

Form RD 1944-B6
(Rev. 6-97)

United States Department of Agriculture

Form Approved
OMB No. 0575-0172

DEFERRED PAYMENT
COMPUTATION

NOTE INSTALLMENT AT 1% RATE	\$ (1)	NOTE INSTALLMENT ...	\$ (9)
REAL ESTATE TAX	\$ (2)	REAL ESTATE TAX	\$ (2)
PROPERTY INSURANCE	\$ (3)	PROPERTY INSURANCE	\$ (3)
TOTAL A	\$ (4)	TOTAL B	\$ (10)
ADJUSTED INCOME X 20%	\$ (5)	DEFERRED MORTGAGE REPAYMENT	\$ (11)
NOTE INSTALLMENT AT 1% RATE X 75%	\$ (6)		
DEFERRED MORTGAGE PAYMENT AMOUNT (Annual)	\$ (7)		
DEFERRED MORTGAGE PAYMENT AMOUNT (Monthly)	\$ (8)		

When Total A exceeds 20 percent of the Adjusted Family Income by more than \$5 per month, the borrower may be eligible for deferred mortgage payments. The deferred mortgage payment amount is determined by the greater of: (1) 20 percent of the adjusted income; and (2) the Note Installment at 1 percent rate multiplied by 75 percent.

When the borrower is no longer eligible for deferred mortgage payments, the Adjusted Income multiplied by 20 percent and Total B of Form RD 1944-B6 will be completed. The borrower will begin repaying deferred mortgage payments when 20 percent of the Adjusted Income exceeds Total B.

For a monthly payment borrower insert an installment of (12) in the Interest Credit Agreement. For an annual payment borrower insert an installment of (13) in the Interest Credit Agreement.

According to the Paperwork Reduction Act of 1995, no persons are required to respond to a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0575-0000. The time required to complete this information collection is estimated to average 10 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

Position 2

RD 1944-B6 (Rev. 6-97)

To be used for insured Rural Housing (RH) loans to very low-income families who receive deferred mortgage payment assistance.

(see reverse)

PROCEDURE FOR PREPARATION : RD Handbooks 3550.

PREPARED BY : RHS official.

NUMBER OF COPIES : Original and one copy.

SIGNATURES REQUIRED : None.

DISTRIBUTION OF COPIES : Original retained in County Office file; copy to borrower.

INSTRUCTIONS FOR PREPARATION

- (1) Insert the amount determined for item (21) of the Interest Credit Agreement. (Installment amortized for 38 years, or 30 years for a manufactured home)
- (2) Insert the amount determined in item (17) of the Interest Credit Agreement.
- (3) Insert the amount determined in item (10) of the Interest Credit Agreement.
- (4) Insert the sum of items (1), (2), and (3).
- (5) Insert the amount determined in item (19) of the Interest Credit Agreement.
- (6) Insert 75 percent of item (1).
- (7) When item (5) is greater than item (6), insert the difference between item (4) and item (5). This difference is not to exceed 25 percent of item (1). When item (6) is greater than item (5), insert 25 percent of item (1).
- (8) Insert item (7) divided by 12. (Amounts should be rounded down to the nearest whole dollar.)
- (9) Insert the amount determined for item (15) of the Interest Credit Agreement. (Installment amortized for 38 years, or 30 years for a manufactured home)
- (10) Insert the sum of items (9), (2), and (3).
- (11) Do not complete unless item (5) exceeds item (10), then insert the difference between item (5) and (10).
- (12) For monthly payment borrower receiving deferred mortgage payment assistance, insert in item (27) of the Interest Credit Agreement the difference between items (1) (divided by 12) and (8) of the Deferred Payment Computation. For monthly payment borrower repaying deferred mortgage payments insert in item (27) of the Interest Credit Agreement the sum of items (9) and (11) (divided by 12) of the Deferred Payment Computation.
- (13) For annual payment borrower receiving deferred mortgage payment assistance, insert in item (29) of the Interest Credit Agreement the difference between items (1) and (7) of the Deferred Payment Computation. For annual payment borrower repaying deferred mortgage payments insert in item (29) of the Interest Credit Agreement the sum of items (9) and (11).