



NEW MEXICO MORTGAGE FINANCE AUTHORITY

344 4th St. SW

Albuquerque, New Mexico 87102

DATE: *April 17, 2007*

TO: *Interested Parties
RTC/FDIC Program*

FROM: Matthew Archuleta

SUBJECT: ***FDIC Income and Rent Limits for 2007***

Enclosed are the income and rent guidelines we received from the FDIC. These guidelines are to be utilized in identifying income eligible households in your project. They are effective as of April 1, 2007. Please review them with your management staff. The **MF Transition Income** is the maximum income allowable on recertification of an existing qualifying household. These tenants remain under the program guidelines for rent limits, and are still included in the total set aside.

Please remember that your annual compliance reporting deadline is July 1 of each year. This means that your reports will be due to MFA, along with your compliance fees, by no later than July 15, 2007. You will receive an advance reminder notice and billing statement in May.

If you have any questions, please call me at (505) 767-2273.

Effective April 1, 2007

**ALBUQUERQUE MSA, NEW MEXICO
INCOME LIMITS & RENT CALCULATIONS
2007**

Income Limits for Albuquerque MSA (Median Income \$55,900)

Albuquerque MSA includes Bernalillo, Sandoval and Valencia Counties

	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8+ PERSON
Very Low (50% Median)	19,550	22,350	25,150	27,950	30,200	32,400	34,650	36,900
65% Income Limits	25,450	29,100	32,700	36,350	39,250	42,150	45,050	48,000
Low Income (80% Median)	31,300	35,750	40,250	44,700	48,300	51,850	55,450	59,000
M-F Transition Income	43,820	50,050	56,350	62,580	67,620	72,590	77,630	82,600

Maximum Rents for LOW INCOME Units

	0 - BR	1 - BR	2 - BR	3 - BR	4 - BR	5 - BR
Maximum Monthly Gross Rent for Low Income Units	616	708	796	942	1087	1149

Maximum Rents for VERY LOW INCOME Units

	0 - BR	1 - BR	2 - BR	3 - BR	4 - BR	5 - BR
Maximum Monthly Gross Rent for Very Low Income Units	469	539	607	716	827	872

THESE INCOME AND RENT GUIDELINES ARE FOR USE IN ACHIEVING COMPLIANCE WITH THE FDIC LAND USE RESTRICTION AGREEMENT



Effective April 1, 2007

**CHAVES COUNTY, NEW MEXICO
INCOME LIMITS & RENT CALCULATIONS
2007**

Income Limits for Chaves County (Median Income \$38,000)

	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8+ PERSON
Very Low (50% Median)	13,900	15,900	17,850	19,850	21,450	23,050	24,600	26,200
65% Median	18,050	20,650	23,200	25,800	27,850	29,950	32,000	34,050
Low Income (80% Median)	22,250	25,400	28,600	31,750	34,300	36,850	39,350	41,900
M-F Transition Income	31,150	35,560	40,040	44,450	48,020	51,590	55,090	58,660

Maximum Rents for LOW INCOME Units

	0 - BR	1 - BR	2 - BR	3 - BR	4 - BR	5 - BR
Maximum Monthly Gross Rent for Low Income Units	431	496	558	657	761	800

Maximum Rents for VERY LOW INCOME Units

	0 - BR	1 - BR	2 - BR	3 - BR	4 - BR	5 - BR
Maximum Monthly Gross Rent for Very Low Income Units	328	378	424	497	576	604

THESE INCOME AND RENT GUIDELINES ARE FOR USE IN ACHIEVING COMPLIANCE WITH THE FDIC LAND USE RESTRICTION AGREEMENT



Effective April 1, 2007

**CIBOLA COUNTY, NEW MEXICO
INCOME LIMITS & RENT CALCULATIONS
2007**

Income Limits for Cibola County (Median Income \$36,600)

	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8+ PERSON
Very Low (50% Median)	13,900	15,900	17,850	19,850	21,450	23,050	24,600	26,200
65% Median	18,050	20,650	23,200	25,800	27,850	29,950	32,000	34,050
Low Income (80% Median)	22,250	25,400	28,600	31,750	34,300	36,850	39,350	41,900
M-F Transition Income	31,150	35,560	40,040	44,450	48,020	51,590	55,090	58,660

Maximum Rents for LOW INCOME Units

	0 - BR	1 - BR	2 - BR	3 - BR	4 - BR	5 - BR
Maximum Monthly Gross Rent for Low Income Units	431	496	558	657	761	800

Maximum Rents for VERY LOW INCOME Units

	0 - BR	1 - BR	2 - BR	3 - BR	4 - BR	5 - BR
Maximum Monthly Gross Rent for Very Low Income Units	328	378	424	497	576	604

THESE INCOME AND RENT GUIDELINES ARE FOR USE IN ACHIEVING COMPLIANCE WITH THE FDIC LAND USE RESTRICTION AGREEMENT



Effective April 1, 2007

**EDDY COUNTY, NEW MEXICO
INCOME LIMITS & RENT CALCULATIONS
2007**

Income Limits for Eddy County (Median Income \$44,000)

	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8+ PERSON
Very Low (50% Median)	15,600	17,800	20,050	22,250	24,050	25,800	27,600	29,350
65% Median	20,250	23,150	26,050	28,950	31,250	33,600	35,900	38,200
Low Income (80% Median)	24,900	28,500	32,050	35,600	38,450	41,300	44,150	47,000
M-F Transition Income	34,860	39,900	44,870	49,840	53,830	57,820	61,810	65,800

Maximum Rents for LOW INCOME Units

	0 - BR	1 - BR	2 - BR	3 - BR	4 - BR	5 - BR
Maximum Monthly Gross Rent for Low Income Units	486	559	629	742	859	904

Maximum Rents for VERY LOW INCOME Units

	0 - BR	1 - BR	2 - BR	3 - BR	4 - BR	5 - BR
Maximum Monthly Gross Rent for Very Low Income Units	370	425	479	562	651	683

THESE INCOME AND RENT GUIDELINES ARE FOR USE IN ACHIEVING COMPLIANCE WITH THE FDIC LAND USE RESTRICTION AGREEMENT



Effective April 1, 2007

**MCKINLEY COUNTY, NEW MEXICO
INCOME LIMITS & RENT CALCULATIONS
2007**

Income Limits for McKinley County (Median Income \$32,300)

	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8+ PERSON
Very Low (50% Median)	13,900	15,900	17,850	19,850	21,450	23,050	24,600	26,200
65% Median	18,050	20,650	23,200	25,800	27,850	29,950	32,000	34,050
Low Income (80% Median)	22,250	25,400	28,600	31,750	34,300	36,850	39,350	41,900
M-F Transition Income	31,150	35,560	40,040	44,450	48,020	51,590	55,090	58,660

Maximum Rents for LOW INCOME Units

	0 - BR	1 - BR	2 - BR	3 - BR	4 - BR	5 - BR
Maximum Monthly Gross Rent for Low Income Units	431	496	558	657	761	800

Maximum Rents for VERY LOW INCOME Units

	0 - BR	1 - BR	2 - BR	3 - BR	4 - BR	5 - BR
Maximum Monthly Gross Rent for Very Low Income Units	328	378	424	497	576	604

THESE INCOME AND RENT GUIDELINES ARE FOR USE IN ACHIEVING COMPLIANCE WITH THE FDIC LAND USE RESTRICTION AGREEMENT



Effective April 1, 2007

**FARMINGTON/SAN JUAN COUNTY MSA, NEW MEXICO
INCOME LIMITS & RENT CALCULATIONS
2007**

Income Limits for Farmington MSA (Median Income \$44,700)

	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8+ PERSON
Very Low (50% Median)	15,650	17,900	20,100	22,350	24,150	25,950	27,700	29,500
65% Median	20,350	23,250	26,150	29,050	31,350	33,700	36,000	38,350
Low Income (80% Median)	25,050	28,600	32,200	35,750	38,600	41,450	44,350	47,200
M-F Transition Income	35,070	40,040	45,080	50,050	54,040	58,030	62,090	66,080

Maximum Rents for LOW INCOME Units

	0 - BR	1 - BR	2 - BR	3 - BR	4 - BR	5 - BR
Maximum Monthly Gross Rent for Low Income Units	489	561	632	745	861	908

Maximum Rents for VERY LOW INCOME Units

	0 - BR	1 - BR	2 - BR	3 - BR	4 - BR	5 - BR
Maximum Monthly Gross Rent for Very Low Income Units	371	428	481	565	654	687

THESE INCOME AND RENT GUIDELINES ARE FOR USE IN ACHIEVING COMPLIANCE WITH THE FDIC LAND USE RESTRICTION AGREEMENT



Effective April 1, 2007

**LAS CRUCES MSA, NEW MEXICO
INCOME LIMITS & RENT CALCULATIONS
2007**

Income Limits for Las Cruces MSA (Median Income \$37,500) Las Cruces MSA includes the city of Las Cruces and all of Dona Ana County

	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8+ PERSON
Very Low (50% Median)	13,900	15,900	17,850	19,850	21,450	23,050	24,600	26,200
65% Median	18,050	20,650	23,200	25,800	27,850	29,950	32,000	34,050
Low Income (80% Median)	22,250	25,400	28,600	31,750	34,300	36,850	39,350	41,900
M-F Transition Income	31,150	35,560	40,040	44,450	48,020	51,590	55,090	58,660

Maximum Rents for LOW INCOME Units

	0 - BR	1 - BR	2 - BR	3 - BR	4 - BR	5 - BR
Maximum Monthly Gross Rent for Low Income Units	431	496	558	657	761	800

Maximum Rents for VERY LOW INCOME Units

	0 - BR	1 - BR	2 - BR	3 - BR	4 - BR	5 - BR
Maximum Monthly Gross Rent for Very Low Income Units	328	378	424	497	576	604

THESE INCOME AND RENT GUIDELINES ARE FOR USE IN ACHIEVING COMPLIANCE WITH THE FDIC LAND USE RESTRICTION AGREEMENT

