

# SPECTRUM ENTERPRISES, INC.

Pre-Approval Report: *Sample Village*

Household: *Test, T.* in Unit: *006*

Spectrum Analyst: *Erik Whitton (207) 767-8000 x210*

Email: *spectrumapprovals@gmail.com* Fax: *207-767-3141*

<u>Household/Unit Information</u>		<u>Income Qualification Data</u>		<u>Rent Restriction Information</u>					
BR Size:	3	Set Aside:	60%	HH Size:	3	Tenant Rent:	\$ 815.00		
# Adults:	2	# Minors:	1	Income Limit:	\$ 31,500	U/A:	\$ 75.00	Subsidy:	
Certification Date:	02/01/2015	TIC Income:	\$ 25,200.00	Rent Limit:	\$ 909.00	Gross Rent:	\$ 890.00		
Initial or Annual:	Initial	Spectrum Income:	\$ 25,200.00						

FILE STATUS AS OF: *July 17, 2015*

- APPROVED** - Spectrum has determined this household/unit is LIHTC qualified
- PENDING APPROVAL** - Please submit this report with your corrections
- DENIED** - Spectrum has determined this household/unit is not qualified.

## COMMENTS

Only page 1 of the SS awards letter was provided.

Question 7 on the Non-Employed Affidavit is not complete for HH #2.

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. Industry "Best Practices" will also be utilized in this work. 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.

Spectrum has reviewed all materials for this prospective tenant file submitted by the management staff. Our report is issued based on our experience & qualifications. Spectrum acts as a consultant on compliance issues and does not guarantee tax credits to the owner or any other party. We cannot be held liable for any noncompliance related to this property. At the time of move in the manager must check with the household that nothing has changed regarding their household composition, income, assets, or student status. The manager must also make sure that no paperwork has expired. This approval report is voided if anything has changed or expired.