Community Fix Up Program

Discount Factors

**Non-Discounted Rate = 7.250%***

| Original Term (Month) | Discounted Rate Paid by Borrower | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | 7.250% | 7.000% | 6.750% | 6.500% | 6.250% | 6.000% | 5.750% | 5.500% |
| 12 | 100.00000 | 99.86693 | 98.18634 | 99.60109 | 99.46832 | 99.33565 | 99.20307 | 99.07060 |
| 24 | 100.00000 | 99.74731 | 98.24030 | 99.24309 | 98.99154 | 98.74039 | 98.48961 | 98.23922 |
| 36 | 100.00000 | 99.63076 | 98.29220 | 98.89477 | 98.52802 | 98.16211 | 97.79702 | 97.43276 |
| 48 | 100.00000 | 99.51726 | 98.34211 | 98.55605 | 98.07757 | 97.60052 | 97.12488 | 96.65068 |
| 60 | 100.00000 | 99.40679 | 98.39010 | 98.22678 | 97.63999 | 97.05533 | 96.47281 | 95.89244 |
| 72 | 100.00000 | 99.29933 | 98.43624 | 97.90687 | 97.21508 | 96.52625 | 95.84040 | 95.15753 |
| 84 | 100.00000 | 99.19485 | 98.48061 | 97.59616 | 96.80264 | 96.01300 | 95.22725 | 94.44541 |
| 96 | 100.00000 | 99.09333 | 98.52327 | 97.29455 | 96.40246 | 95.51526 | 94.63296 | 93.75556 |
| 108 | 100.00000 | 98.99473 | 98.56429 | 97.00188 | 96.01435 | 95.03276 | 94.05713 | 93.08748 |
| 120 | 100.00000 | 98.89902 | 98.60373 | 96.71803 | 95.63808 | 94.56518 | 93.49936 | 92.44064 |
| 132 | 100.00000 | 98.80617 | 98.64165 | 96.44285 | 95.27344 | 94.11223 | 92.95926 | 91.81456 |
| 144 | 100.00000 | 98.71614 | 98.67812 | 96.17619 | 94.92021 | 93.67360 | 92.43643 | 91.20872 |
| 156 | 100.00000 | 98.62889 | 98.71320 | 95.91791 | 94.57817 | 93.24901 | 91.93048 | 90.62264 |
| 168 | 100.00000 | 98.54438 | 98.74693 | 95.66786 | 94.24711 | 92.83814 | 91.44102 | 90.05583 |
| 180 | 100.00000 | 98.46257 | 98.77938 | 95.42587 | 93.92680 | 92.44070 | 90.96767 | 89.50780 |
| 192 | 100.00000 | 98.38342 | 98.81059 | 95.19180 | 93.61701 | 92.05638 | 90.51003 | 88.97807 |
| 204 | 100.00000 | 98.30687 | 98.84063 | 94.96548 | 93.31751 | 91.68488 | 90.06773 | 88.46619 |
| 216 | 100.00000 | 98.23289 | 98.86953 | 94.74676 | 93.02809 | 91.32591 | 89.64038 | 87.97167 |
| 228 | 100.00000 | 98.16142 | 98.89734 | 94.53547 | 92.74851 | 90.97916 | 89.22761 | 87.49407 |
| 240 | 100.00000 | 98.09242 | 98.92411 | 94.33145 | 92.47854 | 90.64434 | 88.82905 | 87.03292 |

# Community Fix Up Program
## Discount Factors

| Original Term (Months) | Discounted Rate Paid by Borrower | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | **5.250%** | **5.000%** | **4.750%** | **4.5000%** | **4.250%** | **4.000%** | **3.750%** | **3.500%** | **3.250%** | **3.000%** | **2.750%** |
| 12 | 98.93822 | 98.80594 | 98.67376 | 98.54168 | 98.40970 | 98.27782 | 98.14603 | 98.01435 | 97.88276 | 97.75128 | 97.61989 |
| 24 | 97.98921 | 97.73958 | 97.49034 | 97.24148 | 96.99301 | 96.74491 | 96.49721 | 96.24988 | 96.00294 | 95.75639 | 95.51022 |
| 36 | 97.06933 | 96.70674 | 96.34498 | 95.98405 | 95.62395 | 95.26469 | 94.90627 | 94.54867 | 94.19192 | 93.83599 | 93.48091 |
| 48 | 96.17790 | 95.70654 | 95.23662 | 94.76812 | 94.30105 | 93.83541 | 93.37121 | 92.90843 | 92.44709 | 91.98719 | 91.52871 |
| 60 | 95.31422 | 94.73815 | 94.16422 | 93.59245 | 93.02284 | 92.45538 | 91.89009 | 91.32695 | 90.76597 | 90.20716 | 89.65052 |
| 72 | 94.47763 | 93.80072 | 93.12679 | 92.45586 | 91.78792 | 91.12298 | 90.46104 | 89.80210 | 89.14617 | 88.49324 | 87.84333 |
| 84 | 93.66747 | 92.89345 | 92.12334 | 91.35717 | 90.59492 | 89.83661 | 89.08225 | 88.33183 | 87.58536 | 86.84285 | 86.10430 |
| 96 | 92.88308 | 92.01552 | 91.15291 | 90.29523 | 89.44251 | 88.59476 | 87.75197 | 86.91417 | 86.08135 | 85.25352 | 84.43069 |
| 108 | 92.12382 | 91.16617 | 90.21454 | 89.26895 | 88.32941 | 87.39593 | 86.46853 | 85.54721 | 84.63199 | 83.72287 | 82.81987 |
| 120 | 91.38905 | 90.34461 | 89.30734 | 88.27725 | 87.25437 | 86.23871 | 85.23029 | 84.22912 | 83.23523 | 82.24863 | 81.26932 |
| 132 | 90.67816 | 89.55010 | 88.43039 | 87.31907 | 86.21616 | 85.12169 | 84.03567 | 82.95814 | 81.88911 | 80.82861 | 79.77665 |
| 144 | 89.99053 | 88.78188 | 87.58282 | 86.39339 | 85.21362 | 84.04353 | 82.88317 | 81.73256 | 80.59174 | 79.46072 | 78.33954 |
| 156 | 89.32555 | 88.03924 | 86.76379 | 85.49922 | 84.24559 | 83.00294 | 81.77132 | 80.55075 | 79.34128 | 78.14295 | 76.95578 |
| 168 | 88.68262 | 87.32147 | 85.97244 | 84.63559 | 83.31098 | 81.99866 | 80.69869 | 79.41112 | 78.13599 | 76.87336 | 75.62325 |
| 180 | 88.06117 | 86.62787 | 85.20797 | 83.80155 | 82.40870 | 81.02947 | 79.66393 | 78.31215 | 76.97419 | 75.65010 | 74.33993 |
| 192 | 87.46061 | 85.95775 | 84.46958 | 82.99620 | 81.53771 | 80.09418 | 78.66571 | 77.25237 | 75.85424 | 74.47138 | 73.10386 |
| 204 | 86.88038 | 85.31044 | 83.75649 | 82.21863 | 80.69699 | 79.19167 | 77.70277 | 76.23038 | 74.77460 | 73.33551 | 71.91319 |
| 216 | 86.31993 | 84.68530 | 83.06794 | 81.46799 | 79.88557 | 78.32082 | 76.77386 | 75.24480 | 73.73376 | 72.24083 | 70.76612 |
| 228 | 85.77870 | 84.08168 | 82.40320 | 80.74342 | 79.10249 | 77.48057 | 75.87780 | 74.29433 | 72.73028 | 71.18578 | 69.66093 |
| 240 | 85.25615 | 83.49896 | 81.76155 | 80.04410 | 78.34682 | 76.66988 | 75.01345 | 73.37770 | 71.76278 | 70.16883 | 68.59600 |

MINNESOTA HOUSING

# Community Fix Up Program
## Discount Factors

| Original Term (Months) | Discounted Rate Paid by Borrower | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | 2.500% | 2.250% | 2.000% | 1.750% | 1.500% | 1.250% | 1.000% | 0.000% |
| 12 | 97.48860 | 97.35741 | 97.22632 | 97.09533 | 96.96444 | 96.83365 | 96.70295 | 96.18118 |
| 24 | 95.26443 | 95.01903 | 94.77401 | 94.52938 | 94.28514 | 94.04127 | 93.79780 | 92.82776 |
| 36 | 93.12666 | 92.77325 | 92.42067 | 92.06893 | 91.71803 | 91.36797 | 91.01874 | 89.63023 |
| 48 | 91.07168 | 90.61608 | 90.16192 | 89.70919 | 89.25791 | 88.80806 | 88.35965 | 86.58044 |
| 60 | 89.09604 | 88.54373 | 87.99358 | 87.44561 | 86.89981 | 86.35619 | 85.81474 | 83.67069 |
| 72 | 87.19644 | 86.55256 | 85.91169 | 85.27385 | 84.63904 | 84.00725 | 83.37848 | 80.89371 |
| 84 | 85.36972 | 84.63910 | 83.91246 | 83.18979 | 82.47110 | 81.75639 | 81.04566 | 78.24264 |
| 96 | 83.61286 | 82.80005 | 81.99225 | 81.18948 | 80.39173 | 79.59901 | 78.81133 | 75.71099 |
| 108 | 81.92299 | 81.03224 | 80.14764 | 79.26919 | 78.39689 | 77.53075 | 76.67077 | 73.29263 |
| 120 | 80.29733 | 79.33266 | 78.37533 | 77.42534 | 76.48271 | 75.54744 | 74.61954 | 70.98177 |
| 132 | 78.73325 | 77.69842 | 76.67218 | 75.65455 | 74.64554 | 73.64515 | 72.65340 | 68.77294 |
| 144 | 77.22821 | 76.12676 | 75.03521 | 73.95358 | 72.88188 | 71.82013 | 70.76833 | 66.66096 |
| 156 | 75.77981 | 74.61506 | 73.46156 | 72.31934 | 71.18841 | 70.06880 | 68.96052 | 64.64096 |
| 168 | 74.38572 | 73.16080 | 71.94851 | 70.74890 | 69.56199 | 68.38779 | 67.22634 | 62.70829 |
| 180 | 73.04374 | 71.76157 | 70.49347 | 69.23946 | 67.99959 | 66.77388 | 65.56237 | 60.85860 |
| 192 | 71.75175 | 70.41509 | 69.09395 | 67.78836 | 66.49837 | 65.22401 | 63.96533 | 59.08774 |
| 204 | 70.50772 | 69.11916 | 67.74758 | 66.39304 | 65.05559 | 63.73527 | 62.43212 | 57.39181 |
| 216 | 69.30971 | 67.87169 | 66.45213 | 65.05110 | 63.66867 | 62.30489 | 60.95980 | 55.76710 |
| 228 | 68.15586 | 66.67066 | 65.20542 | 63.76022 | 62.33514 | 60.93023 | 59.54557 | 54.21011 |
| 240 | 67.04441 | 65.51417 | 64.00540 | 62.51820 | 61.05264 | 59.60881 | 58.18678 | 52.71753 |

***Use these same factors for discounting a first lien rate loan**: Section 5.01 of the Fix Up Loan Program Procedural Manual allows for Discount Loan Initiatives to buy down the "current program rate." Current program rate is the subordinate lien rate published on Minnesota Housing's website and therefore is used for calculating discounts for all Community Fix Up loans, including first lien loans. The discount factors estimate the front-end payment necessary to preserve the Agency's yield on loans made at the current program rate. When loans close at the first lien rate, there is a reduction in the Agency's yield. Thus, all discounted loans must use the discount factors for the current program rate.