

Rev. Proc. 2008-17

SECTION 1. PURPOSE

This revenue procedure provides issuers of qualified mortgage bonds, as defined in section 143(a) of the Internal Revenue Code, and issuers of mortgage credit certificates, as defined in section 25(c), with (1) the nationwide average purchase price for residences located in the United States, and (2) average area purchase price safe harbors for residences located in statistical areas in each state, the District of Columbia, Puerto Rico, the Northern Mariana Islands, American Samoa, the Virgin Islands, and Guam.

SECTION 2. BACKGROUND

.01 Section 103(a) provides that, except as provided in section 103(b), gross income does not include interest on any state or local bond. Section 103(b)(1) provides that section 103(a) shall not apply to any private activity bond that is not a "qualified bond" within the meaning of section 141. Section 141(e) provides, in part, that the term "qualified bond" means any private activity bond if such bond (1) is a qualified mortgage bond under section 143, (2) meets the volume cap requirements under section 146, and

(3) meets the applicable requirements under section 147.

.02 Section 143(a)(1) provides that the term "qualified mortgage bond" means a bond that is issued as part of a qualified mortgage issue. Section 143(a)(2)(A) provides that the term "qualified mortgage issue" means an issue of one or more bonds by a state or political subdivision thereof, but only if: (i) all proceeds of the issue (exclusive of issuance costs and a reasonably required reserve) are to be used to finance owner-occupied residences; (ii) the issue meets the requirements of subsections (c), (d), (e), (f), (g), (h), (i), and (m)(7) of section 143; (iii) the issue does not meet the private business tests of paragraphs (1) and (2) of section 141(b); and (iv) with respect to amounts received more than 10 years after the date of issuance, repayments of \$250,000 or more of principal on mortgage financing provided by the issue are used by the close of the first semiannual period beginning after the date the prepayment (or complete repayment) is received to redeem bonds that are part of the issue.

Average Area Purchase Price

.03 Section 143(e)(1) provides that an issue of bonds meets the purchase price requirements of section 143(e) if the acquisition cost of each residence financed by the issue does not exceed 90 percent of the average area purchase price applicable to such residence.

Section 143(e)(5) provides that, in the case of a targeted area residence (as defined in section 143(j)), section 143(e)(1) shall be applied by substituting 110 percent for 90 percent.

.04 Section 143(e)(2) provides that the term "average area purchase price" means, with respect to any residence, the average purchase price of single-family residences (in the statistical area in which the residence is located) that were purchased during the most recent 12-month period for which sufficient statistical information is available. Under sections

143(e)(3) and (4), respectively, separate determinations are to be made for new and existing residences, and for two-, three-, and four-family residences.

.05 Section 143(e)(2) provides that the determination of the average area purchase price for a statistical area shall be made as of the date on which the commitment to provide the financing is made or, if earlier, the date of the purchase of the residence.

.06 Section 143(k)(2)(A) provides that the term "statistical area" means (i) a metropolitan statistical area (MSA), and (ii) any county (or the portion thereof) that is not within an MSA. Section 143(k)(2)(C) further provides that if sufficient recent statistical information with respect to a county (or portion thereof) is unavailable, the Secretary may substitute another area for which there is sufficient recent statistical information for such county (or portion thereof). In the case of any portion of a State which is not within a county, section 143(k)(2)(D) provides that the Secretary may designate as a county any area that is the equivalent of a county. Section 6a.103A-1(b)(4)(i) of the Temporary Income Tax Regulations (issued under section 103A of the Internal Revenue Code of 1954, the predecessor of section 143) provides that the term "State" includes a possession of the United States and the District of Columbia.

.07 Section 6a.103A-2(f)(5)(i) provides that an issuer may rely upon the average area purchase price safe harbors published by the Department of the Treasury for the statistical area in which a residence is located. Section 6a.103A-2(f)(5)(i) further provides that an issuer may use an average area purchase price limitation different from the published safe harbor if the issuer has more accurate and comprehensive data for the statistical area.

Qualified Mortgage Credit Certificate Program

.08 Section 25(c) permits a state or political subdivision to establish a qualified mortgage credit certificate program. In general, a qualified mortgage credit certificate program is a program under which the issuing authority elects not to issue an amount of private activity bonds that it may otherwise issue during the calendar year under section 146, and in their place, issues mortgage credit certificates to taxpayers in connection with the acquisition of their principal residences. Section 25(a)(1) provides, in general, that the holder of a mortgage credit certificate may claim a federal income tax credit equal to the product of the credit rate specified in the certificate and the interest paid or accrued during the tax year on the remaining principal of the indebtedness incurred to acquire the residence. Section 25(c)(2)(A)(iii)(III) generally provides that residences acquired in connection with the issuance of mortgage credit certificates must meet the purchase price requirements of section 143(e).

Income Limitations for Qualified Mortgage Bonds and Mortgage Credit Certificates

.09 Section 143(f) imposes limitations on the income of mortgagors for whom financing may be provided by qualified mortgage bonds. In addition, section 25(c)(2)(A)(iii)(IV) provides that holders of mortgage credit certificates must meet the income requirement of section 143(f). Generally, under sections 143(f)(1) and 25(c)(2)(A)(iii)(IV), the income requirement is met only if all owner-financing under a qualified mortgage bond and all mortgage credit certificates issued under a qualified mortgage credit certificate program are provided to mortgagors whose family income is 115 percent or less of the applicable median family income. Section 143(f)(5), however, generally provides for an upward adjustment to the percentage limitation in high housing cost areas. High housing cost areas are defined in section 143(f)(5)(C) as any statistical area for which the housing cost/income ratio is greater

than 1.2.

.10 Under section 143(f)(5)(D), the housing cost/income ratio with respect to any statistical area is determined by dividing (a) the applicable housing price ratio for such area by (b) the ratio that the area median gross income for such area bears to the median gross income for the United States. The applicable housing price ratio is the new housing price ratio (new housing average area purchase price divided by the new housing average purchase price for the United States) or the existing housing price ratio (existing housing average area purchase price divided by the existing housing average purchase price for the United States), whichever results in the housing cost/income ratio being closer to 1.

Average Area and Nationwide Purchase Price Limitations

.11 Average area purchase price safe harbors for each state, the District of Columbia, Puerto Rico, the Northern Mariana Islands, American Samoa, the Virgin Islands, and Guam were last published in Rev. Proc. 2007-26, 2007-13 I.R.B. 814.

.12 The nationwide average purchase price limitation was last published in section 4.02 of Rev. Proc. 2007-26. Guidance with respect to the United States and area median gross income figures that are to be used in computing the housing cost/income ratio described in section 143(f)(5) was last published in Rev. Proc. 2007-31, 2007-19 I.R.B. 1225.

.13 This revenue procedure uses FHA loan limits for a given statistical area to calculate the average area purchase price safe harbor for that area. FHA sets limits on the dollar value of loans it will insure based on median home prices and conforming loan limits established by the Federal Home Loan Mortgage Corporation. In particular, FHA sets an area's loan limit at 95 percent of the median home sales price for the area, subject to certain

floors and caps measured against conforming loan limits.

.14 To calculate the average area purchase price safe harbors in this revenue procedure, the FHA loan limits are adjusted to take into account the differences between average and median purchase prices. Because FHA loan limits do not differentiate between new and existing residences, this revenue procedure contains a single average area purchase price safe harbor for both new and existing residences in a statistical area. The Treasury Department and the Internal Revenue Service have determined that FHA loan limits provide a reasonable basis for determining average area purchase price safe harbors. If the Treasury Department and the Internal Revenue Service become aware of other sources of average purchase price data, including data that differentiate between new and existing residences, consideration will be given as to whether such data provide a more accurate method for calculating average area purchase price safe harbors.

.15 The average area purchase price safe harbors listed in section 4.01 of this revenue procedure are based on FHA loan limits released January 18, 2008. FHA loan limits are available for statistical areas in each state, the District of Columbia, Puerto Rico, the Northern Mariana Islands, American Samoa, the Virgin Islands, and Guam. See section 3.03 of this revenue procedure with respect to FHA loan limits revised after January 18, 2008.

.16 OMB Bulletin No. 03-04, dated and effective June 6, 2003, revised the definitions of the nation's metropolitan areas and recognized 49 new metropolitan statistical areas. The OMB bulletin no longer includes primary metropolitan statistical areas.

SECTION 3. APPLICATION

Average Area Purchase Price Safe Harbors

.01 Average area purchase price safe harbors for statistical areas in each state, the District of Columbia, Puerto Rico, the Northern Mariana Islands, American Samoa, the Virgin Islands, and Guam are set forth in section 4.01 of this revenue procedure. Average area purchase price safe harbors are provided for single-family and two to four-family residences. For each type of residence, section 4.01 of this revenue procedure contains a single safe harbor that may be used for both new and existing residences. Issuers of qualified mortgage bonds and issuers of mortgage credit certificates may rely on these safe harbors to satisfy the requirements of sections 143(e) and (f). Section 4.01 of this revenue procedure provides safe harbors for MSAs and for certain counties and county equivalents. If no purchase price safe harbor is available for a statistical area, the safe harbor for "ALL OTHER AREAS" may be used for that statistical area (except for Alaska, for which a separate safe harbor is provided for statistical areas not listed).

.02 If a residence is in an MSA, the safe harbor applicable to it is the limitation of that MSA. If an MSA falls in more than one state, the MSA is listed in section 4.01 of this revenue procedure under each state.

.03 If the FHA revises the FHA loan limit for any statistical area after January 18, 2008, an issuer of qualified mortgage bonds or mortgage credit certificates may use the revised FHA loan limit for that statistical area to compute (as provided in the next sentence) a revised average area purchase price safe harbor for the statistical area provided that the issuer maintains records evidencing the revised FHA loan limit. The revised average area purchase price safe harbor for that statistical area is computed by dividing the revised FHA loan limit by .76.

.04 If, pursuant to section 6a.103A-2(f)(5)(i), an issuer uses more accurate and comprehensive data to determine the average area purchase price for a statistical area, the issuer must make separate average area purchase price determinations for new and existing residences. Moreover, when computing the average area purchase price for a statistical area that is an MSA, as defined in OMB Bulletin No. 03-04, the issuer must make the computation for the entire applicable MSA. When computing the average area purchase price for a statistical area that is not an MSA, the issuer must make the computation for the entire statistical area and may not combine statistical areas. Thus, for example, the issuer may not combine two or more counties.

.05 If an issuer receives a ruling permitting it to rely on an average area purchase price limitation that is higher than the applicable safe harbor in this revenue procedure, the issuer may rely on that higher limitation for the purpose of satisfying the requirements of section 143(e) and (f) for bonds sold, and mortgage credit certificates issued, not more than 30 months following the termination date of the 12-month period used by the issuer to compute the limitation.

Nationwide Average Purchase Price

.06 Section 4.02 of this revenue procedure sets forth a single nationwide average purchase price for purposes of computing the housing cost/income ratio under section 143(f)(5).

.07 Issuers must use the nationwide average purchase price set forth in section 4.02 of this revenue procedure when computing the housing cost/income ratio under section 143(f)(5) regardless of whether they are relying on the average area purchase price safe

harbors contained in this revenue procedure or using more accurate and comprehensive data to determine average area purchase prices for new and existing residences for a statistical area that are different from the published safe harbors in this revenue procedure.

.08 If, pursuant to section 6.02 of this revenue procedure, an issuer relies on the average area purchase price safe harbors contained in Rev. Proc. 2007-26, the issuer must use the nationwide average purchase price set forth in section 4.02 of Rev. Proc. 2007-26 in computing the housing cost/income ratio under section 143(f)(5). Likewise, if, pursuant to section 6.05 of this revenue procedure, an issuer relies on the nationwide average purchase price published in Rev. Proc. 2007-26, the issuer may not rely on the average area purchase price safe harbors published in this revenue procedure.

SECTION 4. AVERAGE AREA AND NATIONWIDE AVERAGE PURCHASE PRICES

.01 Average area purchase prices for single-family and two to four-family residences in MSAs, and for certain counties and county equivalents are set forth below. The safe harbor for “ALL OTHER AREAS” (found at the end of the table below) may be used for a statistical area that is not listed below.

STATE	MSA NAME	COUNTY NAME	MRB limits			
			1 Unit	2 Units	3 Units	4 Units
AK	ANCHORAGE, AK (MSA)	ANCHORAGE	346,842	390,658	474,671	547,697
AK	NON-METRO	DENALI	316,137	404,668	489,126	607,879
AK	FAIRBANKS, AK (MSA)	FAIRBANKS NORTH	316,250	356,197	432,763	506,495
AK	JUNEAU, AK (MICRO)	JUNEAU	398,750	449,118	545,658	629,605
AK	KODIAK, AK (MICRO)	KODIAK ISLAND	318,750	359,013	436,184	506,495
AK	ANCHORAGE, AK (MSA)	MATANUSKA-SUSIT	346,842	390,658	474,671	547,697
AK	NON-METRO	SITKA	431,250	485,724	590,132	680,921
AK	NON-METRO	YAKUTAT CITY	316,137	404,668	489,126	607,879

AZ	NON-METRO	APACHE	281,250	337,168	407,558	506,495
AZ	FLAGSTAFF, AZ (MSA)	COCONINO	450,000	506,842	615,789	710,526
AZ	PAYSON, AZ (MICRO)	GILA	325,000	366,053	444,737	513,158
AZ	PHOENIX-MESA-SCOTTSDALE, AZ (MSA)	MARICOPA	346,250	389,987	473,816	546,711
AZ	LAKE HAVASU CITY-KINGMAN, AZ (MICRO)	MOHAVE	321,842	362,500	440,461	508,224
AZ	NON-METRO	NAVAJO	307,684	346,553	421,041	506,495
AZ	TUCSON, AZ (MSA)	PIMA	315,592	355,461	431,908	506,495
AZ	PHOENIX-MESA-SCOTTSDALE, AZ (MSA)	PINAL	346,250	389,987	473,816	546,711
AZ	PRESCOTT, AZ (MSA)	YAVAPAI	389,250	438,418	532,658	614,605
CA	OAKLAND-FREMONT-HAYWARD, CA METROPOLITAN DIVISION	ALAMEDA	477,355	611,117	738,699	918,021
CA	NON-METRO	ALPINE	477,355	611,117	738,699	918,021
CA	NON-METRO	AMADOR	443,750	506,842	615,789	710,526
CA	CHICO, CA (MSA)	BUTTE	400,000	450,526	547,368	631,579
CA	NON-METRO	CALAVERAS	477,355	550,461	668,816	774,671
CA	NON-METRO	COLUSA	397,500	447,711	543,947	627,632
CA	OAKLAND-FREMONT-HAYWARD, CA METROPOLITAN DIVISION	CONTRA COSTA	477,355	611,117	738,699	918,021
CA	CRESCENT CITY, CA (MICRO)	DEL NORTE	311,250	350,566	425,921	506,495
CA	SACRAMENTO--ARDEN-ARCADE--ROSEVILLE, CA (MSA)	EL DORADO	477,355	587,092	713,289	823,026
CA	FRESNO, CA (MSA)	FRESNO	381,250	429,408	521,711	601,974
CA	NON-METRO	GLENN	286,842	337,168	407,558	506,495
CA	EUREKA-ARCATA-FORTUNA, CA (MICRO)	HUMBOLDT	393,750	443,487	538,816	621,711
CA	EL CENTRO, CA (MSA)	IMPERIAL	308,750	347,750	422,500	506,495
CA	BISHOP, CA (MICRO)	INYO	477,355	542,039	658,553	759,868
CA	BAKERSFIELD, CA (MSA)	KERN	368,750	415,329	504,605	582,237
CA	HANFORD-CORCORAN, CA (MSA)	KINGS	312,316	351,766	427,379	506,495
CA	CLEARLAKE, CA (MICRO)	LAKE	401,250	451,934	549,079	633,553
CA	SUSANVILLE, CA (MICRO)	LASSEN	285,000	337,168	407,558	506,495
CA	LOS ANGELES-LONG BEACH-GLENDALE, CA METROPOLITAN D	LOS ANGELES	477,355	611,117	738,699	918,021
CA	MADERA, CA (MSA)	MADERA	425,000	478,684	581,579	671,053
CA	SAN FRANCISCO-SAN MATEO-REDWOOD CITY, CA METROPOLI	MARIN	477,355	611,117	738,699	918,021
CA	NON-METRO	MARIPOSA	411,704	464,605	564,474	651,316
CA	UKIAH, CA (MICRO)	MENDOCINO	477,355	563,158	684,211	789,474
CA	MERCED, CA (MSA)	MERCED	471,557	531,122	645,288	744,564
CA	NON-METRO	MONO	477,355	611,117	738,699	918,021
CA	SALINAS, CA (MSA)	MONTEREY	477,355	611,117	738,699	918,021
CA	NAPA, CA (MSA)	NAPA	477,355	611,117	738,699	918,021
CA	TRUCKEE-GRASS VALLEY, CA (MICRO)	NEVADA	477,355	611,117	738,699	918,021
CA	SANTA ANA-ANAHEIM-IRVINE, CA METROPOLITAN DIVISION	ORANGE	477,355	611,117	738,699	918,021

CA	SACRAMENTO--ARDEN-ARCADE--ROSEVILLE, CA (MSA)	PLACER	477,355	587,092	713,289	823,026
CA	NON-METRO	PLUMAS	410,000	461,789	561,053	647,368
CA	RIVERSIDE-SAN BERNARDINO-ONTARIO, CA (MSA)	RIVERSIDE	477,355	561,711	682,500	787,500
CA	SACRAMENTO--ARDEN-ARCADE--ROSEVILLE, CA (MSA)	SACRAMENTO	477,355	587,092	713,289	823,026
CA	SAN JOSE-SUNNYVALE-SANTA CLARA, CA (MSA)	SAN BENITO	477,355	611,117	738,699	918,021
CA	RIVERSIDE-SAN BERNARDINO-ONTARIO, CA (MSA)	SAN BERNARDINO	477,355	561,711	682,500	787,500
CA	SAN DIEGO-CARLSBAD-SAN MARCOS, CA (MSA)	SAN DIEGO	477,355	611,117	738,699	918,021
CA	SAN FRANCISCO-SAN MATEO-REDWOOD CITY, CA METROPOLI	SAN FRANCISCO	477,355	611,117	738,699	918,021
CA	STOCKTON, CA (MSA)	SAN JOAQUIN	477,355	549,079	667,105	769,737
CA	SAN LUIS OBISPO-PASO ROBLES, CA (MSA)	SAN LUIS OBISPO	477,355	611,117	738,699	918,021
CA	SAN FRANCISCO-SAN MATEO-REDWOOD CITY, CA METROPOLI	SAN MATEO	477,355	611,117	738,699	918,021
CA	SANTA BARBARA-SANTA MARIA, CA (MSA)	SANTA BARBARA	477,355	611,117	738,699	918,021
CA	SAN JOSE-SUNNYVALE-SANTA CLARA, CA (MSA)	SANTA CLARA	477,355	611,117	738,699	918,021
CA	SANTA CRUZ-WATSONVILLE, CA (MSA)	SANTA CRUZ	477,355	611,117	738,699	918,021
CA	REDDING, CA (MSA)	SHASTA	423,625	477,136	579,697	668,882
CA	NON-METRO	SIERRA	281,250	337,168	407,558	506,495
CA	NON-METRO	SISKIYOU	293,750	337,168	407,558	506,495
CA	VALLEJO-FAIRFIELD, CA (MSA)	SOLANO	477,355	611,117	738,699	907,895
CA	SANTA ROSA-PETALUMA, CA (MSA)	SONOMA	477,355	611,117	738,699	918,021
CA	MODESTO, CA (MSA)	STANISLAUS	477,355	537,653	653,222	753,718
CA	YUBA CITY, CA (MSA)	SUTTER	424,680	478,325	581,142	670,549
CA	RED BLUFF, CA (MICRO)	TEHAMA	312,500	351,974	427,632	506,495
CA	VISALIA-PORTERVILLE, CA (MSA)	TULARE	325,000	366,053	444,737	513,158
CA	PHOENIX LAKE-CEDAR RIDGE, CA (MICRO)	TUOLUMNE	437,500	492,763	598,684	690,789
CA	OXNARD-THOUSAND OAKS-VENTURA, CA (MSA)	VENTURA	477,355	611,117	738,699	918,021
CA	SACRAMENTO--ARDEN-ARCADE--ROSEVILLE, CA (MSA)	YOLO	477,355	587,092	713,289	823,026
CA	YUBA CITY, CA (MSA)	YUBA	424,680	478,325	581,142	670,549
CO	DENVER-AURORA, CO (MSA)	ADAMS	405,750	457,003	555,237	640,658
CO	DENVER-AURORA, CO (MSA)	ARAPAHOE	405,750	457,003	555,237	640,658
CO	NON-METRO	ARCHULETA	263,487	337,168	407,558	506,495
CO	BOULDER, CO (MSA)	BOULDER	459,375	517,401	628,618	725,329
CO	DENVER-AURORA, CO (MSA)	BROOMFIELD	405,750	457,003	555,237	640,658
CO	DENVER-AURORA, CO (MSA)	CLEAR CREEK	405,750	457,003	555,237	640,658
CO	DENVER-AURORA, CO (MSA)	DENVER	405,750	457,003	555,237	640,658
CO	DENVER-AURORA, CO (MSA)	DOUGLAS	405,750	457,003	555,237	640,658
CO	EDWARDS, CO (MICRO)	EAGLE	477,355	537,653	653,222	753,718
CO	COLORADO SPRINGS, CO (MSA)	EL PASO	325,000	366,053	444,737	513,158
CO	DENVER-AURORA, CO (MSA)	ELBERT	405,750	457,003	555,237	640,658
CO	NON-METRO	GARFIELD	393,209	442,878	538,075	620,857

CO	DENVER-AURORA, CO (MSA)	GILPIN	405,750	457,003	555,237	640,658
CO	NON-METRO	GRAND	293,750	337,168	407,558	506,495
CO	DENVER-AURORA, CO (MSA)	JEFFERSON	405,750	457,003	555,237	640,658
CO	DURANGO, CO (MICRO)	LA PLATA	443,750	499,803	607,237	700,658
CO	EDWARDS, CO (MICRO)	LAKE	477,355	537,653	653,222	753,718
CO	FORT COLLINS-LOVELAND, CO (MSA)	LARIMER	312,500	351,974	427,632	506,495
CO	GRAND JUNCTION, CO (MSA)	MESA PARK	371,250	418,145	508,026	586,184
CO	DENVER-AURORA, CO (MSA)	PITKIN	405,750	457,003	555,237	640,658
CO	NON-METRO		381,999	488,975	591,028	734,521
CO	NON-METRO	ROUTT	398,026	448,303	544,667	628,462
CO	NON-METRO	SAN MIGUEL	477,355	611,117	738,699	918,021
CO	SILVERTHORNE, CO (MICRO)	SUMMIT	431,250	485,724	590,132	680,921
CO	COLORADO SPRINGS, CO (MSA)	TELLER	325,000	366,053	444,737	513,158
CO	GREELEY, CO (MSA)	WELD	416,547	469,163	570,012	657,707
CT	BRIDGEPORT-STAMFORD-NORWALK, CT (MSA)	FAIRFIELD	477,355	611,117	738,699	918,021
CT	HARTFORD-WEST HARTFORD-EAST HARTFORD, CT (MSA)	HARTFORD LITCHFIELD	439,125	494,593	600,908	693,355
CT	TORRINGTON, CT (MICRO)		375,000	422,368	513,158	592,105
CT	HARTFORD-WEST HARTFORD-EAST HARTFORD, CT (MSA)	MIDDLESEX	439,125	494,593	600,908	693,355
CT	NEW HAVEN-MILFORD, CT (MSA)	NEW HAVEN	387,500	436,447	530,263	611,842
CT	NORWICH-NEW LONDON, CT (MSA)	NEW LONDON	398,750	449,118	545,658	629,605
CT	HARTFORD-WEST HARTFORD-EAST HARTFORD, CT (MSA)	TOLLAND	439,125	494,593	600,908	693,355
DC	WASHINGTON-ARLINGTON-ALEXANDRIA, DC-VA-MD-WV METRO	DISTRICT OF COL	477,355	611,117	738,699	888,158
DE	DOVER, DE (MSA)	KENT	375,093	422,474	513,286	592,253
DE	WILMINGTON, DE-MD-NJ METROPOLITAN DIVISION	NEW CASTLE	385,112	433,758	526,996	608,072
DE	SEAFORD, DE (MICRO)	SUSSEX	325,000	366,053	444,737	513,158
FL	GAINESVILLE, FL (MSA)	ALACHUA	269,000	337,168	407,558	506,495
FL	JACKSONVILLE, FL (MSA)	BAKER	387,500	436,447	530,263	611,842
FL	PANAMA CITY-LYNN HAVEN, FL (MSA)	BAY	396,000	446,021	541,895	625,263
FL	PALM BAY-MELBOURNE-TITUSVILLE, FL (MSA)	BREVARD	291,250	337,168	407,558	506,495
FL	FORT LAUDERDALE-POMPANO BEACH-DEERFIELD BEACH, FL	BROWARD	477,355	544,336	661,343	763,088
FL	PUNTA GORDA, FL (MSA)	CHARLOTTE	295,012	337,168	407,558	506,495
FL	JACKSONVILLE, FL (MSA)	CLAY	387,500	436,447	530,263	611,842
FL	NAPLES-MARCO ISLAND, FL (MSA)	COLLIER	477,355	563,017	684,039	789,276
FL	JACKSONVILLE, FL (MSA)	DUVAL	387,500	436,447	530,263	611,842
FL	PALM COAST, FL (MICRO)	FLAGLER	287,500	337,168	407,558	506,495
FL	GAINESVILLE, FL (MSA)	GILCHRIST	269,000	337,168	407,558	506,495
FL	TAMPA-ST. PETERSBURG-CLEARWATER, FL (MSA)	HERNANDO	292,500	337,168	407,558	506,495

FL	TAMPA-ST. PETERSBURG-CLEARWATER, FL (MSA)	HILLSBOROUGH	292,500	337,168	407,558	506,495
FL	SEBASTIAN-VERO BEACH, FL (MSA)	INDIAN RIVER	281,250	337,168	407,558	506,495
FL	ORLANDO-KISSIMMEE, FL (MSA)	LAKE	353,750	398,434	484,079	558,553
FL	CAPE CORAL-FORT MYERS, FL (MSA)	LEE	356,250	401,250	487,500	562,500
FL	SARASOTA-BRADENTON-VENICE, FL (MSA)	MANATEE	442,237	498,097	605,166	698,268
FL	PORT ST. LUCIE-FORT PIERCE, FL (MSA)	MARTIN	364,000	409,979	498,105	574,737
FL	MIAMI-MIAMI BEACH-KENDALL, FL METROPOLITAN DIVISIO	MIAMI-DADE	477,355	544,336	661,343	763,088
FL	KEY WEST-MARATHON, FL (MICRO)	MONROE	477,355	611,117	738,699	918,021
FL	JACKSONVILLE, FL (MSA)	NASSAU	387,500	436,447	530,263	611,842
FL	FORT WALTON BEACH-CRESTVIEW-DESTIN, FL (MSA)	OKALOOSA	312,375	351,833	427,461	506,495
FL	ORLANDO-KISSIMMEE, FL (MSA)	ORANGE	353,750	398,434	484,079	558,553
FL	ORLANDO-KISSIMMEE, FL (MSA)	OSCEOLA	353,750	398,434	484,079	558,553
FL	WEST PALM BEACH-BOCA RATON-BOYNTON BEACH, FL METRO	PALM BEACH	477,355	544,336	661,343	763,088
FL	TAMPA-ST. PETERSBURG-CLEARWATER, FL (MSA)	PASCO	292,500	337,168	407,558	506,495
FL	TAMPA-ST. PETERSBURG-CLEARWATER, FL (MSA)	PINELLAS	292,500	337,168	407,558	506,495
FL	LAKELAND, FL (MSA)	POLK	270,000	337,168	407,558	506,495
FL	SARASOTA-BRADENTON-VENICE, FL (MSA)	SARASOTA	442,237	498,097	605,166	698,268
FL	ORLANDO-KISSIMMEE, FL (MSA)	SEMINOLE	353,750	398,434	484,079	558,553
FL	JACKSONVILLE, FL (MSA)	ST. JOHNS	387,500	436,447	530,263	611,842
FL	PORT ST. LUCIE-FORT PIERCE, FL (MSA)	ST. LUCIE	364,000	409,979	498,105	574,737
FL	THE VILLAGES, FL (MICRO)	SUMTER	278,125	337,168	407,558	506,495
FL	DELTONA-DAYTONA BEACH-ORMOND BEACH, FL (MSA)	VOLUSIA	302,864	341,121	414,446	506,495
FL	NON-METRO	WALTON	477,355	538,520	654,276	791,700
GA	ATLANTA-SANDY SPRINGS-MARIETTA, GA (MSA)	BARROW	332,750	374,782	455,342	525,395
GA	ATLANTA-SANDY SPRINGS-MARIETTA, GA (MSA)	BARTOW	332,750	374,782	455,342	525,395
GA	BRUNSWICK, GA (MSA)	BRANTLEY	275,921	337,168	407,558	506,495
GA	ATLANTA-SANDY SPRINGS-MARIETTA, GA (MSA)	BUTTS	332,750	374,782	455,342	525,395
GA	ATLANTA-SANDY SPRINGS-MARIETTA, GA (MSA)	CARROLL	332,750	374,782	455,342	525,395
GA	ATLANTA-SANDY SPRINGS-MARIETTA, GA (MSA)	CHEROKEE	332,750	374,782	455,342	525,395
GA	ATLANTA-SANDY SPRINGS-MARIETTA, GA (MSA)	CLAYTON	332,750	374,782	455,342	525,395
GA	ATLANTA-SANDY SPRINGS-MARIETTA, GA (MSA)	COBB	332,750	374,782	455,342	525,395
GA	ATLANTA-SANDY SPRINGS-MARIETTA, GA (MSA)	COWETA	332,750	374,782	455,342	525,395
GA	ATLANTA-SANDY SPRINGS-MARIETTA, GA (MSA)	DAWSON	332,750	374,782	455,342	525,395
GA	ATLANTA-SANDY SPRINGS-MARIETTA, GA (MSA)	DEKALB	332,750	374,782	455,342	525,395
GA	ATLANTA-SANDY SPRINGS-MARIETTA, GA (MSA)	DOUGLAS	332,750	374,782	455,342	525,395
GA	ATLANTA-SANDY SPRINGS-MARIETTA, GA (MSA)	FAYETTE	332,750	374,782	455,342	525,395
GA	ATLANTA-SANDY SPRINGS-MARIETTA, GA (MSA)	FORSYTH	332,750	374,782	455,342	525,395
GA	ATLANTA-SANDY SPRINGS-MARIETTA, GA (MSA)	FULTON	332,750	374,782	455,342	525,395
GA	BRUNSWICK, GA (MSA)	GLYNN	275,921	337,168	407,558	506,495
GA	ATLANTA-SANDY SPRINGS-MARIETTA, GA (MSA)	GWINNETT	332,750	374,782	455,342	525,395
GA	ATLANTA-SANDY SPRINGS-MARIETTA, GA (MSA)	HARALSON	332,750	374,782	455,342	525,395

GA	ATLANTA-SANDY SPRINGS-MARIETTA, GA (MSA)	HEARD	332,750	374,782	455,342	525,395
GA	ATLANTA-SANDY SPRINGS-MARIETTA, GA (MSA)	HENRY	332,750	374,782	455,342	525,395
GA	ATLANTA-SANDY SPRINGS-MARIETTA, GA (MSA)	JASPER	332,750	374,782	455,342	525,395
GA	ATLANTA-SANDY SPRINGS-MARIETTA, GA (MSA)	LAMAR	332,750	374,782	455,342	525,395
GA	BRUNSWICK, GA (MSA)	MCINTOSH	275,921	337,168	407,558	506,495
GA	ATLANTA-SANDY SPRINGS-MARIETTA, GA (MSA)	MERIWETHER	332,750	374,782	455,342	525,395
GA	ATLANTA-SANDY SPRINGS-MARIETTA, GA (MSA)	NEWTON	332,750	374,782	455,342	525,395
GA	ATLANTA-SANDY SPRINGS-MARIETTA, GA (MSA)	PAULDING	332,750	374,782	455,342	525,395
GA	ATLANTA-SANDY SPRINGS-MARIETTA, GA (MSA)	PICKENS	332,750	374,782	455,342	525,395
GA	ATLANTA-SANDY SPRINGS-MARIETTA, GA (MSA)	PIKE	332,750	374,782	455,342	525,395
GA	ATLANTA-SANDY SPRINGS-MARIETTA, GA (MSA)	ROCKDALE	332,750	374,782	455,342	525,395
GA	ATLANTA-SANDY SPRINGS-MARIETTA, GA (MSA)	SPALDING	332,750	374,782	455,342	525,395
GA	ATLANTA-SANDY SPRINGS-MARIETTA, GA (MSA)	WALTON	332,750	374,782	455,342	525,395
HI	HILO, HI (MICRO)	HAWAII	618,750	696,908	846,711	976,974
HI	HONOLULU, HI (MSA)	HONOLULU	716,033	865,929	1,052,063	1,213,918
HI	KAPAA, HI (MICRO)	KAUAI	716,033	851,776	1,034,868	1,194,079
HI	KAHULUI-WAILUKU, HI (MICRO)	MAUI	716,033	840,461	1,021,184	1,178,289
ID	BOISE CITY-NAMPA, ID (MSA)	ADA	303,750	342,118	415,658	506,495
ID	NON-METRO	BLAINE	477,355	584,276	709,868	819,079
ID	BOISE CITY-NAMPA, ID (MSA)	BOISE	303,750	342,118	415,658	506,495
ID	BOISE CITY-NAMPA, ID (MSA)	CANYON	303,750	342,118	415,658	506,495
ID	BOISE CITY-NAMPA, ID (MSA)	GEM	303,750	342,118	415,658	506,495
ID	COEUR D'ALENE, ID (MSA)	KOOTENAI	286,250	337,168	407,558	506,495
ID	BOISE CITY-NAMPA, ID (MSA)	OWYHEE	303,750	342,118	415,658	506,495
ID	JACKSON, WY-ID (MICRO)	TETON	477,355	611,117	738,699	918,021
ID	NON-METRO	VALLEY	416,842	469,495	570,461	658,224
IL	ST. LOUIS, MO-IL (MSA)	BOND	281,250	337,168	407,558	506,495
IL	ST. LOUIS, MO-IL (MSA)	CALHOUN	281,250	337,168	407,558	506,495
IL	ST. LOUIS, MO-IL (MSA)	CLINTON	281,250	337,168	407,558	506,495
IL	CHICAGO-NAPERVILLE-JOLIET, IL METROPOLITAN DIVISIO	COOK	362,105	407,845	495,512	571,745
IL	CHICAGO-NAPERVILLE-JOLIET, IL METROPOLITAN DIVISIO	DEKALB	362,105	407,845	495,512	571,745
IL	CHICAGO-NAPERVILLE-JOLIET, IL METROPOLITAN DIVISIO	DUPAGE	362,105	407,845	495,512	571,745
IL	CHICAGO-NAPERVILLE-JOLIET, IL METROPOLITAN DIVISIO	GRUNDY	362,105	407,845	495,512	571,745
IL	ST. LOUIS, MO-IL (MSA)	JERSEY	281,250	337,168	407,558	506,495
IL	CHICAGO-NAPERVILLE-JOLIET, IL METROPOLITAN DIVISIO	KANE	362,105	407,845	495,512	571,745
IL	CHICAGO-NAPERVILLE-JOLIET, IL METROPOLITAN DIVISIO	KENDALL	362,105	407,845	495,512	571,745
IL	LAKE COUNTY-KENOSHA COUNTY, IL-WI METROPOLITAN DIV	LAKE	362,105	407,845	495,512	571,745
IL	ST. LOUIS, MO-IL (MSA)	MACOUPIN	281,250	337,168	407,558	506,495

IL	ST. LOUIS, MO-IL (MSA)	MADISON	281,250	337,168	407,558	506,495
IL	CHICAGO-NAPERVILLE-JOLIET, IL METROPOLITAN DIVISIO	MCHENRY	362,105	407,845	495,512	571,745
IL	ST. LOUIS, MO-IL (MSA)	MONROE	281,250	337,168	407,558	506,495
IL	ST. LOUIS, MO-IL (MSA)	ST. CLAIR	281,250	337,168	407,558	506,495
IL	CHICAGO-NAPERVILLE-JOLIET, IL METROPOLITAN DIVISIO	WILL	362,105	407,845	495,512	571,745
IN	LOUISVILLE-JEFFERON COUNTY, KY-IN (MSA)	CLARK	301,875	340,007	413,092	506,495
IN	CINCINNATI-MIDDLETOWN, OH-KY-IN (MSA)	DEARBORN	337,500	380,132	461,842	532,895
IN	LOUISVILLE-JEFFERON COUNTY, KY-IN (MSA)	FLOYD	301,875	340,007	413,092	506,495
IN	CINCINNATI-MIDDLETOWN, OH-KY-IN (MSA)	FRANKLIN	337,500	380,132	461,842	532,895
IN	LOUISVILLE-JEFFERON COUNTY, KY-IN (MSA)	HARRISON	301,875	340,007	413,092	506,495
IN	GARY, IN METROPOLITAN DIVISION	JASPER	362,105	407,845	495,512	571,745
IN	GARY, IN METROPOLITAN DIVISION	LAKE	362,105	407,845	495,512	571,745
IN	GARY, IN METROPOLITAN DIVISION	NEWTON	362,105	407,845	495,512	571,745
IN	CINCINNATI-MIDDLETOWN, OH-KY-IN (MSA)	OHIO	337,500	380,132	461,842	532,895
IN	GARY, IN METROPOLITAN DIVISION	PORTER	362,105	407,845	495,512	571,745
IN	LOUISVILLE-JEFFERON COUNTY, KY-IN (MSA)	WASHINGTON	301,875	340,007	413,092	506,495
KS	KANSAS CITY, MO-KS (MSA)	FRANKLIN	268,750	337,168	407,558	506,495
KS	KANSAS CITY, MO-KS (MSA)	JOHNSON	268,750	337,168	407,558	506,495
KS	KANSAS CITY, MO-KS (MSA)	LEAVENWORTH	268,750	337,168	407,558	506,495
KS	KANSAS CITY, MO-KS (MSA)	LINN	268,750	337,168	407,558	506,495
KS	KANSAS CITY, MO-KS (MSA)	MIAMI	268,750	337,168	407,558	506,495
KS	KANSAS CITY, MO-KS (MSA)	WYANDOTTE	268,750	337,168	407,558	506,495
KY	CINCINNATI-MIDDLETOWN, OH-KY-IN (MSA)	BOONE	337,500	380,132	461,842	532,895
KY	CINCINNATI-MIDDLETOWN, OH-KY-IN (MSA)	BRACKEN	337,500	380,132	461,842	532,895
KY	LOUISVILLE-JEFFERON COUNTY, KY-IN (MSA)	BULLITT	301,875	340,007	413,092	506,495
KY	CINCINNATI-MIDDLETOWN, OH-KY-IN (MSA)	CAMPBELL	337,500	380,132	461,842	532,895
KY	CINCINNATI-MIDDLETOWN, OH-KY-IN (MSA)	GALLATIN	337,500	380,132	461,842	532,895
KY	CINCINNATI-MIDDLETOWN, OH-KY-IN (MSA)	GRANT	337,500	380,132	461,842	532,895
KY	LOUISVILLE-JEFFERON COUNTY, KY-IN (MSA)	HENRY	301,875	340,007	413,092	506,495
KY	LOUISVILLE-JEFFERON COUNTY, KY-IN (MSA)	JEFFERSON	301,875	340,007	413,092	506,495
KY	CINCINNATI-MIDDLETOWN, OH-KY-IN (MSA)	KENTON	337,500	380,132	461,842	532,895
KY	LOUISVILLE-JEFFERON COUNTY, KY-IN (MSA)	MEADE	301,875	340,007	413,092	506,495
KY	LOUISVILLE-JEFFERON COUNTY, KY-IN (MSA)	NELSON	301,875	340,007	413,092	506,495
KY	LOUISVILLE-JEFFERON COUNTY, KY-IN (MSA)	OLDHAM	301,875	340,007	413,092	506,495
KY	CINCINNATI-MIDDLETOWN, OH-KY-IN (MSA)	PENDLETON	337,500	380,132	461,842	532,895
KY	LOUISVILLE-JEFFERON COUNTY, KY-IN (MSA)	SHELBY	301,875	340,007	413,092	506,495
KY	LOUISVILLE-JEFFERON COUNTY, KY-IN (MSA)	SPENCER	301,875	340,007	413,092	506,495
KY	LOUISVILLE-JEFFERON COUNTY, KY-IN (MSA)	TRIMBLE	301,875	340,007	413,092	506,495

LA	NEW ORLEANS-METAIRIE-KENNER, LA (MSA)	JEFFERSON	287,500	337,168	407,558	506,495
LA	NEW ORLEANS-METAIRIE-KENNER, LA (MSA)	ORLEANS	287,500	337,168	407,558	506,495
LA	NEW ORLEANS-METAIRIE-KENNER, LA (MSA)	PLAQUEMINE	287,500	337,168	407,558	506,495
LA	NEW ORLEANS-METAIRIE-KENNER, LA (MSA)	ST. BERNARD	287,500	337,168	407,558	506,495
LA	NEW ORLEANS-METAIRIE-KENNER, LA (MSA)	ST. CHARLES	287,500	337,168	407,558	506,495
LA	NEW ORLEANS-METAIRIE-KENNER, LA (MSA)	ST. JOHN THE	287,500	337,168	407,558	506,495
LA	NEW ORLEANS-METAIRIE-KENNER, LA (MSA)	BA	287,500	337,168	407,558	506,495
LA	NEW ORLEANS-METAIRIE-KENNER, LA (MSA)	ST. TAMMANY	287,500	337,168	407,558	506,495
MA	BARNSTABLE TOWN, MA (MSA)	BARNSTABLE	477,355	577,237	701,316	809,211
MA	PITTSFIELD, MA (MSA)	BERKSHIRE	269,125	337,168	407,558	506,495
MA	PROVIDENCE-NEW BEDFORD-FALL RIVER, RI-MA (MSA)	BRISTOL	416,250	472,891	571,567	710,309
MA	NON-METRO	DUKES	477,355	611,117	738,699	918,021
MA	ESSEX COUNTY, MA METROPOLITAN DIVISION	ESSEX	477,355	606,728	737,146	850,554
MA	SPRINGFIELD, MA (MSA)	FRANKLIN	273,500	337,168	407,558	506,495
MA	SPRINGFIELD, MA (MSA)	HAMPDEN	273,500	337,168	407,558	506,495
MA	SPRINGFIELD, MA (MSA)	HAMPSHIRE	273,500	337,168	407,558	506,495
MA	CAMBRIDGE-NEWTON-FRAMINGHAM, MA METROPOLITAN DIVIS	MIDDLESEX	477,355	606,728	737,146	850,554
MA	NON-METRO	NANTUCKET	477,355	611,117	738,699	918,021
MA	BOSTON-QUINCY, MA METROPOLITAN DIVISION	NORFOLK	477,355	606,728	737,146	850,554
MA	BOSTON-QUINCY, MA METROPOLITAN DIVISION	PLYMOUTH	477,355	606,728	737,146	850,554
MA	BOSTON-QUINCY, MA METROPOLITAN DIVISION	SUFFOLK	477,355	606,728	737,146	850,554
MA	WORCESTER, MA (MSA)	WORCESTER	385,000	488,975	591,028	734,521
MD	BALTIMORE-TOWSON, MD (MSA)	ANNE	477,355	537,653	653,222	753,718
MD	BALTIMORE-TOWSON, MD (MSA)	ARUNDEL	477,355	537,653	653,222	753,718
MD	BALTIMORE-TOWSON, MD (MSA)	BALTIMORE	477,355	537,653	653,222	753,718
MD	WASHINGTON-ARLINGTON-ALEXANDRIA, DC-VA-MD-WV METRO	CITY	477,355	537,653	653,222	753,718
MD	BALTIMORE-TOWSON, MD (MSA)	CALVERT	477,355	611,117	738,699	888,158
MD	WILMINGTON, DE-MD-NJ METROPOLITAN DIVISION	CARROLL	477,355	537,653	653,222	753,718
MD	WASHINGTON-ARLINGTON-ALEXANDRIA, DC-VA-MD-WV METRO	CECIL	385,112	433,758	526,996	608,072
MD	BETHESDA-GAITHERSBURG-FREDERICK, MD METR	CHARLES	477,355	611,117	738,699	888,158
MD	NON-METRO	FREDERICK	477,355	611,117	738,699	888,158
MD	BALTIMORE-TOWSON, MD (MSA)	GARRETT	437,500	492,763	598,684	690,789
MD	BALTIMORE-TOWSON, MD (MSA)	HARFORD	477,355	537,653	653,222	753,718
MD	BALTIMORE-TOWSON, MD (MSA)	HOWARD	477,355	537,653	653,222	753,718
MD	NON-METRO	KENT	327,089	368,405	447,596	516,457
MD	BETHESDA-GAITHERSBURG-FREDERICK, MD METR	MONTGOMER	477,355	611,117	738,699	888,158
MD	WASHINGTON-ARLINGTON-ALEXANDRIA, DC-VA-MD-WV METRO	Y	477,355	611,117	738,699	888,158
MD	BALTIMORE-TOWSON, MD (MSA)	PRINCE	477,355	611,117	738,699	888,158
MD	BALTIMORE-TOWSON, MD (MSA)	GEORGE'S	477,355	611,117	738,699	888,158
MD	BALTIMORE-TOWSON, MD (MSA)	QUEEN	477,355	537,653	653,222	753,718
MD	BALTIMORE-TOWSON, MD (MSA)	ANNE'S	477,355	537,653	653,222	753,718

MD	SALISBURY, MD (MSA)	SOMERSET	328,737	370,262	449,851	519,059
MD	LEXINGTON PARK, MD (MICRO)	ST. MARY'S	381,250	429,408	521,711	601,974
MD	EASTON, MD (MICRO)	TALBOT	371,250	418,145	508,026	599,342
MD	HAGERSTOWN-MARTINSBURG, MD-WV (MSA)	WASHINGTON	377,500	425,184	516,579	596,053
MD	SALISBURY, MD (MSA)	WICOMICO	328,737	370,262	449,851	519,059
MD	OCEAN PINES, MD (MICRO)	WORCESTER	437,499	492,761	598,682	690,787
ME	PORTLAND-SOUTH PORTLAND-BIDDEFORD, ME (MSA)	CUMBERLAND	336,875	379,428	460,987	531,908
ME	NON-METRO	HANCOCK	272,500	337,168	407,558	506,495
ME	NON-METRO	LINCOLN	317,625	357,746	434,645	506,495
ME	PORTLAND-SOUTH PORTLAND-BIDDEFORD, ME (MSA)	SAGadahoc	336,875	379,428	460,987	531,908
ME	PORTLAND-SOUTH PORTLAND-BIDDEFORD, ME (MSA)	YORK	336,875	379,428	460,987	531,908
MI	NILES-BENTON HARBOR, MI (MSA)	BERRIEN	298,750	337,168	408,816	506,495
MI	KALAMAZOO-PORTAGE, MI (MSA)	KALAMAZOO	285,625	337,168	407,558	506,495
MI	WARREN-TROY-FARMINGTON HILLS, MI METROPO	LAPEER	297,500	337,168	407,558	506,495
MI	ADRIAN, MI (MICRO)	LENAWEE	297,500	337,168	407,558	506,495
MI	WARREN-TROY-FARMINGTON HILLS, MI METROPO	LIVINGSTON	297,500	337,168	407,558	506,495
MI	WARREN-TROY-FARMINGTON HILLS, MI METROPO	MACOMB	297,500	337,168	407,558	506,495
MI	MONROE, MI (MSA)	MONROE	297,500	337,168	407,558	506,495
MI	WARREN-TROY-FARMINGTON HILLS, MI METROPO	OAKLAND	297,500	337,168	407,558	506,495
MI	WARREN-TROY-FARMINGTON HILLS, MI METROPO	ST. CLAIR	297,500	337,168	407,558	506,495
MI	KALAMAZOO-PORTAGE, MI (MSA)	VAN BUREN	285,625	337,168	407,558	506,495
MI	ANN ARBOR, MI (MSA)	WASHTENAW	344,875	388,438	471,934	544,539
MI	DETROIT-LIVONIA-DEARBORN, MI METROPOLITAN DIVISION	WAYNE	297,500	337,168	407,558	506,495
MN	MINNEAPOLIS-ST. PAUL-BLOOMINGTON, MN-WI (MSA)	ANOKA	364,057	410,042	498,183	574,826
MN	MINNEAPOLIS-ST. PAUL-BLOOMINGTON, MN-WI (MSA)	CARVER	364,057	410,042	498,183	574,826
MN	MINNEAPOLIS-ST. PAUL-BLOOMINGTON, MN-WI (MSA)	CHISAGO DAKOTA	364,057	410,042	498,183	574,826
MN	MINNEAPOLIS-ST. PAUL-BLOOMINGTON, MN-WI (MSA)	HENNEPIN	364,057	410,042	498,183	574,826
MN	MINNEAPOLIS-ST. PAUL-BLOOMINGTON, MN-WI (MSA)	ISANTI	364,057	410,042	498,183	574,826
MN	MINNEAPOLIS-ST. PAUL-BLOOMINGTON, MN-WI (MSA)	RAMSEY	364,057	410,042	498,183	574,826
MN	MINNEAPOLIS-ST. PAUL-BLOOMINGTON, MN-WI (MSA)	SCOTT	364,057	410,042	498,183	574,826
MN	MINNEAPOLIS-ST. PAUL-BLOOMINGTON, MN-WI (MSA)	SHERBURNE	364,057	410,042	498,183	574,826
MN	MINNEAPOLIS-ST. PAUL-BLOOMINGTON, MN-WI (MSA)	WASHINGTON WRIGHT	364,057	410,042	498,183	574,826
MN	MINNEAPOLIS-ST. PAUL-BLOOMINGTON, MN-WI (MSA)		364,057	410,042	498,183	574,826
MO	KANSAS CITY, MO-KS (MSA)	BATES	268,750	337,168	407,558	506,495
MO	KANSAS CITY, MO-KS (MSA)	CALDWELL	268,750	337,168	407,558	506,495

MO	KANSAS CITY, MO-KS (MSA)	CASS	268,750	337,168	407,558	506,495
MO	KANSAS CITY, MO-KS (MSA)	CLAY	268,750	337,168	407,558	506,495
MO	KANSAS CITY, MO-KS (MSA)	CLINTON	268,750	337,168	407,558	506,495
MO	ST. LOUIS, MO-IL (MSA)	CRAWFORD	281,250	337,168	407,558	506,495
MO	ST. LOUIS, MO-IL (MSA)	FRANKLIN	281,250	337,168	407,558	506,495
MO	KANSAS CITY, MO-KS (MSA)	JACKSON	268,750	337,168	407,558	506,495
MO	ST. LOUIS, MO-IL (MSA)	JEFFERSON	281,250	337,168	407,558	506,495
MO	KANSAS CITY, MO-KS (MSA)	LAFAYETTE	268,750	337,168	407,558	506,495
MO	ST. LOUIS, MO-IL (MSA)	LINCOLN	281,250	337,168	407,558	506,495
MO	KANSAS CITY, MO-KS (MSA)	PLATTE	268,750	337,168	407,558	506,495
MO	KANSAS CITY, MO-KS (MSA)	RAY	268,750	337,168	407,558	506,495
MO	ST. LOUIS, MO-IL (MSA)	ST. CHARLES	281,250	337,168	407,558	506,495
MO	ST. LOUIS, MO-IL (MSA)	ST. LOUIS	281,250	337,168	407,558	506,495
MO	ST. LOUIS, MO-IL (MSA)	ST. LOUIS CITY	281,250	337,168	407,558	506,495
MO	ST. LOUIS, MO-IL (MSA)	WARREN	281,250	337,168	407,558	506,495
MO	ST. LOUIS, MO-IL (MSA)	WASHINGTON	281,250	337,168	407,558	506,495
MT	KALISPELL, MT (MICRO)	FLATHEAD	299,875	337,754	410,355	506,495
MT	BOZEMAN, MT (MICRO)	GALLATIN	331,250	373,092	453,289	523,026
MT	MISSOULA, MT (MSA)	MISSOULA	290,625	337,168	407,558	506,495
NC	CHARLOTTE-GASTONIA-CONCORD, NC-SC (MSA)	ANSON	303,250	341,555	414,974	506,495
NC	WILMINGTON, NC (MSA)	BRUNSWICK	303,125	341,414	414,803	506,495
NC	ASHEVILLE, NC (MSA)	BUNCOMBE	303,125	341,414	414,803	506,495
NC	CHARLOTTE-GASTONIA-CONCORD, NC-SC (MSA)	CABARRUS	303,250	341,555	414,974	506,495
NC	MOREHEAD CITY, NC (MICRO)	CARTERET	287,500	337,168	407,558	506,495
NC	DURHAM, NC (MSA)	CHATHAM	312,500	351,974	427,632	506,495
NC	VIRGINIA BEACH-NORFOLK-NEWPORT NEWS, VA-NC (MSA)	CURRITUCK	412,500	464,605	564,474	651,316
NC	KILL DEVIL HILLS, NC (MICRO)	DARE	460,000	518,105	629,474	726,316
NC	DURHAM, NC (MSA)	DURHAM	312,500	351,974	427,632	506,495
NC	RALEIGH-CARY, NC (MSA)	FRANKLIN	295,000	337,168	407,558	506,495
NC	CHARLOTTE-GASTONIA-CONCORD, NC-SC (MSA)	GASTON	303,250	341,555	414,974	506,495
NC	ASHEVILLE, NC (MSA)	HAYWOOD	303,125	341,414	414,803	506,495
NC	ASHEVILLE, NC (MSA)	HENDERSON	303,125	341,414	414,803	506,495
NC	RALEIGH-CARY, NC (MSA)	JOHNSTON	295,000	337,168	407,558	506,495
NC	ASHEVILLE, NC (MSA)	MADISON	303,125	341,414	414,803	506,495
NC	CHARLOTTE-GASTONIA-CONCORD, NC-SC (MSA)	MECKLENBURG	303,250	341,555	414,974	506,495
NC	WILMINGTON, NC (MSA)	NEW HANOVER	303,125	341,414	414,803	506,495

NC	JACKSONVILLE, NC (MSA)	ONslow	306,250	344,934	419,079	506,495
NC	DURHAM, NC (MSA)	ORANGE	312,500	351,974	427,632	506,495
NC	WILMINGTON, NC (MSA)	PENDER	303,125	341,414	414,803	506,495
NC	DURHAM, NC (MSA)	PERSON	312,500	351,974	427,632	506,495
NC	CHARLOTTE-GASTONIA-CONCORD, NC-SC (MSA)	UNION	303,250	341,555	414,974	506,495
NC	RALEIGH-CARY, NC (MSA)	WAKE	295,000	337,168	407,558	506,495
NH	MANCHESTER-NASHUA, NH (MSA)	HILLSBOROUGH	401,875	488,975	591,028	734,521
NH	CONCORD, NH (MICRO)	MERRIMACK	277,500	337,168	407,558	506,495
NH	ROCKINGHAM COUNTY-STRAFFORD COUNTY, NH METROPOLITA	ROCKINGHAM	477,355	606,728	737,146	850,554
NH	ROCKINGHAM COUNTY-STRAFFORD COUNTY, NH METROPOLITA	STRAFFORD	477,355	606,728	737,146	850,554
NJ	ATLANTIC CITY, NJ (MSA)	ATLANTIC	453,750	511,066	620,921	716,447
NJ	NEW YORK-WHITE PLAINS-WAYNE, NY-NJ METRO	BERGEN	477,355	611,117	738,699	918,021
NJ	CAMDEN, NJ METROPOLITAN DIVISION	BURLINGTON	385,112	433,758	526,996	608,072
NJ	CAMDEN, NJ METROPOLITAN DIVISION	CAMDEN	385,112	433,758	526,996	608,072
NJ	OCEAN CITY, NJ (MSA)	CAPE MAY	477,355	558,934	679,079	783,553
NJ	VINELAND-MILLVILLE-BRIDGETON, NJ (MSA)	CUMBERLAND	405,000	456,158	554,211	639,474
NJ	NEWARK-UNION, NJ-PA METROPOLITAN DIVISION	ESSEX	477,355	611,117	738,699	918,021
NJ	CAMDEN, NJ METROPOLITAN DIVISION	GLOUCESTER	385,112	433,758	526,996	608,072
NJ	NEW YORK-WHITE PLAINS-WAYNE, NY-NJ METRO	HUDSON	477,355	611,117	738,699	918,021
NJ	NEWARK-UNION, NJ-PA METROPOLITAN DIVISION	HUNTERDON	477,355	611,117	738,699	918,021
NJ	TRENTON-EWING, NJ (MSA)	MERCER	439,550	495,071	601,489	694,026
NJ	EDISON, NJ METROPOLITAN DIVISION	MIDDLESEX	477,355	611,117	738,699	918,021
NJ	EDISON, NJ METROPOLITAN DIVISION	MONMOUTH	477,355	611,117	738,699	918,021
NJ	NEWARK-UNION, NJ-PA METROPOLITAN DIVISION	MORRIS	477,355	611,117	738,699	918,021
NJ	EDISON, NJ METROPOLITAN DIVISION	OCEAN	477,355	611,117	738,699	918,021
NJ	NEW YORK-WHITE PLAINS-WAYNE, NY-NJ METRO	PASSAIC	477,355	611,117	738,699	918,021
NJ	WILMINGTON, DE-MD-NJ METROPOLITAN DIVISION	SALEM	385,112	433,758	526,996	608,072
NJ	EDISON, NJ METROPOLITAN DIVISION	SOMERSET	477,355	611,117	738,699	918,021
NJ	NEWARK-UNION, NJ-PA METROPOLITAN DIVISION	SUSSEX	477,355	611,117	738,699	918,021
NJ	NEWARK-UNION, NJ-PA METROPOLITAN DIVISION	UNION	477,355	611,117	738,699	918,021
NJ	ALLENTOWN-BETHLEHEM-EASTON, PA-NJ (MSA)	WARREN	402,192	459,255	557,974	643,816
NM	LOS ALAMOS, NM (MICRO)	LOS ALAMOS	318,750	359,013	436,184	506,495
NM	FARMINGTON, NM (MSA)	SAN JUAN	281,250	337,168	407,558	506,495
NM	SANTA FE, NM (MSA)	SANTA FE	426,432	480,296	583,538	673,313
NV	CARSON CITY, NV (MSA)	CARSON CITY	398,750	449,118	545,658	629,605
NV	LAS VEGAS-PARADISE, NV (MSA)	CLARK	400,000	450,526	547,368	631,579
NV	GARDNERVILLE RANCHOS, NV (MICRO)	DOUGLAS	477,355	582,829	708,158	817,105
NV	ELKO, NV (MICRO)	ELKO	325,000	366,053	444,737	513,158

NV	ELKO, NV (MICRO)	EUREKA	325,000	366,053	444,737	513,158
NV	FERNLEY, NV (MICRO)	LYON	331,250	373,092	453,289	523,026
NV	PAHRUMP, NV (MICRO)	NYE	325,000	366,053	444,737	513,158
NV	RENO-SPARKS, NV (MSA)	STOREY	477,355	537,653	653,222	753,718
NV	RENO-SPARKS, NV (MSA)	WASHOE	477,355	537,653	653,222	753,718
NY	ALBANY-SCHENECTADY-TROY, NY (MSA)	ALBANY	312,375	351,833	427,461	506,495
NY	NEW YORK-WHITE PLAINS-WAYNE, NY-NJ METRO	BRONX	477,355	611,117	738,699	918,021
NY	POUGHKEEPSIE-NEWBURGH-MIDDLETOWN, NY (MSA)	DUTCHESS	443,750	499,803	607,237	700,658
NY	BUFFALO-NIAGARA FALLS, NY (MSA)	ERIE	275,075	337,168	407,558	506,495
NY	NEW YORK-WHITE PLAINS-WAYNE, NY-NJ METRO	KINGS	477,355	611,117	738,699	918,021
NY	ROCHESTER, NY (MSA)	LIVINGSTON	268,750	337,168	407,558	506,495
NY	SYRACUSE, NY (MSA)	MADISON	281,250	337,168	407,558	506,495
NY	ROCHESTER, NY (MSA)	MONROE	268,750	337,168	407,558	506,495
NY	NASSAU-SUFFOLK, NY METROPOLITAN DIVISION	NASSAU	477,355	611,117	738,699	918,021
NY	NEW YORK-WHITE PLAINS-WAYNE, NY-NJ METRO	NEW YORK	477,355	611,117	738,699	918,021
NY	BUFFALO-NIAGARA FALLS, NY (MSA)	NIAGARA	275,075	337,168	407,558	506,495
NY	SYRACUSE, NY (MSA)	ONONDAGA	281,250	337,168	407,558	506,495
NY	ROCHESTER, NY (MSA)	ONTARIO	268,750	337,168	407,558	506,495
NY	POUGHKEEPSIE-NEWBURGH-MIDDLETOWN, NY (MSA)	ORANGE	443,750	499,803	607,237	700,658
NY	ROCHESTER, NY (MSA)	ORLEANS	268,750	337,168	407,558	506,495
NY	SYRACUSE, NY (MSA)	OSWEGO	281,250	337,168	407,558	506,495
NY	NEW YORK-WHITE PLAINS-WAYNE, NY-NJ METRO	PUTNAM	477,355	611,117	738,699	918,021
NY	NEW YORK-WHITE PLAINS-WAYNE, NY-NJ METRO	QUEENS	477,355	611,117	738,699	918,021
NY	ALBANY-SCHENECTADY-TROY, NY (MSA)	RENSSELAER	312,375	351,833	427,461	506,495
NY	NEW YORK-WHITE PLAINS-WAYNE, NY-NJ METRO	RICHMOND	477,355	611,117	738,699	918,021
NY	NEW YORK-WHITE PLAINS-WAYNE, NY-NJ METRO	ROCKLAND	477,355	611,117	738,699	918,021
NY	ALBANY-SCHENECTADY-TROY, NY (MSA)	SARATOGA	312,375	351,833	427,461	506,495
NY	ALBANY-SCHENECTADY-TROY, NY (MSA)	SCHENECTAD Y	312,375	351,833	427,461	506,495
NY	ALBANY-SCHENECTADY-TROY, NY (MSA)	SCHOHARIE	312,375	351,833	427,461	506,495
NY	NASSAU-SUFFOLK, NY METROPOLITAN DIVISION	SUFFOLK	477,355	611,117	738,699	918,021
NY	KINGSTON, NY (MSA)	ULSTER	406,250	457,566	555,921	641,447
NY	ROCHESTER, NY (MSA)	WAYNE	268,750	337,168	407,558	506,495
NY	NEW YORK-WHITE PLAINS-WAYNE, NY-NJ METRO	WESTCHESTE R	477,355	611,117	738,699	918,021
OH	ASHTABULA, OH (MICRO)	ASHTABULA	290,797	337,168	407,558	506,495
OH	CINCINNATI-MIDDLETOWN, OH-KY-IN (MSA)	BROWN	337,500	380,132	461,842	532,895
OH	CINCINNATI-MIDDLETOWN, OH-KY-IN (MSA)	BUTLER	337,500	380,132	461,842	532,895
OH	CANTON-MASSILLON, OH (MSA)	CARROLL	277,500	337,168	407,558	506,495
OH	CINCINNATI-MIDDLETOWN, OH-KY-IN (MSA)	CLERMONT	337,500	380,132	461,842	532,895

OH	CLEVELAND-ELYRIA-MENTOR, OH (MSA)	CUYAHOGA	297,550	337,168	407,558	506,495
OH	COLUMBUS, OH (MSA)	DELAWARE	307,500	346,342	420,789	506,495
OH	COLUMBUS, OH (MSA)	FAIRFIELD	307,500	346,342	420,789	506,495
OH	COLUMBUS, OH (MSA)	FRANKLIN	307,500	346,342	420,789	506,495
OH	CLEVELAND-ELYRIA-MENTOR, OH (MSA)	GEAUGA	297,550	337,168	407,558	506,495
OH	DAYTON, OH (MSA)	GREENE	271,250	337,168	407,558	506,495
OH	CINCINNATI-MIDDLETOWN, OH-KY-IN (MSA)	HAMILTON	337,500	380,132	461,842	532,895
OH	CLEVELAND-ELYRIA-MENTOR, OH (MSA)	LAKE	297,550	337,168	407,558	506,495
OH	COLUMBUS, OH (MSA)	LICKING	307,500	346,342	420,789	506,495
OH	CLEVELAND-ELYRIA-MENTOR, OH (MSA)	LORAIN	297,550	337,168	407,558	506,495
OH	COLUMBUS, OH (MSA)	MADISON	307,500	346,342	420,789	506,495
OH	CLEVELAND-ELYRIA-MENTOR, OH (MSA)	MEDINA	297,550	337,168	407,558	506,495
OH	DAYTON, OH (MSA)	MIAMI	271,250	337,168	407,558	506,495
OH	DAYTON, OH (MSA)	MONTGOMERY	271,250	337,168	407,558	506,495
OH	COLUMBUS, OH (MSA)	MORROW	307,500	346,342	420,789	506,495
OH	COLUMBUS, OH (MSA)	PICKAWAY	307,500	346,342	420,789	506,495
OH	AKRON, OH (MSA)	PORTAGE	330,000	371,684	451,579	521,053
OH	DAYTON, OH (MSA)	PREBLE	271,250	337,168	407,558	506,495
OH	CANTON-MASSILLON, OH (MSA)	STARK	277,500	337,168	407,558	506,495
OH	AKRON, OH (MSA)	SUMMIT	330,000	371,684	451,579	521,053
OH	COLUMBUS, OH (MSA)	UNION	307,500	346,342	420,789	506,495
OH	CINCINNATI-MIDDLETOWN, OH-KY-IN (MSA)	WARREN	337,500	380,132	461,842	532,895
OR	CORVALLIS, OR (MSA)	BENTON	331,842	373,758	454,099	523,961
OR	PORTLAND-VANCOUVER-BEAVERTON, OR-WA (MSA)	CLACKAMAS	401,250	451,934	549,079	633,553
OR	ASTORIA, OR (MICRO)	CLATSOP	346,842	390,658	474,671	547,697
OR	PORTLAND-VANCOUVER-BEAVERTON, OR-WA (MSA)	COLUMBIA	401,250	451,934	549,079	633,553
OR	BEND, OR (MSA)	DESCHUTES	447,500	504,026	612,368	706,579
OR	HOOD RIVER, OR (MICRO)	HOOD RIVER	393,750	443,487	538,816	621,711
OR	MEDFORD, OR (MSA)	JACKSON	422,500	475,868	578,158	667,105
OR	GRANTS PASS, OR (MICRO)	JOSEPHINE	324,868	365,904	444,557	512,961
OR	EUGENE-SPRINGFIELD, OR (MSA)	LANE	343,209	386,562	469,655	541,911
OR	NON-METRO	LINCOLN	312,368	351,825	427,451	506,495
OR	SALEM, OR (MSA)	MARION	294,250	337,168	407,558	506,495
OR	PORTLAND-VANCOUVER-BEAVERTON, OR-WA (MSA)	MULTNOMAH	401,250	451,934	549,079	633,553
OR	SALEM, OR (MSA)	POLK	294,250	337,168	407,558	506,495
OR	NON-METRO	TILLAMOOK	343,750	387,171	470,395	542,763
OR	PORTLAND-VANCOUVER-BEAVERTON, OR-WA (MSA)	WASHINGTON	401,250	451,934	549,079	633,553
OR	PORTLAND-VANCOUVER-BEAVERTON, OR-WA (MSA)	YAMHILL	401,250	451,934	549,079	633,553

PA	PITTSBURGH, PA (MSA)	ALLEGHENY	327,500	368,868	448,158	517,105
PA	PITTSBURGH, PA (MSA)	ARMSTRONG	327,500	368,868	448,158	517,105
PA	PITTSBURGH, PA (MSA)	BEAVER	327,500	368,868	448,158	517,105
PA	READING, PA (MSA)	BERKS	300,000	337,895	410,526	506,495
PA	PHILADELPHIA, PA METROPOLITAN DIVISION	BUCKS	385,112	433,758	526,996	608,072
PA	PITTSBURGH, PA (MSA)	BUTLER	327,500	368,868	448,158	517,105
PA	ALLENTOWN-BETHLEHEM-EASTON, PA-NJ (MSA)	CARBON	402,192	459,255	557,974	643,816
PA	STATE COLLEGE, PA (MSA)	CENTRE	279,375	337,168	407,558	506,495
PA	PHILADELPHIA, PA METROPOLITAN DIVISION	CHESTER	385,112	433,758	526,996	608,072
PA	PHILADELPHIA, PA METROPOLITAN DIVISION	DELAWARE	385,112	433,758	526,996	608,072
PA	PITTSBURGH, PA (MSA)	FAYETTE	327,500	368,868	448,158	517,105
PA	LANCASTER, PA (MSA)	LANCASTER	383,250	431,661	524,447	605,132
PA	ALLENTOWN-BETHLEHEM-EASTON, PA-NJ (MSA)	LEHIGH	402,192	459,255	557,974	643,816
PA	PHILADELPHIA, PA METROPOLITAN DIVISION	MONTGOMERY	385,112	433,758	526,996	608,072
PA	ALLENTOWN-BETHLEHEM-EASTON, PA-NJ (MSA)	NORTHAMPTON	402,192	459,255	557,974	643,816
PA	PHILADELPHIA, PA METROPOLITAN DIVISION	PHILADELPHIA	385,112	433,758	526,996	608,072
PA	NEWARK-UNION, NJ-PA METROPOLITAN DIVISION	PIKE	477,355	611,117	738,699	918,021
PA	PITTSBURGH, PA (MSA)	WASHINGTON	327,500	368,868	448,158	517,105
PA	PITTSBURGH, PA (MSA)	WESTMORELAND	327,500	368,868	448,158	517,105
PA	YORK-HANOVER, PA (MSA)	YORK	424,587	478,218	581,014	670,401
PR	SAN JUAN-CAGUAS-GUAYNABO, PR (MSA)	AGUAS BUENAS	325,000	366,053	444,737	513,158
PR	SAN JUAN-CAGUAS-GUAYNABO, PR (MSA)	AIBONITO	325,000	366,053	444,737	513,158
PR	SAN JUAN-CAGUAS-GUAYNABO, PR (MSA)	ARECIBO	325,000	366,053	444,737	513,158
PR	SAN JUAN-CAGUAS-GUAYNABO, PR (MSA)	BARCELONETA	325,000	366,053	444,737	513,158
PR	SAN JUAN-CAGUAS-GUAYNABO, PR (MSA)	BARRANQUITAS	325,000	366,053	444,737	513,158
PR	SAN JUAN-CAGUAS-GUAYNABO, PR (MSA)	BAYAMON	325,000	366,053	444,737	513,158
PR	SAN JUAN-CAGUAS-GUAYNABO, PR (MSA)	CAGUAS	325,000	366,053	444,737	513,158
PR	SAN JUAN-CAGUAS-GUAYNABO, PR (MSA)	CAMUY	325,000	366,053	444,737	513,158
PR	SAN JUAN-CAGUAS-GUAYNABO, PR (MSA)	CANOVANAS	325,000	366,053	444,737	513,158
PR	SAN JUAN-CAGUAS-GUAYNABO, PR (MSA)	CAROLINA	325,000	366,053	444,737	513,158
PR	SAN JUAN-CAGUAS-GUAYNABO, PR (MSA)	CATANO	325,000	366,053	444,737	513,158
PR	SAN JUAN-CAGUAS-GUAYNABO, PR (MSA)	CAYEY	325,000	366,053	444,737	513,158
PR	FAJARDO, PR (MSA)	CEIBA	325,000	366,053	444,737	513,158
PR	SAN JUAN-CAGUAS-GUAYNABO, PR (MSA)	CIALES	325,000	366,053	444,737	513,158
PR	SAN JUAN-CAGUAS-GUAYNABO, PR (MSA)	CIDRA	325,000	366,053	444,737	513,158
PR	SAN JUAN-CAGUAS-GUAYNABO, PR (MSA)	COMERIO	325,000	366,053	444,737	513,158
PR	SAN JUAN-CAGUAS-GUAYNABO, PR (MSA)	COROZAL	325,000	366,053	444,737	513,158
PR	SAN JUAN-CAGUAS-GUAYNABO, PR (MSA)	DORADO	325,000	366,053	444,737	513,158
PR	FAJARDO, PR (MSA)	FAJARDO	325,000	366,053	444,737	513,158

PR	SAN JUAN-CAGUAS-GUAYNABO, PR (MSA)	FLORIDA	325,000	366,053	444,737	513,158
PR	SAN JUAN-CAGUAS-GUAYNABO, PR (MSA)	GUAYNABO	325,000	366,053	444,737	513,158
PR	SAN JUAN-CAGUAS-GUAYNABO, PR (MSA)	GURABO	325,000	366,053	444,737	513,158
PR	SAN JUAN-CAGUAS-GUAYNABO, PR (MSA)	HATILLO	325,000	366,053	444,737	513,158
PR	SAN JUAN-CAGUAS-GUAYNABO, PR (MSA)	HUMACAO	325,000	366,053	444,737	513,158
PR	SAN JUAN-CAGUAS-GUAYNABO, PR (MSA)	JUNCOS	325,000	366,053	444,737	513,158
PR	SAN JUAN-CAGUAS-GUAYNABO, PR (MSA)	LAS PIEDRAS	325,000	366,053	444,737	513,158
PR	SAN JUAN-CAGUAS-GUAYNABO, PR (MSA)	LOIZA	325,000	366,053	444,737	513,158
PR	FAJARDO, PR (MSA)	LUQUILLO	325,000	366,053	444,737	513,158
PR	SAN JUAN-CAGUAS-GUAYNABO, PR (MSA)	MANATI	325,000	366,053	444,737	513,158
PR	SAN JUAN-CAGUAS-GUAYNABO, PR (MSA)	MAUNABO	325,000	366,053	444,737	513,158
PR	SAN JUAN-CAGUAS-GUAYNABO, PR (MSA)	MOROVIS	325,000	366,053	444,737	513,158
PR	SAN JUAN-CAGUAS-GUAYNABO, PR (MSA)	NAGUABO	325,000	366,053	444,737	513,158
PR	SAN JUAN-CAGUAS-GUAYNABO, PR (MSA)	NARANJITO	325,000	366,053	444,737	513,158
PR	SAN JUAN-CAGUAS-GUAYNABO, PR (MSA)	OROCOVIS	325,000	366,053	444,737	513,158
PR	SAN JUAN-CAGUAS-GUAYNABO, PR (MSA)	QUEBRADILLA S	325,000	366,053	444,737	513,158
PR	SAN JUAN-CAGUAS-GUAYNABO, PR (MSA)	RIO GRANDE	325,000	366,053	444,737	513,158
PR	SAN JUAN-CAGUAS-GUAYNABO, PR (MSA)	SAN JUAN	325,000	366,053	444,737	513,158
PR	SAN JUAN-CAGUAS-GUAYNABO, PR (MSA)	SAN LORENZO	325,000	366,053	444,737	513,158
PR	SAN JUAN-CAGUAS-GUAYNABO, PR (MSA)	TOA ALTA	325,000	366,053	444,737	513,158
PR	SAN JUAN-CAGUAS-GUAYNABO, PR (MSA)	TOA BAJA	325,000	366,053	444,737	513,158
PR	SAN JUAN-CAGUAS-GUAYNABO, PR (MSA)	TRUJILLO ALTO	325,000	366,053	444,737	513,158
PR	SAN JUAN-CAGUAS-GUAYNABO, PR (MSA)	VEGA ALTA	325,000	366,053	444,737	513,158
PR	SAN JUAN-CAGUAS-GUAYNABO, PR (MSA)	VEGA BAJA	325,000	366,053	444,737	513,158
PR	SAN JUAN-CAGUAS-GUAYNABO, PR (MSA)	YABUCOA	325,000	366,053	444,737	513,158
RI	PROVIDENCE-NEW BEDFORD-FALL RIVER, RI-MA (MSA)	BRISTOL	416,250	472,891	571,567	710,309
RI	PROVIDENCE-NEW BEDFORD-FALL RIVER, RI-MA (MSA)	KENT	416,250	472,891	571,567	710,309
RI	PROVIDENCE-NEW BEDFORD-FALL RIVER, RI-MA (MSA)	NEWPORT	416,250	472,891	571,567	710,309
RI	PROVIDENCE-NEW BEDFORD-FALL RIVER, RI-MA (MSA)	PROVIDENCE	416,250	472,891	571,567	710,309
RI	PROVIDENCE-NEW BEDFORD-FALL RIVER, RI-MA (MSA)	WASHINGTON	416,250	472,891	571,567	710,309
SC	HILTON HEAD ISLAND-BEAUFORT, SC (MICRO)	BEAUFORT	373,750	420,961	511,447	590,132
SC	CHARLESTON-NORTH CHARLESTON, SC (MSA)	BERKELEY	334,375	376,612	457,566	527,961
SC	CHARLESTON-NORTH CHARLESTON, SC (MSA)	CHARLESTON	334,375	376,612	457,566	527,961
SC	CHARLESTON-NORTH CHARLESTON, SC (MSA)	DORCHESTER	334,375	376,612	457,566	527,961
SC	GREENVILLE, SC (MSA)	GREENVILLE	294,541	337,168	407,558	506,495

SC	MYRTLE BEACH-CONWAY-NORTH MYRTLE BEACH, SC (MSA)	HORRY	286,250	337,168	407,558	506,495
SC	HILTON HEAD ISLAND-BEAUFORT, SC (MICRO)	JASPER	373,750	420,961	511,447	590,132
SC	GREENVILLE, SC (MSA)	LAURENS	294,541	337,168	407,558	506,495
SC	GREENVILLE, SC (MSA)	PICKENS	294,541	337,168	407,558	506,495
SC	CHARLOTTE-GASTONIA-CONCORD, NC-SC (MSA)	YORK	303,250	341,555	414,974	506,495
TN	NASHVILLE-DAVIDSON--MURFREESBORO, TN (MSA)	CANNON	297,500	337,168	407,558	506,495
TN	NASHVILLE-DAVIDSON--MURFREESBORO, TN (MSA)	CHEATHAM	297,500	337,168	407,558	506,495
TN	NASHVILLE-DAVIDSON--MURFREESBORO, TN (MSA)	DAVIDSON	297,500	337,168	407,558	506,495
TN	NASHVILLE-DAVIDSON--MURFREESBORO, TN (MSA)	DICKSON	297,500	337,168	407,558	506,495
TN	NASHVILLE-DAVIDSON--MURFREESBORO, TN (MSA)	HICKMAN	297,500	337,168	407,558	506,495
TN	NASHVILLE-DAVIDSON--MURFREESBORO, TN (MSA)	MACON	297,500	337,168	407,558	506,495
TN	NASHVILLE-DAVIDSON--MURFREESBORO, TN (MSA)	ROBERTSON	297,500	337,168	407,558	506,495
TN	NASHVILLE-DAVIDSON--MURFREESBORO, TN (MSA)	RUTHERFORD	297,500	337,168	407,558	506,495
TN	NASHVILLE-DAVIDSON--MURFREESBORO, TN (MSA)	SMITH	297,500	337,168	407,558	506,495
TN	NASHVILLE-DAVIDSON--MURFREESBORO, TN (MSA)	SUMNER	297,500	337,168	407,558	506,495
TN	NASHVILLE-DAVIDSON--MURFREESBORO, TN (MSA)	TROUSDALE	297,500	337,168	407,558	506,495
TN	NASHVILLE-DAVIDSON--MURFREESBORO, TN (MSA)	WILLIAMSON	297,500	337,168	407,558	506,495
TN	NASHVILLE-DAVIDSON--MURFREESBORO, TN (MSA)	WILSON	297,500	337,168	407,558	506,495
UT	OGDEN-CLEARFIELD, UT (MSA)	DAVIS	346,563	390,339	474,243	547,204
UT	PROVO-OREM, UT (MSA)	JUAB	305,664	344,275	418,279	506,495
UT	NON-METRO	KANE	383,064	431,453	524,193	604,839
UT	OGDEN-CLEARFIELD, UT (MSA)	MORGAN	346,563	390,339	474,243	547,204
UT	SALT LAKE CITY, UT (MSA)	SALT LAKE	477,355	611,117	738,699	863,487
UT	SALT LAKE CITY, UT (MSA)	SUMMIT	477,355	611,117	738,699	863,487
UT	SALT LAKE CITY, UT (MSA)	TOOELE	477,355	611,117	738,699	863,487
UT	PROVO-OREM, UT (MSA)	UTAH	305,664	344,275	418,279	506,495
UT	ST. GEORGE, UT (MSA)	WASHINGTON	372,500	419,553	509,737	588,158
UT	OGDEN-CLEARFIELD, UT (MSA)	WEBER	346,563	390,339	474,243	547,204
VA	CHARLOTTESVILLE, VA (MSA)	ALBEMARLE	425,000	478,684	581,579	671,053
VA	WASHINGTON-ARLINGTON-ALEXANDRIA, DC-VA-MD-WV METRO	ALEXANDRIA	477,355	611,117	738,699	888,158
VA	RICHMOND, VA (MSA)	AMELIA	347,500	391,395	475,526	548,684
VA	WASHINGTON-ARLINGTON-ALEXANDRIA, DC-VA-MD-WV METRO	ARLINGTON	477,355	611,117	738,699	888,158
VA	RICHMOND, VA (MSA)	CAROLINE	347,500	391,395	475,526	548,684
VA	RICHMOND, VA (MSA)	CHARLES CITY	347,500	391,395	475,526	548,684
VA	CHARLOTTESVILLE, VA (MSA)	CHARLOTTESVILLE	425,000	478,684	581,579	671,053

VA	VIRGINIA BEACH-NORFOLK-NEWPORT NEWS, VA-NC (MSA)	CHESAPEAKE	412,500	464,605	564,474	651,316
VA	RICHMOND, VA (MSA)	CHESTERFIELD	347,500	391,395	475,526	548,684
VA	WASHINGTON-ARLINGTON-ALEXANDRIA, DC-VA-MD-WV METRO	CLARKE	477,355	611,117	738,699	888,158
VA	RICHMOND, VA (MSA)	COLONIAL HEIGHT	347,500	391,395	475,526	548,684
VA	CULPEPER, VA (MICRO)	CULPEPER	381,999	448,442	544,837	628,658
VA	RICHMOND, VA (MSA)	CUMBERLAND	347,500	391,395	475,526	548,684
VA	RICHMOND, VA (MSA)	DINWIDDIE	347,500	391,395	475,526	548,684
VA	WASHINGTON-ARLINGTON-ALEXANDRIA, DC-VA-MD-WV METRO	FAIRFAX	477,355	611,117	738,699	888,158
VA	WASHINGTON-ARLINGTON-ALEXANDRIA, DC-VA-MD-WV METRO	FAIRFAX IND	477,355	611,117	738,699	888,158
VA	WASHINGTON-ARLINGTON-ALEXANDRIA, DC-VA-MD-WV METRO	FALLS CHURCH	477,355	611,117	738,699	888,158
VA	WASHINGTON-ARLINGTON-ALEXANDRIA, DC-VA-MD-WV METRO	FAUQUIER	477,355	611,117	738,699	888,158
VA	CHARLOTTESVILLE, VA (MSA)	FLUVANNA	425,000	478,684	581,579	671,053
VA	WINCHESTER, VA-WV (MSA)	FREDERICK	475,000	535,000	650,000	750,000
VA	WASHINGTON-ARLINGTON-ALEXANDRIA, DC-VA-MD-WV METRO	FREDERICKS BURG	477,355	611,117	738,699	888,158
VA	VIRGINIA BEACH-NORFOLK-NEWPORT NEWS, VA-NC (MSA)	GLOUCESTER	412,500	464,605	564,474	651,316
VA	RICHMOND, VA (MSA)	GOOCHLAND	347,500	391,395	475,526	548,684
VA	CHARLOTTESVILLE, VA (MSA)	GREENE	425,000	478,684	581,579	671,053
VA	VIRGINIA BEACH-NORFOLK-NEWPORT NEWS, VA-NC (MSA)	HAMPTON	412,500	464,605	564,474	651,316
VA	RICHMOND, VA (MSA)	HANOVER	347,500	391,395	475,526	548,684
VA	RICHMOND, VA (MSA)	HENRICO	347,500	391,395	475,526	548,684
VA	RICHMOND, VA (MSA)	HOPEWELL	347,500	391,395	475,526	548,684
VA	VIRGINIA BEACH-NORFOLK-NEWPORT NEWS, VA-NC (MSA)	ISLE OF WIGHT	412,500	464,605	564,474	651,316
VA	VIRGINIA BEACH-NORFOLK-NEWPORT NEWS, VA-NC (MSA)	JAMES CITY	412,500	464,605	564,474	651,316
VA	RICHMOND, VA (MSA)	KING AND QUEEN	347,500	391,395	475,526	548,684
VA	NON-METRO	KING GEORGE	381,999	448,442	544,837	628,658
VA	RICHMOND, VA (MSA)	KING WILLIAM	347,500	391,395	475,526	548,684
VA	WASHINGTON-ARLINGTON-ALEXANDRIA, DC-VA-MD-WV METRO	LOUDOUN	477,355	611,117	738,699	888,158
VA	RICHMOND, VA (MSA)	LOUISA	347,500	391,395	475,526	548,684
VA	WASHINGTON-ARLINGTON-ALEXANDRIA, DC-VA-MD-WV METRO	MANASSAS	477,355	611,117	738,699	888,158
VA	WASHINGTON-ARLINGTON-ALEXANDRIA, DC-VA-MD-WV METRO	MANASSAS PARK	477,355	611,117	738,699	888,158
VA	VIRGINIA BEACH-NORFOLK-NEWPORT NEWS, VA-NC (MSA)	MATHEWS	412,500	464,605	564,474	651,316
VA	CHARLOTTESVILLE, VA (MSA)	NELSON	425,000	478,684	581,579	671,053
VA	RICHMOND, VA (MSA)	NEW KENT	347,500	391,395	475,526	548,684
VA	VIRGINIA BEACH-NORFOLK-NEWPORT NEWS, VA-NC (MSA)	NEWPORT NEWS	412,500	464,605	564,474	651,316
VA	VIRGINIA BEACH-NORFOLK-NEWPORT NEWS, VA-NC (MSA)	NORFOLK	412,500	464,605	564,474	651,316
VA	RICHMOND, VA (MSA)	PETERSBURG	347,500	391,395	475,526	548,684
VA	VIRGINIA BEACH-NORFOLK-NEWPORT NEWS, VA-NC	POQUOSON	412,500	464,605	564,474	651,316

	(MSA)					
VA	VIRGINIA BEACH-NORFOLK-NEWPORT NEWS, VA-NC (MSA)	PORTSMOUTH	412,500	464,605	564,474	651,316
VA	RICHMOND, VA (MSA)	POWHATAN	347,500	391,395	475,526	548,684
VA	RICHMOND, VA (MSA)	PRINCE GEORGE	347,500	391,395	475,526	548,684
VA	WASHINGTON-ARLINGTON-ALEXANDRIA, DC-VA-MD-WV METRO	PRINCE WILLIAM	477,355	611,117	738,699	888,158
VA	RICHMOND, VA (MSA)	RICHMOND IND	347,500	391,395	475,526	548,684
VA	WASHINGTON-ARLINGTON-ALEXANDRIA, DC-VA-MD-WV METRO	SPOTSYLVANIA	477,355	611,117	738,699	888,158
VA	WASHINGTON-ARLINGTON-ALEXANDRIA, DC-VA-MD-WV METRO	STAFFORD	477,355	611,117	738,699	888,158
VA	VIRGINIA BEACH-NORFOLK-NEWPORT NEWS, VA-NC (MSA)	SUFFOLK	412,500	464,605	564,474	651,316
VA	VIRGINIA BEACH-NORFOLK-NEWPORT NEWS, VA-NC (MSA)	SURRY	412,500	464,605	564,474	651,316
VA	RICHMOND, VA (MSA)	SUSSEX	347,500	391,395	475,526	548,684
VA	VIRGINIA BEACH-NORFOLK-NEWPORT NEWS, VA-NC (MSA)	VIRGINIA BEACH	412,500	464,605	564,474	651,316
VA	WASHINGTON-ARLINGTON-ALEXANDRIA, DC-VA-MD-WV METRO	WARREN	477,355	611,117	738,699	888,158
VA	VIRGINIA BEACH-NORFOLK-NEWPORT NEWS, VA-NC (MSA)	WILLIAMSBURG	412,500	464,605	564,474	651,316
VA	WINCHESTER, VA-WV (MSA)	WINCHESTER	475,000	535,000	650,000	750,000
VA	VIRGINIA BEACH-NORFOLK-NEWPORT NEWS, VA-NC (MSA)	YORK	412,500	464,605	564,474	651,316
VI	NON-METRO	ST. CROIX	287,500	337,168	407,558	506,495
VI	NON-METRO	ST. THOMAS	318,750	359,013	436,184	506,495
VT	BURLINGTON-SOUTH BURLINGTON, VT (MSA)	CHITTENDEN	318,750	359,013	436,184	506,495
VT	BURLINGTON-SOUTH BURLINGTON, VT (MSA)	FRANKLIN	318,750	359,013	436,184	506,495
VT	BURLINGTON-SOUTH BURLINGTON, VT (MSA)	GRAND ISLE	318,750	359,013	436,184	506,495
WA	KENNEWICK-RICHLAND-PASCO, WA (MSA)	BENTON	274,875	337,168	407,558	506,495
WA	WENATCHEE, WA (MSA)	CHELAN	323,092	363,903	442,125	510,145
WA	PORT ANGELES, WA (MICRO)	CLALLAM	296,250	337,168	407,558	506,495
WA	PORTLAND-VANCOUVER-BEAVERTON, OR-WA (MSA)	CLARK	401,250	451,934	549,079	633,553
WA	WENATCHEE, WA (MSA)	DOUGLAS	323,092	363,903	442,125	510,145
WA	KENNEWICK-RICHLAND-PASCO, WA (MSA)	FRANKLIN	274,875	337,168	407,558	506,495
WA	OAK HARBOR, WA (MICRO)	ISLAND	381,250	429,408	521,711	601,974
WA	NON-METRO	JEFFERSON	437,500	492,763	598,684	690,789
WA	SEATTLE-BELLEVUE-EVERETT, WA METROPOLITAN DIVISION	KING	477,355	573,684	697,039	804,276
WA	BREMERTON-SILVERDALE, WA (MSA)	KITSAP	475,000	535,000	650,000	750,000
WA	ELLENSBURG, WA (MICRO)	KITTITAS	328,618	370,132	449,688	518,882
WA	SHELTON, WA (MICRO)	MASON	310,000	349,158	424,211	506,495
WA	TACOMA, WA METROPOLITAN DIVISION	PIERCE	477,355	573,684	697,039	804,276
WA	NON-METRO	SAN JUAN	477,355	598,355	726,974	838,816
WA	MOUNT VERNON-ANACORTES, WA (MSA)	SKAGIT	373,662	420,862	511,328	589,993
WA	PORTLAND-VANCOUVER-BEAVERTON, OR-WA (MSA)	SKAMANIA	401,250	451,934	549,079	633,553

WA	SEATTLE-BELLEVUE-EVERETT, WA METROPOLITAN DIVISION	SNOHOMISH	477,355	573,684	697,039	804,276
WA	SPOKANE, WA (MSA)	SPOKANE	266,250	337,168	407,558	506,495
WA	OLYMPIA, WA (MSA)	THURSTON	361,250	406,882	494,342	570,395
WA	BELLINGHAM, WA (MSA)	WHATCOM	375,000	422,368	513,158	592,105
WI	MADISON, WI (MSA)	COLUMBIA DANE	293,750	337,168	407,558	506,495
WI	MADISON, WI (MSA)	IOWA	293,750	337,168	407,558	506,495
WI	MADISON, WI (MSA)	IOWA	293,750	337,168	407,558	506,495
WI	LAKE COUNTY-KENOSHA COUNTY, IL-WI METROPOLITAN DIV	KENOSHA MILWAUKEE	362,105	407,845	495,512	571,745
WI	MILWAUKEE-WAUKESHA-WEST ALLIS, WI (MSA)	MILWAUKEE	288,875	337,168	407,558	506,495
WI	MILWAUKEE-WAUKESHA-WEST ALLIS, WI (MSA)	OZAUKEE	288,875	337,168	407,558	506,495
WI	MINNEAPOLIS-ST. PAUL-BLOOMINGTON, MN-WI (MSA)	PIERCE ST. CROIX	364,057	410,042	498,183	574,826
WI	MINNEAPOLIS-ST. PAUL-BLOOMINGTON, MN-WI (MSA)	PIERCE ST. CROIX	364,057	410,042	498,183	574,826
WI	MILWAUKEE-WAUKESHA-WEST ALLIS, WI (MSA)	WASHINGTON	288,875	337,168	407,558	506,495
WI	MILWAUKEE-WAUKESHA-WEST ALLIS, WI (MSA)	WAUKESHA	288,875	337,168	407,558	506,495
WV	HAGERSTOWN-MARTINSBURG, MD-WV (MSA)	BERKELEY	377,500	425,184	516,579	596,053
WV	WINCHESTER, VA-WV (MSA)	HAMPSHIRE	475,000	535,000	650,000	750,000
WV	WASHINGTON-ARLINGTON-ALEXANDRIA, DC-VA-MD-WV METRO	JEFFERSON	477,355	611,117	738,699	888,158
WV	HAGERSTOWN-MARTINSBURG, MD-WV (MSA)	MORGAN	377,500	425,184	516,579	596,053
WY	JACKSON, WY-ID (MICRO)	TETON	477,355	611,117	738,699	918,021
	ALL OTHER AREAS		263,368	337,168	407,558	506,495

.02 The nationwide average purchase price (for use in the housing cost/income ratio for new and existing residences) is \$266,000.

SECTION 5. EFFECT ON OTHER DOCUMENTS

Rev. Proc. 2007-26 is obsolete except as provided in section 6 of this revenue procedure.

SECTION 6. EFFECTIVE DATES

.01 Issuers may rely on this revenue procedure to determine average area purchase price safe harbors for commitments to provide financing or issue mortgage credit certificates that are made, or (if the purchase precedes the commitment) for residences that are purchased, in the period that begins on February 21, 2008 and ends on the date as of which the safe harbors contained in section 4.01 of this revenue procedure are rendered obsolete by a new revenue procedure.

.02 Notwithstanding section 5 of this revenue procedure, issuers may continue to rely on the average area purchase price safe harbors contained in Rev. Proc. 2007-26, with respect to bonds sold, or for mortgage credit certificates issued with respect to bond authority exchanged, before March 22, 2008, if the commitments to provide financing or issue mortgage credit certificates are made on or before April 21, 2008.

.03 Except as provided in section 6.04, issuers must use the nationwide average purchase price limitation contained in this revenue procedure for commitments to provide financing or issue mortgage credit certificates that are made, or (if the purchase precedes the commitment) for residences that are purchased, in the period that begins

on February 21, 2008, and ends on the date when the nationwide average purchase price limitation is rendered obsolete by a new revenue procedure.

.04 Notwithstanding sections 5 and 6.03 of this revenue procedure, issuers may continue to rely on the nationwide average purchase price set forth in Rev. Proc. 2007-26 with respect to bonds sold, or for mortgage credit certificates issued with respect to bond authority exchanged, before March 22, 2008, if the commitments to provide financing or issue mortgage credit certificates are made on or before April 21, 2008.

SECTION 7. PAPERWORK REDUCTION ACT

The collection of information contained in this revenue procedure has been reviewed and approved by the Office of Management and Budget in accordance with the Paperwork Reduction Act (44 U.S.C. 3507) under control number 1545-1877

An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection of information displays a valid OMB control number.

This revenue procedure contains a collection of information requirement in section 3.03. The purpose of the collection of information is to verify the applicable FHA loan limit that issuers of qualified mortgage bonds and qualified mortgage certificates have used to calculate the average area purchase price for a given metropolitan statistical area for purposes of section 143(e) and 25(c). The collection of information is required to obtain the benefit of using revisions to FHA loan limits to determine average area purchase prices. The likely respondents are state and local governments.

The estimated total annual reporting and/or recordkeeping burden is: 15 hours.

The estimated annual burden per respondent and/or recordkeeper: 15 minutes.

The estimated number of respondents and/or recordkeepers: 60.

Books or records relating to a collection of information must be retained as long as their contents may become material in the administration of any internal revenue law.

Generally tax returns and tax return information are confidential, as required by 26 U.S.C. 6103.

SECTION 8. DRAFTING INFORMATION

The principal authors of this revenue procedure are David E. White and Timothy L. Jones of the Office of Assistant Chief Counsel (Financial Institutions & Products). For further information regarding this revenue procedure contact David E. White on (202) 622-3980 (not a toll free call).