USDA
Form RD 1944-50
(7-98)

MULTI - FAMILY HOUSING
BORROWER/PROJECT CHARACTERISTICS

TYPE OF ACTION:

☐ ESTABLISH BORROWER/PROJECT DATA

☐ CHANGE BORROWER/PROJECT DATA

BORROWER INFORMATION

1. BORROWER CASE NUMBER	2. PROJECT NUMBER

BORROWER INFORMATION

3. BORROWER NAME AND ADDRESS

4. BORROWER TYPE CODE

01 = Individual
03 = Corporation
04 = Public Body
05 = Assn. of Farmers
06 = 0rgn. of Farm Workers
07 = 0ther
08 = Gen. Partnership
09 = Limited Partnership
10 = Ineligible

ZIP CODE	NO. NAME FIELDS	NO. ADDRESS FIELDS	5. RACE/ETHNIC CODE	6. EMPLOYEE RELATIONSHIP CODE	7. SEX CODE
			1 = White 2 = Black/AA 3 = A/NH/PI 4 = AI/AN 5 = Hispanic/L	0 = No relationship 1 = Employee 2 = Member of family 3 = Close Relative 4 = Associate	1 = Male 2 = Female 3 = Family Unit 4 = Orgn.-Male Owned 5 = Orgn.-Female Owned 6 = Public Body

8. MARITAL STATUS

1 = Married   2 = Separated
3 = Unmarried

9. VETERAN CODE

1 = Veteran
0 = Non-Veteran

PROJECT INFORMATION

10. PROJECT NAME AND SERVICING ADDRESS

11. CONGRESSIONAL DISTRICT

12. FUND CODE

13. PROFIT TYPE CODE

1 = Full Profit   3 = Non-profit
2 = Limited Profit

14. PROJECT TYPE CODE

1 = New Construction Project
3 = Substantial Rehabilitation
4 = Operational Project Prior to 11/30/83
5 = Operational Project on or after 11/30/83

ZIP CODE	NO. NAME FIELDS	NO. ADDRESS FIELDS

15. TOTAL PROJECT UNITS	16. UTILITIES CODE
	1 = Public Water Only 3 = Public Water and Sewer 2 = Public Sewer Only 4 = Neither Public Water or Sewer

17. TOTAL BLDG. AREA	18. LIVING AREA	19. RENT SUBSIDY (RA) CODE
		1 = Yes 2 = No

20. NUMBER OF RA ELIGIBLE UNITS	21. HUD RENT SUBSIDY CODE (SECT. 8)	22. NUMBER OF ELIGIBLE UNITS - HUD (SECT. 8)

23. INTEREST CREDIT	24. INTEREST ASSISTANCE PLAN CODE	25. CREDIT ELSEWHERE (LH ONLY)
3 = Yes 1 = No		1 = Yes 2 = No

Position 2

Used by Field and State Offices to establish borrower/projects before obligation of loan, grant, or rental assistance; to change data on a project to be transferred, or to correct project data as routine loan servicing. A current copy of this form will be included with other forms sent to the Finance Office for processing.

(see reverse)

PROCEDURE FOR PREPARATION	:	RD Instructions 1944-D, 1944-E, 1965-B, 444.8.
PREPARED BY	:	State or Field Office.
NUMBER OF COPIES	:	One copy.
SIGNATURES REQUIRED	:	Servicing Office.
DISTRIBUTION OF COPIES	:	One - Field Office file: Copy of most current form in file must be attached to other forms forwarded to the Finance Office for processing.

INSTRUCTIONS FOR PREPARATION

Part I   Borrower Information

1. Enter the borrower's case number. For individuals, enter the borrower's social security number. For all others, show the borrower's tax identification number. The state and county information should be entered if establishing or changing project characteristics. The state and county codes will be those of the project.

   For borrowers/grantees who are related to or associated with a Rural Development employee, show the State and County codes of the office of the designated processing/servicing official.

   Example: Borrower/project | 2 | 9 | 0 | 0 |5 | |0 |1 |2 |3 |4 |5 |6 |7 |8 |9 |

   Borrower change only | | | | | | |0 |1 |2 |3 |4 |5 |6 |7 |8 |9 |

2. Enter the project number only if a change to the borrower/project characteristics. Project number will be assigned initially by the Finance Office. The initial and all subsequent loans of a project will have the same project number.

3. Enter applicant's last name (comma no space), first name or initial (space), middle name or initial. If the full name will not fit in Field No. 1, show last name (comma) in Field No. 1, show first name or initial and middle name or initial in Field No. 2. Enter the legal name of the borrower obligated for the loan. [Enter name of non-individual applicants with at least one space (no comma) between each word.] Do not split a name between fields.

   Enter also the address of the borrower in the remaining fields. Enter zip code only in zip code space. Enter number of name fields and then number of address fields.

   Example: Individual Benjamin Edward McClydefester, Jr., and his wife Mary.

M	C	C	L	Y	D	E	F	E	S	T	E	R		J	R	.			(1)
B	E	N	J	A	M	I	N		E										(2)
M	C	C	L	Y	D	E	F	E	S	T	E	R		M	A	R	Y		(3)
5	5	4	2		W	E	S	T		M	A	I	N						
T	O	R	O	N	T	O		C	A	L	I	F	O	R	N	I	A		

   | 7 | 2 | 2 | 0 | 3 | | | | 3 | | | | | 2 | |

Example: The Company of Washington, Whampler, and Owens Machine Tool Distributors Incorporated.

W	A	S	H	I	N	G	T	O	N		W	H	A	M	P	L	E	R		(1)
	A	N	D		O	W	E	N	S		M	A	C	H						(2)
T	O	O	L		D	I	S	T		I	N	C								(3)
4	4	2	2		C	L	A	R	K										
T	O	R	O	N	T	O		C	A	L	I	F	O	R	N	I	A		

   | 7 | 2 | 2 | 0 | 3 | | | | 3 | | | | | 2 | |

4.   Enter applicable code:

01 = Individual
02 = F/O use only
03 = Corporation
04 = Public Body
05 = Association of Farmers
06 = Organization of Farm Workers
07 = Other
08 = General Partner
09 = Limited Partnership
10 = Ineligible
11 = Non-Profit Organization (Prepayment Sale)

5.   Enter applicable code for all insured loan/grant applicants:

1 = White
2 = Black or African American
3 = Asian, Native Hawaiian or other Pacific Islander
4 = American Indian or Alaska Native
5 = Hispanic or Latino

Example: | 1 |

For Multi-Family Housing (Organization) applicants use largest percentage of ownership.

6.   Leave blank if no change, or enter the Employee Relationship Code.

7.   Enter applicable code for all insured loan/grant applicants:

1 = Male (sole applicant).
2 = Female (sole applicant).
3 = Family unit (male-female as co-applicants, not counted under code 1 or 2).
4 = Organization - Male owned (over 51 percent male owned, operated and managed on a day-to-day basis).
5 = Organization - Female-owned (over 51 percent female-owned, operated and managed on a day-to-day basis).
6 = Public body - Reserved for future use. Do not complete at this time.

Example: | 2 |

For Individual Type applicants enter applicable code 1 through 3.
For Multi-Family Housing (organization) applicants use largest percentage of ownership.

8.   Enter applicable code:

1 = Married
2 = Separated
3 = Unmarried (including widowed or divorced)

Complete for insured loan/grants to individuals only.

Example: | 1 |

9.   Enter applicable code:

      1 = Veteran
      0 = Non-veteran

      Complete for insured loan/grants to individuals only.

      Example: | 1 |

Part II.   Project Information

10.   Follow instructions in item 3 using project information. This should be the project name and the address for delivery of checks, billings, etc. for the project.

S	P	R	I	N	G		R	O	S	E		A	P	T	S			
2	2	4	4		V	A	L	E		A	V	E						
C	O	W	W	I	E		V	A										

      | 7 | 2 | 2 | 4 | 0 | | 1 | | 2 |

      NOTE: If the mailing address for checks, billings, etc., is different from the project address, enter the check mailing address here. (Project location reports are compiled from case number data.)

11.   Enter the applicable Congressional District.

      Example: | 1 | 2 |

12.   Enter the applicable fund code.

      Example: | 8 | 4 |

13.   Enter applicable code:

      1 = Full Profit
      2 = Limited Profit
      3 = Non-Profit

      Example: | 1 |

14.   Enter the applicable code:

    1 = New Construction Project
    2 = F/O Use only
    3 = Substantial Rehabilitation
    4 = Operational Project - Prior to 11-30-83
    5 = Operational Project - On or after 11-30-83

    Example: | 4 |

    NOTE: Data on operational status of project as of 11-30-83 is necessary to determine if project must rent to 75 percent very low-income or 95 percent very low-income tenants. A project is operational when construction is completed and the project is ready for rent-up.

15.   Enter the total number of units in project. (This element is collected from the Multi-Family Housing Appraisal Report, Form RD 1922-7, Part K).

    Example: | 0 | 2 | 9 |

16.   Enter the appropriate utilities code:

    1 = Public water only
    2 = Public sewer only
    3 = Public water and sewer
    4 = Neither public water or sewer

17.   Enter the total square footage gross building area of the project. The gross area of all buildings is the sum of the square foot areas of the floors of the buildings which include basements, hallways and common corridors, storage areas, closets, lobbys, offices, laundry rooms, social-community rooms, heating or utility room space, common stairways, the apartment units, and any other similar area. In calculating the total gross area for a project, 50 percent of the square footage area of all covered walkways, open roofed-over areas that are paved, porches, garages, covered parking, maintenance buildings, and similar spaces shall be included. Square footage gross area shall be measured from exterior faces of exterior walls (or facia for those structures without exterior walls) and from the centerline of common walls separating buildings, and shall include the area occupied by all interior partitions. (This element is collected from Multi-Family Housing Appraisal Report, Form RD 1922-7, Part H). This item must agree with item 47 of Form RD 1944-51.

18.   Enter the total square footage living area of the apartment units in the project. The living area within an apartment unit includes all interior hallways, utility rooms, closets, storage, baths, kitchens, bedrooms, dining areas, and other similar living spaces. Square footage living area shall be measured from the exterior faces of exterior walls and from the centerline of common walls separating the individual living units or other interior spaces, and shall include the area occupied by interior partitions of the living unit. (This element is collected from the Multi-Family Housing Appraisal Report, Form RD 1922-7, Part K). This item should agree with item 44 of Form RD 1944-51.

19.   Enter the applicable code for planned rent subsidy:

      1 = Yes
      2 = No

20.   Leave blank. NOTE: The AMAS system will automatically update this field when RA units are obligated. Servicing Offices may enter this information, using color ink, on the hardcopy of this form after it is provided by the system update.

      Enter the number of RA units obligated for the project.

21.   Enter the applicable code:

      1 =Yes
      2 = No

      Enter code 1 if the borrower will be leasing all or part of the units under arrangement with the HUD Section 8 subsidy program. Enter code 2 if no units are leased under arrangement with the Hud Section 8 subsidy program.

22.   Enter the number of units under arrangement with the HUD Section 8 subsidy code if a code 1 was entered in item 20.

23.   Enter applicable code:

      3 = Yes
      1 =No

      Example: |1|

24.   Leave blank. NOTE: The AMAS system will automatically update this field. Servicing Offices may enter this information, using color ink, on the hardcopy of this form after it is provided by the system update. The following legend is for information only:

1 = PLAN I.   The effective interest rate is three (3) percent plus surcharge as determined by the Government formula or procedure based on the income of the family.

2 = PLAN II.   For nonprofit and limited profit type operation with or without a HUD Section 8 Housing Assistance Payments contract in effect on a part of the units in the project.

The effective interest rate is one (1) percent plus all rental income over basic rent as determined by the Government formula or procedure for the program.

3 = Finance Office use only.

4 = Finance Office use only.

5 = PLAN II-RA   For non-profit and limited profit type operation utilizing the Rental Assistance program. The effective interest rate is one (1) percent plus rental income over basic rent as determined by the Government formula or procedure for the program.

6 = RA   For Labor Housing loans utilizing the Rental Assistant program and RRH and RCH made prior to 08-01-68.

7 = SECTION 8
       1%
For non-profit or limited profit type operation with a HUD Section 8 Housing Assistance Payment Contract in effect on ALL of the units in the project. The effective interest rate is the interest rate on the note less 1 percent.

8 = SECTION 8
       2%
For non-profit or limited profit type operation with a HUD Section 8 Housing Assistance Payment Contract in effect on ALL of the units in the project. The effective interest rate is the interest rate on the note less 2 percent.

Example: |2|

25.   Enter applicable code indicating whether the State Director waived the credit elsewhere provisions for LH only.