

11/17/2006

Spectrum Enterprises  
File Pre-Approval Report



Property Name: Sample Creek  
Contact Person: Joe Manager 1-800-555-1234  
Review Period: October 2005

**GENERAL INFO**

Household Name: John Smith Unit #: A-01  
Cert Date (if known): 11/15/2005 Recert or Move In: Move In

**RENT RESTRICTION DATA**

BR Size: 2 Tenant Rent: \$ 235.00 UA: \$ 35.00 Gross Rent: \$ 270.00 Rent Limit: \$ 325.00

**INCOME QUALIFICATION DATA**

Income Set-Aside %: # Adults: 2 # Children: 2 Household Size: 4  
Income Limit for this Household: \$ 18,350.00  
Income listed on Certification: \$ 16,640.00  
Spectrum Determination of Income: \$ 16,744.00

These figures might not match because Spectrum tests eligibility using a very conservative approach. You do not need to change your paperwork to match our figures.

**SPECTRUM FINDINGS**

Is the Household Eligible (Yes, No, Questionable, Appears to Be): Yes  
Is the Unit in Compliance (Yes, No, Questionable): No

**COMMENTS**

File is approved on 11/18/2005 and good until 90 days from 09/01/2005.

According to the income verification form, this individual will receive a \$0.10 pay raise 6 months after the move in date. Please update the TIC form to reflect this income. This is a minor issue of noncompliance which does not affect the eligibility of the household.

**For questions about this review please contact Erik Whitton (207) 799-0056 x210 or spectrumapprovals@gmail.com  
Send all files to 1-866-344-1244; (207) 767-3141; (207) 699-2787; or (207) 699-2457 or scan & email to the address above**

Spectrum will approve all files once we have established that the household is qualified for the Low Income Housing Tax Credit (LIHTC) program per guidelines and requirements set forth by the IRS and administered by the state agency responsible for monitoring compliance. Spectrum will consider a file to be "Approved" even if we discover the presence of noncompliance issues deemed minor or clerical in nature so long as these issues do not affect the eligibility criteria of the household. We will not hold up approval of such files but we will include details on all items which may lead to findings of noncompliance. It is expected that site managers will address these minor/clerical findings prior to occupancy however it is not required that the files be re-submitted to Spectrum once we have issued approval.

A file is only approved if the word APPROVED is written in the comments section of our report. We will always list a date of approval along with an approval expiration date (this is 90 days from the oldest verification found in the file).

For all compliance questions please refer to our message board at <http://www.spectrumlihtc.com/cgi-bin/yabb/YaBB.cg>