

DUS Disclose Glossary Updates Effective May 1, 2022

Advanced Search Download Results Attribute Name	DUS Disclose Files Attribute Name	DUS Disclose Definition	DUS Disclose Definition Notes	Allowable Values
% of Units <=50% Area Median Income (AMI)	% of Units <=50% Area Median Income (AMI)	<p>Restricted: At acquisition, the percentage of units in the subject property that are either income and/or rent restricted according to the associated affordability program, at less than or equal to 50.0% Area Median Income (AMI). This includes all income or rent restrictions at or below 50.0% AMI including restrictions using income averaging at or below 20.0%, 30.0%, and 40.0% AMI.</p> <p>Based on Rent Roll: At acquisition, the percentage of units in the subject property whose rent is calculated at or below 50% Area Median Income (AMI) using the rent roll at acquisition and based on the Code of Federal Regulations 12 CFR Part 1282 as amended from time to time.</p>	<p>Restricted: Multifamily affordable housing loans may require that a certain percentage of property dwelling units be set aside for tenants earning up to (and including) a certain percentage of AMI that is determined in accordance with the applicable program.</p> <p>Based on Rent Roll: Rent Roll values for Multifamily and Military Property Types will be included for MBS issued on or after May 1, 2022. These values will be unavailable for Credit Facilities and Bulk Deliveries.</p>	

Advanced Search Download Results Attribute Name	DUS Disclose Files Attribute Name	DUS Disclose Definition	DUS Disclose Definition Notes	Allowable Values
% of Units >50% - 60% Area Median Income (AMI)	% of Units >50% - 60% Area Median Income (AMI)	<p>Restricted: At acquisition, the percentage of units in the subject property that are either income and/or rent restricted according to the associated affordability program, at greater than 50% but less than or equal to 60% of the AMI.</p> <p>Based on Rent Roll: At acquisition, the percentage of units in the subject property whose rent is calculated at greater than 50% but less than or equal to 60% Area Median Income (AMI) using the rent roll at acquisition and based on the Code of Federal Regulations 12 CFR Part 1282 as amended from time to time</p>	<p>Restricted: Multifamily affordable housing loans may require that a certain percentage of property dwelling units be set aside for tenants earning up to (and including) a certain percentage of AMI that is determined in accordance with the applicable program.</p> <p>Based on Rent Roll: Rent Roll values for Multifamily and Military Property Types will be included for MBS issued on or after May 1, 2022. These values will be unavailable for Credit Facilities and Bulk Deliveries.</p>	

Advanced Search Download Results Attribute Name	DUS Disclose Files Attribute Name	DUS Disclose Definition	DUS Disclose Definition Notes	Allowable Values
<p>% of Units >60% - 80% Area Median Income (AMI)</p>	<p>% of Units >60% - 80% Area Median Income (AMI)</p>	<p>Restricted: At acquisition, the percentage of units in the subject property that are either income and/or rent restricted, according to the associated affordability program, at greater than 60% but less than or equal to 80% of the AMI. This includes all income or rent restrictions at or below 80% AMI including restrictions using income averaging at or below 70% AMI.</p> <p>Based on Rent Roll: At acquisition, the percentage of units in the subject property whose rent is calculated at greater than 60% but less than or equal to 80% Area Median Income (AMI) using the rent roll at acquisition and based on the Code of Federal Regulations 12 CFR 1282 R7. This includes all values at or below 80% AMI including at or below 70% AMI as amended from time to time</p>	<p>Restricted: Multifamily affordable housing loans may require that a certain percentage of property dwelling units be set aside for tenants earning up to (and including) a certain percentage of AMI that is determined in accordance with the applicable program.</p> <p>Based on Rent Roll: Rent Roll values for Multifamily and Military Property Types will be included for MBS issued on or after May 1, 2022. These values will be unavailable for Credit Facilities and Bulk Deliveries.</p>	

Advanced Search Download Results Attribute Name	DUS Disclose Files Attribute Name	DUS Disclose Definition	DUS Disclose Definition Notes	Allowable Values
% of Units >80% - 100% Area Median Income (AMI)	% of Units >80% - 100% Area Median Income (AMI)	<p>Restricted: At acquisition, the percentage of units in the subject property that are either income and/or rent restricted, according to the associated affordability program, at greater than 80% but less than or equal to 100% of the AMI.</p> <p>Based on Acquisition Rent Roll: At acquisition, the percentage of units in the subject property whose rent is calculated at greater than 80% but less than or equal to 100% Area Median Income (AMI) using the rent roll at acquisition and based on the Code of Federal Regulations 12 CFR 1282 R7 as amended from time to time.</p>	<p>Restricted: Multifamily affordable housing loans may require that a certain percentage of property dwelling units be set aside for tenants earning up to (and including) a certain percentage of AMI that is determined in accordance with the applicable program.</p> <p>Based on Rent Roll: Rent Roll values for Multifamily and Military Property Types will be included for MBS issued on or after May 1, 2022. These values will be unavailable for Credit Facilities and Bulk Deliveries.</p>	

Advanced Search Download Results Attribute Name	DUS Disclose Files Attribute Name	DUS Disclose Definition	DUS Disclose Definition Notes	Allowable Values
<p>% of Units >100% - 120% Area Median Income (AMI)</p>	<p>% of Units >100% - 120% Area Median Income (AMI)</p>	<p>Restricted: At acquisition, the percentage of units in the subject property that are either income and/or rent restricted, according to the associated affordability program, at greater than 100% but less than or equal to 120% of the AMI.</p> <p>Based on Acquisition Rent Roll: At acquisition, the percentage of units in the subject property whose rent is calculated at greater than 100% but less than or equal to 120% Area Median Income (AMI) using the rent roll at acquisition and based on the Code of Federal Regulations 12 CFR 1282 R7 as amended from time to time.</p>	<p>Restricted: Multifamily affordable housing loans may require that a certain percentage of property dwelling units be set aside for tenants earning up to (and including) a certain percentage of AMI that is determined in accordance with the applicable program.</p> <p>Based on Rent Roll: Rent Roll values for Multifamily and Military Property Types will be included for MBS issued on or after May 1, 2022. These values will be unavailable for Credit Facilities and Bulk Deliveries.</p>	

Advanced Search Download Results Attribute Name	DUS Disclose Files Attribute Name	DUS Disclose Definition	DUS Disclose Definition Notes	Allowable Values
% of Units > 120% Area Median Income (AMI)	% of Units <=50% Area Median Income (AMI)	<p>Restricted: At acquisition, the percentage of units in the subject property that are either income and/or rent restricted, according to the associated affordability program, at greater than 120% of the AMI.</p> <p>Based on Acquisition Rent Roll: At acquisition, the percentage of units in the subject property whose rent is calculated at greater than 120% Area Median Income (AMI) using the rent roll at acquisition and based on the Code of Federal Regulations 12 CFR 1282 R7 as amended from time to time.</p>	<p>Restricted: Multifamily affordable housing loans may require that a certain percentage of property dwelling units be set aside for tenants earning up to (and including) a certain percentage of AMI that is determined in accordance with the applicable program.</p> <p>Based on Rent Roll: Rent Roll values for Multifamily and Military Property Types will be included for MBS issued on or after May 1, 2022. These values will be unavailable for Credit Facilities and Bulk Deliveries.</p>	