

Estimated Net Recovery Value Worksheet Prior LienHolder

Directions for Completion	
1	Prefills based on State Avg. holding period
2	Market Value automatically calculates at 80% as avg. holding period is greater than 8 mo.
3	Prior Lien Holder's Payoff including Principal & Interest and their trustee fees
3B	Prefills based on 8% of reduced market value
3C	Prefills based on Daily Interest (cus/loa screen) times number of days in holding period.
3D	The costs of the Rural Development Foreclosure - if the account is not in Foreclosure with RD, enter \$0
3E	Automatically prefills
3F	Enter one full year of Real Estate Taxes at the fully assessed rate (do not use an exempted amount)
3G	Use a flat figure of \$7,500 if a meth lab is involved
3H	Enter the amount of estimated cleanup cost per Field office documentation on Transaction Screen Questionnaire (TSQ)
3I	If built after 1978 , enter \$0 ; If built between 1960 - 1978 , enter \$1,000 (cost of lead paint testing and inspection); If built prior to 1960 , enter \$8,500 (\$1,000 testing fee and \$7,500 estimated abatement cost).
3J	Automatically calculates the sum of items A - I
4A	Enter estimated increase/decrease in market value during holding period - if no increase/decrease is anticipated - enter \$0
4B	Enter income during holding period (if it is known property will be leased) - if no income to be received, enter \$0
4C	Automatically calculates the Sum of 4A and 4B
5	Enter RHS Principal and Interest Balance through sale date per Payoff/Quote screen
6	Enter Total Subsidy granted through sale date per Payoff/Quote screen
# 7-9	Automatically calculate