

SAMPLE PRICING

2019

SAMPLE SALES PRICES FOR THE BELOW MARKET RATE (BMR) LIMITED EQUITY PROGRAM (LEP)
 derived by SF MOHCD from Median Family Income for a 4 person Household for San Francisco
Unadjusted Area Median Income (AMI)
for HUD Metro Fair Market Rent Area (HMFA) that Contains San Francisco

The prices below are samples only. The actual price for a Limited Equity Below Market Rate Program unit will be determined at the time of pricing according to the method explained in the Project's Regulatory Agreement.

Current Median Income (4 pers HH, 100%):	\$123,150				
30 Year fixed interest rate	4.15%				
BEDROOM SIZE		STUDIO	ONE	TWO	THREE
Monthly Condo Association and Insurance Fee	----->	\$588	\$659	\$729	\$829

ASSUMED HOUSEHOLD SIZE		1 Person	2 Person	3 Person	4 Person	5 Person
MEDIAN INCOME @	75% OF MEDIAN	\$64,650	\$73,900	\$83,150	\$92,350	\$99,750
AVAIL FOR HOUSING @	33%	\$21,335	\$24,387	\$27,440	\$30,476	\$32,918
ANNUAL CONDO FEE		\$7,056	\$7,908	\$8,748	\$9,948	\$11,172
INSURANCE	\$45	\$540	\$540	\$540	\$540	\$540
TAXES @	1.1630%	\$2,383	\$2,765	\$3,149	\$3,467	\$3,678
AVAILABLE FOR P+I		\$11,355	\$13,174	\$15,003	\$16,520	\$17,527
SUPPORTABLE MORT		\$194,667	\$225,846	\$257,196	\$283,211	\$300,470
DOWN PAYMENT	5%	\$10,246	\$11,887	\$13,537	\$14,906	\$15,814
AFFORDABLE PRICE		\$204,912	\$237,733	\$270,733	\$298,117	\$316,284
BEDROOM SIZE		STUDIO	ONE	TWO	THREE	FOUR

ASSUMED HOUSEHOLD SIZE		1 Person	2 Person	3 Person	4 Person	5 Person
MEDIAN INCOME @	85% OF MEDIAN	\$73,250	\$83,750	\$94,200	\$104,700	\$113,050
AVAIL FOR HOUSING @	33%	\$24,173	\$27,638	\$31,086	\$34,551	\$37,307
ANNUAL CONDO FEE		\$7,056	\$7,908	\$8,748	\$9,948	\$11,172
INSURANCE	\$45	\$540	\$540	\$540	\$540	\$540
TAXES @	1.1630%	\$2,875	\$3,329	\$3,781	\$4,174	\$4,440
AVAILABLE FOR P+I		\$13,701	\$15,861	\$18,017	\$19,889	\$21,155
SUPPORTABLE MORT		\$234,879	\$271,904	\$308,865	\$340,959	\$362,659
DOWN PAYMENT	5%	\$12,362	\$14,311	\$16,256	\$17,945	\$19,087
AFFORDABLE PRICE		\$247,242	\$286,215	\$325,121	\$358,904	\$381,747
BEDROOM SIZE		STUDIO	ONE	TWO	THREE	FOUR

ASSUMED HOUSEHOLD SIZE		1 Person	2 Person	3 Person	4 Person	5 Person
MEDIAN INCOME @	95% OF MEDIAN	\$81,900	\$93,600	\$105,300	\$117,000	\$126,350
AVAIL FOR HOUSING @	33%	\$27,027	\$30,888	\$34,749	\$38,610	\$41,696
ANNUAL CONDO FEE		\$7,056	\$7,908	\$8,748	\$9,948	\$11,172
INSURANCE	\$45	\$540	\$540	\$540	\$540	\$540
TAXES @	1.1630%	\$3,371	\$3,893	\$4,417	\$4,878	\$5,201
AVAILABLE FOR P+I		\$16,060	\$18,547	\$21,044	\$23,244	\$24,782
SUPPORTABLE MORT		\$275,326	\$317,962	\$360,768	\$398,473	\$424,849
DOWN PAYMENT	5%	\$14,491	\$16,735	\$18,988	\$20,972	\$22,360
AFFORDABLE PRICE		\$289,817	\$334,697	\$379,755	\$419,445	\$447,209
BEDROOM SIZE		STUDIO	ONE	TWO	THREE	FOUR

ASSUMED HOUSEHOLD SIZE		1 Person	2 Person	3 Person	4 Person	5 Person
MEDIAN INCOME @	115% OF MEDIAN	\$99,150	\$113,250	\$127,500	\$141,600	\$152,950
AVAIL FOR HOUSING @	33%	\$32,720	\$37,373	\$42,075	\$46,728	\$50,474
ANNUAL CONDO FEE		\$7,056	\$7,908	\$8,748	\$9,948	\$11,172
INSURANCE	\$45	\$540	\$540	\$540	\$540	\$540
TAXES @	1.1630%	\$4,358	\$5,017	\$5,687	\$6,286	\$6,724
AVAILABLE FOR P+I		\$20,765	\$23,907	\$27,100	\$29,954	\$32,038
SUPPORTABLE MORT		\$355,985	\$409,843	\$464,573	\$513,500	\$549,228
DOWN PAYMENT	5%	\$18,736	\$21,571	\$24,451	\$27,026	\$28,907
AFFORDABLE PRICE		\$374,722	\$431,414	\$489,024	\$540,526	\$578,135
BEDROOM SIZE		STUDIO	ONE	TWO	THREE	FOUR

Notes:

- Median Income on this chart is from 2019 SF MOHCD Inclusionary Income Limits (AMI Chart).
- Interest rate is based on FreddieMac 10 yr rolling average of annual average rates for 30 yr Fixed Rate
 See URL: <http://www.freddiemac.com/pmms/pmms30.htm>
- FY2019-2020 Annual Tax Rate is 1.163%, see: <http://sftreasurer.org/property-taxes>

Effective Date: 05/03/2019