

Mark-to-Market (M2M)
Official M2M Term Sheet from PAE to PAE Atty
and PAE Atty to OMHAR Regional Director

Form 7.19

**Office of Multifamily
Housing Assistance
Restructuring**

Initial Term Sheet Date: **Revision Date:** **Rev. No.:**

Project FHA#: **Section of the Act:**

New FHA#: **Section of the Act:** **Firm Commitment Date:**

Project Name:		Project Address	
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Owner's Signature Block:	Restructuring Commitment Expir. Date
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Partial Payment of Claim Amt: \$	Unpaid Principal Balance: \$
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Restructured Loans

Lien Position (identify each)	Lender	Type of Loan	Post Closing FHA #	Principal Amount
1st, if there is takeout financing		FHA-Insured Note, Conventional Note or no 1st		\$
1st if no takeout fin (or 2nd)		M2M Mortgage Restructuring Note		\$
2nd (or 3rd)		M2M Contingent Repayment Note		\$

Terms of 1st Mortgage

Interest Rate	Term	Maturity Date*	Monthly P&I	First Payment Due Date		
%	Yrs					

Terms of Mortgage Restructuring Note (MRN)

Interest Rate	Term	Maturity Date*	Note Payment Terms	IPF % of EGI	CRP
					# Months:

*Maturity Dates must be coterminous and the same on the Notes and mortgages

%	Yrs		Annual surplus cash flow split - xx/xx	Monthly CRP: \$
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Terms of Contingent Repayment Note (CRN)

Interest Rate	Term	Maturity Date*	Payment Terms
%	Years		Due at Maturity of 1st mortgage or Other:

Approved Transaction Costs

Total Approved Transaction Costs	\$
Owner's Portion of Transaction Costs	\$

Reserve for Replacement (R4R) Escrow Account

Initial R4R Deposit:	\$	In Escrow Now: \$
R4R Minimum Annual Amount:	\$	
R4R Monthly Deposit:	\$	

Rehab Escrow: Attach Schedule of Items and Costs.

Estimated Repair Cost: \$	110%: \$	Owner's Portion: \$
Total Amount to be Escrowed	\$	
Contingency Amount	\$	

Rehabilitation Escrow Administrator:

Cash Management Administrator and Address:	Phone Number: Contact Person:
Repair Oversight Administrator and Address:	Phone Number: Contact: Person:

Other Escrow

Taxes to be Escrowed at Closing	\$	In escrow now: \$
Hazard Insurance to be Escrowed at Closing	\$	In escrow now: \$

IRP and Section 8 Out-Year Recapture (if applicable)

IRP Available (yes/no): If yes:

Total IRP Remaining: \$	IRP Term Remaining:
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