

**New Mexico Mortgage Finance Authority  
Semi Annual Disclosure Report  
Multi Family Housing Revenue Bond  
Villas de San Ignacio  
Series 2008 A&B  
6/30/2021**

**Trustee**

Zion's Bank  
1001 17th Street  
Suite 1050  
Denver, Colorado 80202  
Phone: 720-947-7479  
Fax: 720-947-7480  
Attn: Sandra Stevens

**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  
Villas de San Ignacio  
Series 2008 A&B  
6/30/2021**

**Table of Contents**

	<b>Page #</b>
<b>Disclaimer</b>	1
<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>	10
<b>Reserve Requirements</b>	11

---

**New Mexico Mortgage Finance Authority  
Semi Annual Disclosure Report  
Multi Family Housing Revenue Bond  
Villas de San Ignacio  
Series 2008 A&B  
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  
Villas de San Ignacio  
Series 2008 A&B  
6/30/2021**

**Summary of Security Features**

<u>Major Bond Credit Characteristics</u>	<u>Yes/ No</u>	<u>Comments/ Description (if applicable)</u>
<u>Resolution Security</u>		
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	
<u>Bond Issue Credit Enhancements</u>		
Bond Insurance ?	No	
Letter of Credit?	No	
Other bond Issue Enhancements?	No	Freddie Mac Credit Enhancement thru 11/6/2028

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

**New Mexico Mortgage Finance Authority**  
**Semi Annual Disclosure Report**  
**Multi Family Housing Revenue Bond**  
**Villas de San Ignacio**  
**Series 2008 A&B**  
**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?		\$8,000,000.00	Freddie Mac Credit Enhancement thru 11/06/2028
Uninsured?			
Mortgage Backed Securities ?			
<b>Total</b>	<u>0</u>	<u>\$8,000,000.00</u>	
<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			Income restrictions apply as stipulated in the Regulatory Agreement
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**  
**Villas de San Ignacio**  
**Series 2008 A&B**  
**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>
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
<b>Totals</b>	<u>\$8,000,000.00</u>	<u>n/a</u>	<u>\$8,000,000.00</u>	<u>\$0.00</u>	<u>0</u>	<u>0</u>

2008B was called on 1/1/2018

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

New Mexico Mortgage Finance Authority  
Semi Annual Disclosure Report  
Multi Family Housing Revenue Bond  
Villas de San Ignacio  
Series 2008 A&B  
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
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
<b>Totals</b>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>\$8,000,000.00</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>127</u>

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

**New Mexico Mortgage Finance Authority**  
**Semi Annual Disclosure Report**  
**Multi Family Housing Revenue Bond**  
**Villas de San Ignacio**  
**Series 2008 A&B**  
**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**  
**Villas de San Ignacio**  
**Series 2008 A&B**  
**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  
Villas de San Ignacio  
Series 2008 A&B  
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>
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
<b>Totals</b>	n/a	n/a	\$8,900,000.00	\$0.00	\$900,000.00	\$8,000,000.00	

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

**New Mexico Mortgage Finance Authority**  
**Semi Annual Disclosure Report**  
**Multi Family Housing Revenue Bond**  
**Villas de San Ignacio**  
**Series 2008 A&B**  
**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>		
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
<b>Totals</b>	n/a	\$0.00	\$0.00	\$0.00	\$380,000.00	\$900,000.00	n/a

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

**New Mexico Mortgage Finance Authority**  
**Semi Annual Disclosure Report**  
**Multi Family Housing Revenue Bond**  
**Villas de San Ignacio**  
**Series 2008 A&B**  
**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>
Villas de San Ignacio	*ML/Project Account	MM	0.00%	11/1/2043	\$0.00
<b>Totals</b>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>\$0.00</u>

\*Borrower Funds (Earned Interest) only

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

**New Mexico Mortgage Finance Authority**  
**Semi Annual Disclosure Report**  
**Multi Family Housing Revenue Bond**  
**Villas de San Ignacio**  
**Series 2008 A&B**  
**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 \*\*\*