b>Stated Interest Rate</b>	<b>Maturity Date</b>	<b>Par Amount</b>
2017 B	Revenue Fund	MM	0.00%	Liquid	\$0.01
<b>Totals</b>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>\$0.01</u>

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

**New Mexico Mortgage Finance Authority**  
**Semi Annual Disclosure Report**  
**Multi Family Housing Revenue Bond**  
**JLB South Apartment Projects**  
**2019 Series**  
**6/30/2021**

**Reserve Requirements**

**Reserve Fund**

<b>Reserve Fund</b>	<b>Reserve Requirement</b>	<b>Account Balance (Par Amount)</b>
Debt Service Reserve	None	
Mortgage Reserve	None	
Operating & Maintenance	See p. 2	
<b>Totals</b>	<u>n/a</u>	<u>n/a</u>

Reserves are maintained by the Servicer, MFA does not have reserves set up on MFA's books;  
for more information, contact MFA.

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