

MINNEAPOLIS/SAINT PAUL 2004 PROGRAM SUMMARIES

Websites: www.hdsoftware.com/usbhm-mrbp (secure site - need password) www.denihanassoc.com

Issuer: Minneapolis/Saint Paul Housing Finance Board

Servicer/Administrator: U S Bank Home Mortgage (administration thru eHousingPlus)

Area: Cities of Minneapolis and Saint Paul

MINNEAPOLIS/SAINT PAUL CITY LIVING 2004 A1

Qualified Buyer: A qualified buyer is a first-time homebuyer. Someone who hasn't owned their primary residence in the three year period preceding closing of this loan.

MAX HH INCOME LIMITS	1-2 person HH	3+ person HH
General	\$77,000	\$84,700
Targeted	\$84,700	\$84,700

MAXIMUM ACQUISITION PRICES

	1 Unit New or Existing	2 Units Existing Only	3 Units Existing Only	4 Units Existing Only
General	\$254,100	\$310,441	\$377,171	\$435,198
Targeted	\$336,875	\$379,427	\$460,987	\$531,908

Note: 2-4 units -- Existing housing must be at least 5 years old.

TARGETED AREAS

- To determine the census tract of a property address, go to our Website and click on "Census Tract Searches". Enter the property address and the system will determine the census tract of the property. You will need the number when registering the loan. You will be entering a census tract number for all properties.
- Targeted Area census tracts for the program are as follows:

Minneapolis: 10, 22, 28, 33, 34, 38, 39, 41, 42, 47, 49, 54, 57, 58, 59, 60, 61, 69, 70, 71, 72, 73, 77, 78, 79, 82, 83, 84, 85, 94

Saint Paul: 305, 313, 327, 329, 330, 331, 336, 337, 340

MINNEAPOLIS/SAINT PAUL CITY LIVING 2004 B2

INCOME AND ACQUISITION LIMITS	1 unit	2 unit	3 unit	4 unit
At least 49% of each Commitment Lot				
Income Limits of \$84,040 Acquisition Limits of	\$252,120	\$283,887	\$343,639	\$399,610

For Com Lots 7 or higher no more than 51% of each Commitment Lot

Income Limits of \$133,700 Acquisition Limits of	\$299,000	\$336,674	\$407,537	\$473,915
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From time to time, \$2,500,000 of the above may be available in Saint Paul for Qualified Rehabilitation/Qualified Refinance Loans and will have limits as follows

Income Limit of \$152,800 Acquisition Limits of	\$377,300	\$424,839	\$514,259	\$598,020
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eHousing Plus

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