

26 CFR 6a.103A-2: Qualified mortgage bond

Rev. Proc. 2018-28

SECTION 1. PURPOSE

This revenue procedure provides issuers of qualified mortgage bonds, as defined in section 143(a) of the Internal Revenue Code (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 Income Tax Regulations (issued under section 103A of the Internal Revenue Code of 1954, the predecessor of section 143 of the Code) 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 (Treasury Department) 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. 2017-27, 2017-14 I.R.B. 1042.

.12 The nationwide average purchase price limitation was last published in section 4.02 of Rev. Proc. 2017-27. 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. 2017-35, 2017-21 I.R.B. 1250.

.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 (IRS) have determined that FHA loan limits provide a reasonable basis for determining average area purchase price safe harbors. If the Treasury Department and the IRS 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 November 28, 2017. 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 November 28, 2017.

.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.

.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 November 28, 2017, 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 .9775.

.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. 2017-27, the issuer must use the nationwide average purchase price set forth in section 4.02 of Rev. Proc. 2017-27 in computing the housing cost/income ratio under section 143(f)(5). Likewise, if, pursuant to section 6.04 of this revenue procedure, an issuer relies on the nationwide average purchase price published in Rev. Proc. 2017-27, 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.

2018 Average Area Purchase Prices for Mortgage Revenue Bonds

County Name	State	One-Unit Limit	Two-Unit Limit	Three-Unit Limit	Four-Unit Limit
HALE	AL	\$338,824	\$433,760	\$524,297	\$651,560
PICKENS	AL	\$338,824	\$433,760	\$524,297	\$651,560
TUSCALOOSA	AL	\$338,824	\$433,760	\$524,297	\$651,560
ALEUTIANS WEST	AK	\$394,118	\$504,552	\$609,872	\$757,903
ANCHORAGE MUNIC	AK	\$405,882	\$519,591	\$628,082	\$780,563
BRISTOL BAY BOR	AK	\$321,176	\$411,151	\$496,982	\$617,647
DENALI BOROUGH	AK	\$304,706	\$390,077	\$471,509	\$585,985
DILLINGHAM CENS	AK	\$304,706	\$390,077	\$471,509	\$585,985
JUNEAU CITY AND	AK	\$437,647	\$560,256	\$677,238	\$841,637
KETCHIKAN GATEW	AK	\$345,882	\$442,762	\$535,243	\$665,166
KODIAK ISLAND B	AK	\$390,588	\$500,000	\$604,399	\$751,151
MATANUSKA-SUSIT	AK	\$405,882	\$519,591	\$628,082	\$780,563
NOME CENSUS ARE	AK	\$400,000	\$512,072	\$618,977	\$769,207
NORTH SLOPE BOR	AK	\$340,000	\$435,243	\$526,138	\$653,862
PETERSBURG CENS	AK	\$340,000	\$435,243	\$526,138	\$653,862
SITKA CITY AND	AK	\$469,412	\$600,921	\$726,394	\$902,711
SKAGWAY MUNICIPAL	AK	\$424,706	\$543,683	\$657,187	\$816,726
WRANGELL CITY A	AK	\$340,000	\$435,243	\$526,138	\$653,862
YAKUTAT CITY AN	AK	\$430,588	\$551,202	\$666,292	\$828,082
COCONINO	AZ	\$370,588	\$474,425	\$573,453	\$712,685
ALAMEDA	CA	\$695,294	\$890,256	\$1,076,087	\$1,337,263

CONTRA COSTA	CA	\$695,294	\$890,256	\$1,076,087	\$1,337,263
LOS ANGELES	CA	\$695,294	\$890,256	\$1,076,087	\$1,337,263
MARIN	CA	\$695,294	\$890,256	\$1,076,087	\$1,337,263
NAPA	CA	\$695,294	\$890,256	\$1,076,087	\$1,337,263
ORANGE	CA	\$695,294	\$890,256	\$1,076,087	\$1,337,263
SAN BENITO	CA	\$695,294	\$890,256	\$1,076,087	\$1,337,263
SAN FRANCISCO	CA	\$695,294	\$890,256	\$1,076,087	\$1,337,263
SAN MATEO	CA	\$695,294	\$890,256	\$1,076,087	\$1,337,263
SANTA CLARA	CA	\$695,294	\$890,256	\$1,076,087	\$1,337,263
SANTA CRUZ	CA	\$695,294	\$890,256	\$1,076,087	\$1,337,263
ALPINE	CA	\$474,118	\$606,957	\$733,657	\$911,765
AMADOR	CA	\$340,000	\$435,243	\$526,138	\$653,862
CALAVERAS	CA	\$382,353	\$489,463	\$591,662	\$735,294
EL DORADO	CA	\$529,412	\$677,749	\$819,233	\$1,018,107
HUMBOLDT	CA	\$335,294	\$429,207	\$518,824	\$644,808
INYO	CA	\$377,647	\$483,427	\$584,399	\$726,240
MARIPOSA	CA	\$329,412	\$421,688	\$509,719	\$633,504
MENDOCINO	CA	\$403,529	\$516,573	\$624,450	\$776,010
MONO	CA	\$541,176	\$692,788	\$837,442	\$1,040,716
MONTEREY	CA	\$629,412	\$805,780	\$973,964	\$1,210,435
NEVADA	CA	\$488,235	\$625,013	\$755,499	\$938,926
PLACER	CA	\$529,412	\$677,749	\$819,233	\$1,018,107
PLUMAS	CA	\$344,706	\$441,279	\$533,402	\$662,916
RIVERSIDE	CA	\$415,294	\$531,662	\$642,660	\$798,619
SACRAMENTO	CA	\$529,412	\$677,749	\$819,233	\$1,018,107
SAN BERNARDINO	CA	\$415,294	\$531,662	\$642,660	\$798,619
SAN DIEGO	CA	\$664,706	\$850,946	\$1,028,593	\$1,278,312
SAN JOAQUIN	CA	\$400,000	\$512,072	\$618,977	\$769,207
SAN LUIS OBISPO	CA	\$629,412	\$805,780	\$973,964	\$1,210,435
SANTA BARBARA	CA	\$668,235	\$855,448	\$1,034,066	\$1,285,064
SIERRA	CA	\$311,765	\$399,079	\$482,404	\$599,540
SOLANO	CA	\$470,588	\$602,404	\$728,184	\$904,962
SONOMA	CA	\$663,529	\$849,412	\$1,026,752	\$1,276,010
STANISLAUS	CA	\$329,412	\$421,688	\$509,719	\$633,504
SUTTER	CA	\$305,882	\$391,560	\$473,299	\$588,235
TUOLUMNE	CA	\$338,824	\$433,760	\$524,297	\$651,560
VENTURA	CA	\$688,235	\$881,074	\$1,065,013	\$1,323,529
YOLO	CA	\$529,412	\$677,749	\$819,233	\$1,018,107

YUBA	CA	\$305,882	\$391,560	\$473,299	\$588,235
EAGLE	CO	\$695,294	\$890,256	\$1,076,087	\$1,337,263
GARFIELD	CO	\$695,294	\$890,256	\$1,076,087	\$1,337,263
PITKIN	CO	\$695,294	\$890,256	\$1,076,087	\$1,337,263
SAN MIGUEL	CO	\$695,294	\$890,256	\$1,076,087	\$1,337,263
SUMMIT	CO	\$695,294	\$890,256	\$1,076,087	\$1,337,263
ADAMS	CO	\$541,176	\$692,788	\$837,442	\$1,040,716
ARAPAHOE	CO	\$541,176	\$692,788	\$837,442	\$1,040,716
BOULDER	CO	\$591,765	\$757,545	\$915,703	\$1,138,005
BROOMFIELD	CO	\$541,176	\$692,788	\$837,442	\$1,040,716
CHAFFEE	CO	\$308,235	\$394,578	\$476,982	\$592,737
CLEAR CREEK	CO	\$541,176	\$692,788	\$837,442	\$1,040,716
DENVER	CO	\$541,176	\$692,788	\$837,442	\$1,040,716
DOUGLAS	CO	\$541,176	\$692,788	\$837,442	\$1,040,716
ELBERT	CO	\$541,176	\$692,788	\$837,442	\$1,040,716
EL PASO	CO	\$311,765	\$399,079	\$482,404	\$599,540
GILPIN	CO	\$541,176	\$692,788	\$837,442	\$1,040,716
GRAND	CO	\$382,353	\$489,463	\$591,662	\$735,294
GUNNISON	CO	\$365,882	\$468,389	\$566,189	\$703,632
HINSDALE	CO	\$437,647	\$560,256	\$677,238	\$841,637
JEFFERSON	CO	\$541,176	\$692,788	\$837,442	\$1,040,716
LA PLATA	CO	\$400,000	\$512,072	\$618,977	\$769,207
LARIMER	CO	\$411,765	\$527,110	\$637,187	\$791,867
OURAY	CO	\$435,294	\$557,238	\$673,606	\$837,084
PARK	CO	\$541,176	\$692,788	\$837,442	\$1,040,716
ROUTT	CO	\$649,412	\$831,355	\$1,004,910	\$1,248,900
TELLER	CO	\$311,765	\$399,079	\$482,404	\$599,540
WELD	CO	\$367,059	\$469,872	\$567,980	\$705,882
FAIRFIELD	CT	\$615,294	\$787,673	\$952,123	\$1,183,274
HARTFORD	CT	\$361,176	\$462,353	\$558,875	\$694,578
LITCHFIELD	CT	\$365,882	\$468,389	\$566,189	\$703,632
MIDDLESEX	CT	\$361,176	\$462,353	\$558,875	\$694,578
NEW HAVEN	CT	\$312,941	\$400,614	\$484,246	\$601,790
TOLLAND	CT	\$361,176	\$462,353	\$558,875	\$694,578
WINDHAM	CT	\$321,176	\$411,151	\$496,982	\$617,647

DISTRICT OF COLUMBIA	DC	\$695,294	\$890,256	\$1,076,087	\$1,337,263
NEW CASTLE	DE	\$394,118	\$504,552	\$609,872	\$757,903
SUSSEX	DE	\$323,529	\$414,169	\$500,614	\$622,148
BAKER	FL	\$351,765	\$450,332	\$544,348	\$676,471
BROWARD	FL	\$352,941	\$451,816	\$546,138	\$678,721
CLAY	FL	\$351,765	\$450,332	\$544,348	\$676,471
COLLIER	FL	\$461,176	\$590,384	\$713,657	\$886,905
DUVAL	FL	\$351,765	\$450,332	\$544,348	\$676,471
MANATEE	FL	\$305,882	\$391,560	\$473,299	\$588,235
MARTIN	FL	\$323,529	\$414,169	\$500,614	\$622,148
MIAMI-DADE	FL	\$352,941	\$451,816	\$546,138	\$678,721
MONROE	FL	\$541,176	\$692,788	\$837,442	\$1,040,716
NASSAU	FL	\$351,765	\$450,332	\$544,348	\$676,471
OKALOOSA	FL	\$363,529	\$465,371	\$562,506	\$699,079
PALM BEACH	FL	\$352,941	\$451,816	\$546,138	\$678,721
ST. JOHNS	FL	\$351,765	\$450,332	\$544,348	\$676,471
ST. LUCIE	FL	\$323,529	\$414,169	\$500,614	\$622,148
SARASOTA	FL	\$305,882	\$391,560	\$473,299	\$588,235
WALTON	FL	\$363,529	\$465,371	\$562,506	\$699,079
BARROW	GA	\$368,235	\$471,407	\$569,821	\$708,133
BARTOW	GA	\$368,235	\$471,407	\$569,821	\$708,133
BUTTS	GA	\$368,235	\$471,407	\$569,821	\$708,133
CARROLL	GA	\$368,235	\$471,407	\$569,821	\$708,133
CHEROKEE	GA	\$368,235	\$471,407	\$569,821	\$708,133
CLARKE	GA	\$328,235	\$420,205	\$507,928	\$631,202
CLAYTON	GA	\$368,235	\$471,407	\$569,821	\$708,133
COBB	GA	\$368,235	\$471,407	\$569,821	\$708,133
COWETA	GA	\$368,235	\$471,407	\$569,821	\$708,133
DAWSON	GA	\$368,235	\$471,407	\$569,821	\$708,133
DEKALB	GA	\$368,235	\$471,407	\$569,821	\$708,133
DOUGLAS	GA	\$368,235	\$471,407	\$569,821	\$708,133
FAYETTE	GA	\$368,235	\$471,407	\$569,821	\$708,133
FORSYTH	GA	\$368,235	\$471,407	\$569,821	\$708,133
FULTON	GA	\$368,235	\$471,407	\$569,821	\$708,133
GREENE	GA	\$527,059	\$674,731	\$815,601	\$1,013,606

GWINNETT	GA	\$368,235	\$471,407	\$569,821	\$708,133
HARALSON	GA	\$368,235	\$471,407	\$569,821	\$708,133
HEARD	GA	\$368,235	\$471,407	\$569,821	\$708,133
HENRY	GA	\$368,235	\$471,407	\$569,821	\$708,133
JASPER	GA	\$368,235	\$471,407	\$569,821	\$708,133
LAMAR	GA	\$368,235	\$471,407	\$569,821	\$708,133
MADISON	GA	\$328,235	\$420,205	\$507,928	\$631,202
MERIWETHER	GA	\$368,235	\$471,407	\$569,821	\$708,133
MORGAN	GA	\$368,235	\$471,407	\$569,821	\$708,133
NEWTON	GA	\$368,235	\$471,407	\$569,821	\$708,133
OCONEE	GA	\$328,235	\$420,205	\$507,928	\$631,202
OGLETHORPE	GA	\$328,235	\$420,205	\$507,928	\$631,202
PAULDING	GA	\$368,235	\$471,407	\$569,821	\$708,133
PICKENS	GA	\$368,235	\$471,407	\$569,821	\$708,133
PIKE	GA	\$368,235	\$471,407	\$569,821	\$708,133
ROCKDALE	GA	\$368,235	\$471,407	\$569,821	\$708,133
SPALDING	GA	\$368,235	\$471,407	\$569,821	\$708,133
WALTON	GA	\$368,235	\$471,407	\$569,821	\$708,133
HONOLULU	HI	\$737,647	\$944,297	\$1,141,483	\$1,418,568
KAUAI	HI	\$729,412	\$933,760	\$1,128,747	\$1,402,711
HAWAII	HI	\$376,471	\$481,944	\$582,558	\$723,990
KALAWAO	HI	\$672,941	\$861,483	\$1,041,330	\$1,294,118
MAUI	HI	\$672,941	\$861,483	\$1,041,330	\$1,294,118
TETON	ID	\$695,294	\$890,256	\$1,076,087	\$1,337,263
BLAINE	ID	\$661,176	\$846,445	\$1,023,120	\$1,271,509
CAMAS	ID	\$661,176	\$846,445	\$1,023,120	\$1,271,509
LINCOLN	ID	\$661,176	\$846,445	\$1,023,120	\$1,271,509
BOONE	IL	\$347,059	\$444,297	\$537,033	\$667,417
COOK	IL	\$374,118	\$478,926	\$578,926	\$719,437
DEKALB	IL	\$374,118	\$478,926	\$578,926	\$719,437
DUPAGE	IL	\$374,118	\$478,926	\$578,926	\$719,437
GRUNDY	IL	\$374,118	\$478,926	\$578,926	\$719,437
KANE	IL	\$374,118	\$478,926	\$578,926	\$719,437
KENDALL	IL	\$374,118	\$478,926	\$578,926	\$719,437
LAKE	IL	\$374,118	\$478,926	\$578,926	\$719,437

MCHENRY	IL	\$374,118	\$478,926	\$578,926	\$719,437
WILL	IL	\$374,118	\$478,926	\$578,926	\$719,437
WINNEBAGO	IL	\$347,059	\$444,297	\$537,033	\$667,417
BOONE	IN	\$329,412	\$421,688	\$509,719	\$633,504
BROWN	IN	\$329,412	\$421,688	\$509,719	\$633,504
CLARK	IN	\$311,765	\$399,079	\$482,404	\$599,540
FLOYD	IN	\$311,765	\$399,079	\$482,404	\$599,540
HAMILTON	IN	\$329,412	\$421,688	\$509,719	\$633,504
HANCOCK	IN	\$329,412	\$421,688	\$509,719	\$633,504
HARRISON	IN	\$311,765	\$399,079	\$482,404	\$599,540
HENDRICKS	IN	\$329,412	\$421,688	\$509,719	\$633,504
JASPER	IN	\$374,118	\$478,926	\$578,926	\$719,437
JOHNSON	IN	\$329,412	\$421,688	\$509,719	\$633,504
LAKE	IN	\$374,118	\$478,926	\$578,926	\$719,437
MADISON	IN	\$329,412	\$421,688	\$509,719	\$633,504
MARION	IN	\$329,412	\$421,688	\$509,719	\$633,504
MORGAN	IN	\$329,412	\$421,688	\$509,719	\$633,504
NEWTON	IN	\$374,118	\$478,926	\$578,926	\$719,437
PORTER	IN	\$374,118	\$478,926	\$578,926	\$719,437
PUTNAM	IN	\$329,412	\$421,688	\$509,719	\$633,504
SCOTT	IN	\$311,765	\$399,079	\$482,404	\$599,540
SHELBY	IN	\$329,412	\$421,688	\$509,719	\$633,504
WASHINGTON	IN	\$311,765	\$399,079	\$482,404	\$599,540
JOHNSON	KS	\$325,882	\$417,187	\$504,297	\$626,701
LEAVENWORTH	KS	\$325,882	\$417,187	\$504,297	\$626,701
LINN	KS	\$325,882	\$417,187	\$504,297	\$626,701
MIAMI	KS	\$325,882	\$417,187	\$504,297	\$626,701
WYANDOTTE	KS	\$325,882	\$417,187	\$504,297	\$626,701
BULLITT	KY	\$311,765	\$399,079	\$482,404	\$599,540
HENRY	KY	\$311,765	\$399,079	\$482,404	\$599,540
JEFFERSON	KY	\$311,765	\$399,079	\$482,404	\$599,540
OLDHAM	KY	\$311,765	\$399,079	\$482,404	\$599,540
SHELBY	KY	\$311,765	\$399,079	\$482,404	\$599,540
SPENCER	KY	\$311,765	\$399,079	\$482,404	\$599,540
TRIMBLE	KY	\$311,765	\$399,079	\$482,404	\$599,540

DUKES	MA	\$695,294	\$890,256	\$1,076,087	\$1,337,263
NANTUCKET	MA	\$695,294	\$890,256	\$1,076,087	\$1,337,263
BARNSTABLE	MA	\$441,176	\$564,757	\$682,711	\$848,440
BRISTOL	MA	\$441,176	\$564,757	\$682,711	\$848,440
ESSEX	MA	\$617,647	\$790,691	\$955,754	\$1,187,775
HAMPDEN	MA	\$305,882	\$391,560	\$473,299	\$588,235
HAMPSHIRE	MA	\$305,882	\$391,560	\$473,299	\$588,235
MIDDLESEX	MA	\$617,647	\$790,691	\$955,754	\$1,187,775
NORFOLK	MA	\$617,647	\$790,691	\$955,754	\$1,187,775
PLYMOUTH	MA	\$617,647	\$790,691	\$955,754	\$1,187,775
SUFFOLK	MA	\$617,647	\$790,691	\$955,754	\$1,187,775
WORCESTER	MA	\$321,176	\$411,151	\$496,982	\$617,647
CALVERT	MD	\$695,294	\$890,256	\$1,076,087	\$1,337,263
CHARLES	MD	\$695,294	\$890,256	\$1,076,087	\$1,337,263
FREDERICK	MD	\$695,294	\$890,256	\$1,076,087	\$1,337,263
MONTGOMERY	MD	\$695,294	\$890,256	\$1,076,087	\$1,337,263
PRINCE GEORGE'S	MD	\$695,294	\$890,256	\$1,076,087	\$1,337,263
ANNE ARUNDEL	MD	\$529,412	\$677,749	\$819,233	\$1,018,107
BALTIMORE	MD	\$529,412	\$677,749	\$819,233	\$1,018,107
CARROLL	MD	\$529,412	\$677,749	\$819,233	\$1,018,107
CECIL	MD	\$394,118	\$504,552	\$609,872	\$757,903
HARFORD	MD	\$529,412	\$677,749	\$819,233	\$1,018,107
HOWARD	MD	\$529,412	\$677,749	\$819,233	\$1,018,107
QUEEN ANNE'S	MD	\$529,412	\$677,749	\$819,233	\$1,018,107
ST. MARY'S	MD	\$355,294	\$454,834	\$549,770	\$683,274
SOMERSET	MD	\$323,529	\$414,169	\$500,614	\$622,148
TALBOT	MD	\$391,765	\$501,535	\$606,240	\$753,402
WICOMICO	MD	\$323,529	\$414,169	\$500,614	\$622,148
WORCESTER	MD	\$323,529	\$414,169	\$500,614	\$622,148
BALTIMORE CITY	MD	\$529,412	\$677,749	\$819,233	\$1,018,107
CUMBERLAND	ME	\$337,647	\$432,225	\$522,455	\$649,309
SAGADAHOC	ME	\$337,647	\$432,225	\$522,455	\$649,309
YORK	ME	\$337,647	\$432,225	\$522,455	\$649,309
ANOKA	MN	\$364,706	\$466,854	\$564,348	\$701,330

CARVER	MN	\$364,706	\$466,854	\$564,348	\$701,330
CHISAGO	MN	\$364,706	\$466,854	\$564,348	\$701,330
DAKOTA	MN	\$364,706	\$466,854	\$564,348	\$701,330
HENNEPIN	MN	\$364,706	\$466,854	\$564,348	\$701,330
ISANTI	MN	\$364,706	\$466,854	\$564,348	\$701,330
LE SUEUR	MN	\$364,706	\$466,854	\$564,348	\$701,330
MILLE LACS	MN	\$364,706	\$466,854	\$564,348	\$701,330
RAMSEY	MN	\$364,706	\$466,854	\$564,348	\$701,330
SCOTT	MN	\$364,706	\$466,854	\$564,348	\$701,330
SHERBURNE	MN	\$364,706	\$466,854	\$564,348	\$701,330
SIBLEY	MN	\$364,706	\$466,854	\$564,348	\$701,330
WASHINGTON	MN	\$364,706	\$466,854	\$564,348	\$701,330
WRIGHT	MN	\$364,706	\$466,854	\$564,348	\$701,330
BATES	MO	\$325,882	\$417,187	\$504,297	\$626,701
CALDWELL	MO	\$325,882	\$417,187	\$504,297	\$626,701
CASS	MO	\$325,882	\$417,187	\$504,297	\$626,701
CLAY	MO	\$325,882	\$417,187	\$504,297	\$626,701
CLINTON	MO	\$325,882	\$417,187	\$504,297	\$626,701
JACKSON	MO	\$325,882	\$417,187	\$504,297	\$626,701
LAFAYETTE	MO	\$325,882	\$417,187	\$504,297	\$626,701
PLATTE	MO	\$325,882	\$417,187	\$504,297	\$626,701
RAY	MO	\$325,882	\$417,187	\$504,297	\$626,701
FLATHEAD	MT	\$308,235	\$394,578	\$476,982	\$592,737
GALLATIN	MT	\$390,588	\$500,000	\$604,399	\$751,151
JEFFERSON	MT	\$303,529	\$388,542	\$469,668	\$583,683
LEWIS AND CLARK	MT	\$303,529	\$388,542	\$469,668	\$583,683
MADISON	MT	\$332,941	\$426,189	\$515,192	\$640,256
MISSOULA	MT	\$324,706	\$415,652	\$502,455	\$624,450
CAMDEN	NC	\$695,294	\$890,256	\$1,076,087	\$1,337,263
PASQUOTANK	NC	\$695,294	\$890,256	\$1,076,087	\$1,337,263
PERQUIMANS	NC	\$695,294	\$890,256	\$1,076,087	\$1,337,263
CHATHAM	NC	\$388,235	\$496,982	\$600,767	\$746,598
CURRITUCK	NC	\$469,412	\$600,921	\$726,394	\$902,711
DARE	NC	\$400,000	\$512,072	\$618,977	\$769,207
DURHAM	NC	\$388,235	\$496,982	\$600,767	\$746,598

FRANKLIN	NC	\$325,882	\$417,187	\$504,297	\$626,701
GATES	NC	\$469,412	\$600,921	\$726,394	\$902,711
HYDE	NC	\$494,118	\$632,532	\$764,604	\$950,230
JOHNSTON	NC	\$325,882	\$417,187	\$504,297	\$626,701
ORANGE	NC	\$388,235	\$496,982	\$600,767	\$746,598
PERSON	NC	\$388,235	\$496,982	\$600,767	\$746,598
TYRRELL	NC	\$400,000	\$512,072	\$618,977	\$769,207
WAKE	NC	\$325,882	\$417,187	\$504,297	\$626,701
BILLINGS	ND	\$347,059	\$444,297	\$537,033	\$667,417
BURLEIGH	ND	\$316,471	\$405,115	\$489,719	\$608,593
MCKENZIE	ND	\$309,412	\$396,113	\$478,772	\$595,038
MORTON	ND	\$316,471	\$405,115	\$489,719	\$608,593
OLIVER	ND	\$316,471	\$405,115	\$489,719	\$608,593
SIOUX	ND	\$316,471	\$405,115	\$489,719	\$608,593
STARK	ND	\$315,294	\$403,632	\$487,877	\$606,343
WILLIAMS	ND	\$337,647	\$432,225	\$522,455	\$649,309
LINCOLN	NE	\$443,529	\$567,775	\$686,343	\$852,941
LOGAN	NE	\$443,529	\$567,775	\$686,343	\$852,941
MCPHERSON	NE	\$443,529	\$567,775	\$686,343	\$852,941
HILLSBOROUGH	NH	\$320,000	\$409,668	\$495,192	\$615,396
ROCKINGHAM	NH	\$617,647	\$790,691	\$955,754	\$1,187,775
STRAFFORD	NH	\$617,647	\$790,691	\$955,754	\$1,187,775
BERGEN	NJ	\$695,294	\$890,256	\$1,076,087	\$1,337,263
ESSEX	NJ	\$695,294	\$890,256	\$1,076,087	\$1,337,263
HUDSON	NJ	\$695,294	\$890,256	\$1,076,087	\$1,337,263
HUNTERDON	NJ	\$695,294	\$890,256	\$1,076,087	\$1,337,263
MIDDLESEX	NJ	\$695,294	\$890,256	\$1,076,087	\$1,337,263
MONMOUTH	NJ	\$695,294	\$890,256	\$1,076,087	\$1,337,263
MORRIS	NJ	\$695,294	\$890,256	\$1,076,087	\$1,337,263
OCEAN	NJ	\$695,294	\$890,256	\$1,076,087	\$1,337,263
PASSAIC	NJ	\$695,294	\$890,256	\$1,076,087	\$1,337,263
SOMERSET	NJ	\$695,294	\$890,256	\$1,076,087	\$1,337,263
SUSSEX	NJ	\$695,294	\$890,256	\$1,076,087	\$1,337,263
UNION	NJ	\$695,294	\$890,256	\$1,076,087	\$1,337,263

ATLANTIC	NJ	\$323,529	\$414,169	\$500,614	\$622,148
BURLINGTON	NJ	\$394,118	\$504,552	\$609,872	\$757,903
CAMDEN	NJ	\$394,118	\$504,552	\$609,872	\$757,903
CAPE MAY	NJ	\$423,529	\$542,199	\$655,396	\$814,476
GLOUCESTER	NJ	\$394,118	\$504,552	\$609,872	\$757,903
MERCER	NJ	\$352,941	\$451,816	\$546,138	\$678,721
SALEM	NJ	\$394,118	\$504,552	\$609,872	\$757,903
WARREN	NJ	\$381,176	\$487,980	\$589,821	\$733,043
CATRON	NM	\$410,588	\$525,627	\$635,345	\$789,616
LOS ALAMOS	NM	\$389,412	\$498,517	\$602,558	\$748,849
SANTA FE	NM	\$376,471	\$481,944	\$582,558	\$723,990
DOUGLAS	NV	\$370,588	\$474,425	\$573,453	\$712,685
STOREY	NV	\$378,824	\$484,962	\$586,189	\$728,491
WASHOE	NV	\$378,824	\$484,962	\$586,189	\$728,491
CARSON CITY	NV	\$305,882	\$391,560	\$473,299	\$588,235
BRONX	NY	\$695,294	\$890,256	\$1,076,087	\$1,337,263
DUTCHESS	NY	\$695,294	\$890,256	\$1,076,087	\$1,337,263
KINGS	NY	\$695,294	\$890,256	\$1,076,087	\$1,337,263
NASSAU	NY	\$695,294	\$890,256	\$1,076,087	\$1,337,263
NEW YORK	NY	\$695,294	\$890,256	\$1,076,087	\$1,337,263
ORANGE	NY	\$695,294	\$890,256	\$1,076,087	\$1,337,263
PUTNAM	NY	\$695,294	\$890,256	\$1,076,087	\$1,337,263
QUEENS	NY	\$695,294	\$890,256	\$1,076,087	\$1,337,263
RICHMOND	NY	\$695,294	\$890,256	\$1,076,087	\$1,337,263
ROCKLAND	NY	\$695,294	\$890,256	\$1,076,087	\$1,337,263
SUFFOLK	NY	\$695,294	\$890,256	\$1,076,087	\$1,337,263
WESTCHESTER	NY	\$695,294	\$890,256	\$1,076,087	\$1,337,263
ALBANY	NY	\$310,588	\$397,596	\$480,614	\$597,289
RENSSELAER	NY	\$310,588	\$397,596	\$480,614	\$597,289
SARATOGA	NY	\$310,588	\$397,596	\$480,614	\$597,289
SCHENECTADY	NY	\$310,588	\$397,596	\$480,614	\$597,289
SCHOHARIE	NY	\$310,588	\$397,596	\$480,614	\$597,289
DELAWARE	OH	\$352,941	\$451,816	\$546,138	\$678,721
FAIRFIELD	OH	\$352,941	\$451,816	\$546,138	\$678,721

FRANKLIN	OH	\$352,941	\$451,816	\$546,138	\$678,721
HOCKING	OH	\$352,941	\$451,816	\$546,138	\$678,721
LICKING	OH	\$352,941	\$451,816	\$546,138	\$678,721
MADISON	OH	\$352,941	\$451,816	\$546,138	\$678,721
MORROW	OH	\$352,941	\$451,816	\$546,138	\$678,721
PERRY	OH	\$352,941	\$451,816	\$546,138	\$678,721
PICKAWAY	OH	\$352,941	\$451,816	\$546,138	\$678,721
UNION	OH	\$352,941	\$451,816	\$546,138	\$678,721
BENTON	OR	\$364,706	\$466,854	\$564,348	\$701,330
CLACKAMAS	OR	\$458,824	\$587,366	\$709,974	\$882,353
CLATSOP	OR	\$305,882	\$391,560	\$473,299	\$588,235
COLUMBIA	OR	\$458,824	\$587,366	\$709,974	\$882,353
CURRY	OR	\$335,294	\$429,207	\$518,824	\$644,808
DESCHUTES	OR	\$382,353	\$489,463	\$591,662	\$735,294
HOOD RIVER	OR	\$464,706	\$594,885	\$719,079	\$893,657
JACKSON	OR	\$309,412	\$396,113	\$478,772	\$595,038
MULTNOMAH	OR	\$458,824	\$587,366	\$709,974	\$882,353
WASHINGTON	OR	\$458,824	\$587,366	\$709,974	\$882,353
YAMHILL	OR	\$458,824	\$587,366	\$709,974	\$882,353
PIKE	PA	\$695,294	\$890,256	\$1,076,087	\$1,337,263
BUCKS	PA	\$394,118	\$504,552	\$609,872	\$757,903
CARBON	PA	\$381,176	\$487,980	\$589,821	\$733,043
CHESTER	PA	\$394,118	\$504,552	\$609,872	\$757,903
DELAWARE	PA	\$394,118	\$504,552	\$609,872	\$757,903
LEHIGH	PA	\$381,176	\$487,980	\$589,821	\$733,043
MONTGOMERY	PA	\$394,118	\$504,552	\$609,872	\$757,903
NORTHAMPTON	PA	\$381,176	\$487,980	\$589,821	\$733,043
PHILADELPHIA	PA	\$394,118	\$504,552	\$609,872	\$757,903
BRISTOL	RI	\$441,176	\$564,757	\$682,711	\$848,440
KENT	RI	\$441,176	\$564,757	\$682,711	\$848,440
NEWPORT	RI	\$441,176	\$564,757	\$682,711	\$848,440
PROVIDENCE	RI	\$441,176	\$564,757	\$682,711	\$848,440
WASHINGTON	RI	\$441,176	\$564,757	\$682,711	\$848,440
BEAUFORT	SC	\$358,824	\$459,335	\$555,243	\$690,026

BERKELEY	SC	\$376,471	\$481,944	\$582,558	\$723,990
CHARLESTON	SC	\$376,471	\$481,944	\$582,558	\$723,990
DORCHESTER	SC	\$376,471	\$481,944	\$582,558	\$723,990
GEORGETOWN	SC	\$335,294	\$429,207	\$518,824	\$644,808
JASPER	SC	\$358,824	\$459,335	\$555,243	\$690,026
CANNON	TN	\$505,882	\$647,621	\$782,813	\$972,839
CHEATHAM	TN	\$505,882	\$647,621	\$782,813	\$972,839
DAVIDSON	TN	\$505,882	\$647,621	\$782,813	\$972,839
DICKSON	TN	\$505,882	\$647,621	\$782,813	\$972,839
HICKMAN	TN	\$505,882	\$647,621	\$782,813	\$972,839
MACON	TN	\$505,882	\$647,621	\$782,813	\$972,839
MAURY	TN	\$505,882	\$647,621	\$782,813	\$972,839
ROBERTSON	TN	\$505,882	\$647,621	\$782,813	\$972,839
RUTHERFORD	TN	\$505,882	\$647,621	\$782,813	\$972,839
SMITH	TN	\$505,882	\$647,621	\$782,813	\$972,839
SUMNER	TN	\$505,882	\$647,621	\$782,813	\$972,839
TROUSDALE	TN	\$505,882	\$647,621	\$782,813	\$972,839
WILLIAMSON	TN	\$505,882	\$647,621	\$782,813	\$972,839
WILSON	TN	\$505,882	\$647,621	\$782,813	\$972,839
ATASCOSA	TX	\$368,235	\$471,407	\$569,821	\$708,133
AUSTIN	TX	\$338,824	\$433,760	\$524,297	\$651,560
BANDERA	TX	\$368,235	\$471,407	\$569,821	\$708,133
BASTROP	TX	\$392,941	\$503,018	\$608,031	\$755,652
BEXAR	TX	\$368,235	\$471,407	\$569,821	\$708,133
BRAZORIA	TX	\$338,824	\$433,760	\$524,297	\$651,560
CALDWELL	TX	\$392,941	\$503,018	\$608,031	\$755,652
CHAMBERS	TX	\$338,824	\$433,760	\$524,297	\$651,560
COLLIN	TX	\$395,294	\$506,036	\$611,662	\$760,205
COMAL	TX	\$368,235	\$471,407	\$569,821	\$708,133
DALLAS	TX	\$395,294	\$506,036	\$611,662	\$760,205
DENTON	TX	\$395,294	\$506,036	\$611,662	\$760,205
ELLIS	TX	\$395,294	\$506,036	\$611,662	\$760,205
FORT BEND	TX	\$338,824	\$433,760	\$524,297	\$651,560
GALVESTON	TX	\$338,824	\$433,760	\$524,297	\$651,560
GUADALUPE	TX	\$368,235	\$471,407	\$569,821	\$708,133
HARRIS	TX	\$338,824	\$433,760	\$524,297	\$651,560

HAYS	TX	\$392,941	\$503,018	\$608,031	\$755,652
HOOD	TX	\$395,294	\$506,036	\$611,662	\$760,205
HUNT	TX	\$395,294	\$506,036	\$611,662	\$760,205
JOHNSON	TX	\$395,294	\$506,036	\$611,662	\$760,205
KAUFMAN	TX	\$395,294	\$506,036	\$611,662	\$760,205
KENDALL	TX	\$368,235	\$471,407	\$569,821	\$708,133
LIBERTY	TX	\$338,824	\$433,760	\$524,297	\$651,560
MEDINA	TX	\$368,235	\$471,407	\$569,821	\$708,133
MONTGOMERY	TX	\$338,824	\$433,760	\$524,297	\$651,560
PARKER	TX	\$395,294	\$506,036	\$611,662	\$760,205
ROCKWALL	TX	\$395,294	\$506,036	\$611,662	\$760,205
SOMERVELL	TX	\$395,294	\$506,036	\$611,662	\$760,205
TARRANT	TX	\$395,294	\$506,036	\$611,662	\$760,205
TRAVIS	TX	\$392,941	\$503,018	\$608,031	\$755,652
WALLER	TX	\$338,824	\$433,760	\$524,297	\$651,560
WILLIAMSON	TX	\$392,941	\$503,018	\$608,031	\$755,652
WILSON	TX	\$368,235	\$471,407	\$569,821	\$708,133
WISE	TX	\$395,294	\$506,036	\$611,662	\$760,205
SUMMIT	UT	\$695,294	\$890,256	\$1,076,087	\$1,337,263
BOX ELDER	UT	\$398,824	\$510,537	\$617,136	\$766,957
DAGGETT	UT	\$309,412	\$396,113	\$478,772	\$595,038
DAVIS	UT	\$398,824	\$510,537	\$617,136	\$766,957
JUAB	UT	\$349,412	\$447,315	\$540,665	\$671,918
MORGAN	UT	\$398,824	\$510,537	\$617,136	\$766,957
RICH	UT	\$303,529	\$388,542	\$469,668	\$583,683
SALT LAKE	UT	\$364,706	\$466,854	\$564,348	\$701,330
TOOELE	UT	\$364,706	\$466,854	\$564,348	\$701,330
UTAH	UT	\$349,412	\$447,315	\$540,665	\$671,918
WASATCH	UT	\$438,824	\$561,739	\$679,028	\$843,887
WASHINGTON	UT	\$330,588	\$423,223	\$511,560	\$635,754
WEBER	UT	\$398,824	\$510,537	\$617,136	\$766,957
ARLINGTON	VA	\$695,294	\$890,256	\$1,076,087	\$1,337,263
CLARKE	VA	\$695,294	\$890,256	\$1,076,087	\$1,337,263
CULPEPER	VA	\$695,294	\$890,256	\$1,076,087	\$1,337,263
FAIRFAX	VA	\$695,294	\$890,256	\$1,076,087	\$1,337,263
FAUQUIER	VA	\$695,294	\$890,256	\$1,076,087	\$1,337,263

LOUDOUN	VA	\$695,294	\$890,256	\$1,076,087	\$1,337,263
PRINCE WILLIAM	VA	\$695,294	\$890,256	\$1,076,087	\$1,337,263
RAPPAHANNOCK	VA	\$695,294	\$890,256	\$1,076,087	\$1,337,263
SPOTSYLVANIA	VA	\$695,294	\$890,256	\$1,076,087	\$1,337,263
STAFFORD	VA	\$695,294	\$890,256	\$1,076,087	\$1,337,263
WARREN	VA	\$695,294	\$890,256	\$1,076,087	\$1,337,263
ALEXANDRIA CITY	VA	\$695,294	\$890,256	\$1,076,087	\$1,337,263
FAIRFAX CITY	VA	\$695,294	\$890,256	\$1,076,087	\$1,337,263
FALLS CHURCH CITY	VA	\$695,294	\$890,256	\$1,076,087	\$1,337,263
FREDERICKSBURG	VA	\$695,294	\$890,256	\$1,076,087	\$1,337,263
MANASSAS CITY	VA	\$695,294	\$890,256	\$1,076,087	\$1,337,263
MANASSAS PARK CITY	VA	\$695,294	\$890,256	\$1,076,087	\$1,337,263
ALBEMARLE	VA	\$447,059	\$572,327	\$691,765	\$859,744
AMELIA	VA	\$548,235	\$701,841	\$848,338	\$1,054,322
BUCKINGHAM	VA	\$447,059	\$572,327	\$691,765	\$859,744
CAROLINE	VA	\$548,235	\$701,841	\$848,338	\$1,054,322
CHARLES CITY	VA	\$548,235	\$701,841	\$848,338	\$1,054,322
CHESTERFIELD	VA	\$548,235	\$701,841	\$848,338	\$1,054,322
DINWIDDIE	VA	\$548,235	\$701,841	\$848,338	\$1,054,322
FLUVANNA	VA	\$447,059	\$572,327	\$691,765	\$859,744
GLOUCESTER	VA	\$469,412	\$600,921	\$726,394	\$902,711
GOOCHLAND	VA	\$548,235	\$701,841	\$848,338	\$1,054,322
GREENE	VA	\$447,059	\$572,327	\$691,765	\$859,744
HANOVER	VA	\$548,235	\$701,841	\$848,338	\$1,054,322
HENRICO	VA	\$548,235	\$701,841	\$848,338	\$1,054,322
ISLE OF WIGHT	VA	\$469,412	\$600,921	\$726,394	\$902,711
JAMES CITY	VA	\$469,412	\$600,921	\$726,394	\$902,711
KING GEORGE	VA	\$358,824	\$459,335	\$555,243	\$690,026
KING WILLIAM	VA	\$548,235	\$701,841	\$848,338	\$1,054,322
LANCASTER	VA	\$452,941	\$579,847	\$700,870	\$871,049
MATHEWS	VA	\$469,412	\$600,921	\$726,394	\$902,711
NELSON	VA	\$447,059	\$572,327	\$691,765	\$859,744
NEW KENT	VA	\$548,235	\$701,841	\$848,338	\$1,054,322
NORTHUMBERLAND	VA	\$325,882	\$417,187	\$504,297	\$626,701
POWHATAN	VA	\$548,235	\$701,841	\$848,338	\$1,054,322
PRINCE GEORGE	VA	\$548,235	\$701,841	\$848,338	\$1,054,322
SUSSEX	VA	\$548,235	\$701,841	\$848,338	\$1,054,322
YORK	VA	\$469,412	\$600,921	\$726,394	\$902,711

CHARLOTTESVILLE	VA	\$447,059	\$572,327	\$691,765	\$859,744
CHESAPEAKE CITY	VA	\$469,412	\$600,921	\$726,394	\$902,711
COLONIAL HEIGHT	VA	\$548,235	\$701,841	\$848,338	\$1,054,322
HAMPTON CITY	VA	\$469,412	\$600,921	\$726,394	\$902,711
HOPEWELL CITY	VA	\$548,235	\$701,841	\$848,338	\$1,054,322
LEXINGTON CITY	VA	\$314,118	\$402,097	\$486,087	\$604,092
NEWPORT NEWS CITY	VA	\$469,412	\$600,921	\$726,394	\$902,711
NORFOLK CITY	VA	\$469,412	\$600,921	\$726,394	\$902,711
PETERSBURG CITY	VA	\$548,235	\$701,841	\$848,338	\$1,054,322
POQUOSON CITY	VA	\$469,412	\$600,921	\$726,394	\$902,711
PORTSMOUTH CITY	VA	\$469,412	\$600,921	\$726,394	\$902,711
RICHMOND CITY	VA	\$548,235	\$701,841	\$848,338	\$1,054,322
SUFFOLK CITY	VA	\$469,412	\$600,921	\$726,394	\$902,711
VIRGINIA BEACH	VA	\$469,412	\$600,921	\$726,394	\$902,711
WILLIAMSBURG CITY	VA	\$469,412	\$600,921	\$726,394	\$902,711
CHITTENDEN	VT	\$350,588	\$448,798	\$542,506	\$674,220
FRANKLIN	VT	\$350,588	\$448,798	\$542,506	\$674,220
GRAND ISLE	VT	\$350,588	\$448,798	\$542,506	\$674,220
CHELAN	WA	\$350,588	\$448,798	\$542,506	\$674,220
CLALLAM	WA	\$392,941	\$503,018	\$608,031	\$755,652
CLARK	WA	\$458,824	\$587,366	\$709,974	\$882,353
DOUGLAS	WA	\$350,588	\$448,798	\$542,506	\$674,220
ISLAND	WA	\$352,941	\$451,816	\$546,138	\$678,721
JEFFERSON	WA	\$329,412	\$421,688	\$509,719	\$633,504
KING	WA	\$682,353	\$873,555	\$1,055,908	\$1,312,225
KITSAP	WA	\$337,647	\$432,225	\$522,455	\$649,309
PIERCE	WA	\$682,353	\$873,555	\$1,055,908	\$1,312,225
SAN JUAN	WA	\$494,118	\$632,532	\$764,604	\$950,230
SKAGIT	WA	\$322,353	\$412,634	\$498,824	\$619,898
SKAMANIA	WA	\$458,824	\$587,366	\$709,974	\$882,353
SNOHOMISH	WA	\$682,353	\$873,555	\$1,055,908	\$1,312,225
THURSTON	WA	\$323,529	\$414,169	\$500,614	\$622,148
WHATCOM	WA	\$352,941	\$451,816	\$546,138	\$678,721
COLUMBIA	WI	\$305,882	\$391,560	\$473,299	\$588,235
DANE	WI	\$305,882	\$391,560	\$473,299	\$588,235

GREEN	WI	\$305,882	\$391,560	\$473,299	\$588,235
IOWA	WI	\$305,882	\$391,560	\$473,299	\$588,235
KENOSHA	WI	\$374,118	\$478,926	\$578,926	\$719,437
MILWAUKEE	WI	\$312,941	\$400,614	\$484,246	\$601,790
OZAUKEE	WI	\$312,941	\$400,614	\$484,246	\$601,790
PIERCE	WI	\$364,706	\$466,854	\$564,348	\$701,330
ST. CROIX	WI	\$364,706	\$466,854	\$564,348	\$701,330
WASHINGTON	WI	\$312,941	\$400,614	\$484,246	\$601,790
WAUKESHA	WI	\$312,941	\$400,614	\$484,246	\$601,790
JEFFERSON	WV	\$695,294	\$890,256	\$1,076,087	\$1,337,263
TETON	WY	\$695,294	\$890,256	\$1,076,087	\$1,337,263
SHERIDAN	WY	\$315,294	\$403,632	\$487,877	\$606,343
SUBLETTE	WY	\$307,059	\$393,095	\$475,141	\$590,486
SWEETWATER	WY	\$323,529	\$414,169	\$500,614	\$622,148
GUAM	GU	\$576,471	\$738,005	\$892,072	\$1,108,593
NORTHERN ISLAND	MP	\$536,471	\$686,752	\$830,128	\$1,031,662
ROTA	MP	\$420,000	\$537,647	\$649,923	\$807,673
SAIPAN	MP	\$541,176	\$692,788	\$837,442	\$1,040,716
TINIAN	MP	\$544,706	\$697,340	\$842,916	\$1,047,519
AGUAS BUENAS	PR	\$394,118	\$504,552	\$609,872	\$757,903
AIBONITO	PR	\$394,118	\$504,552	\$609,872	\$757,903
BARCELONETA	PR	\$394,118	\$504,552	\$609,872	\$757,903
BARRANQUITAS	PR	\$394,118	\$504,552	\$609,872	\$757,903
BAYAMON	PR	\$394,118	\$504,552	\$609,872	\$757,903
CAGUAS	PR	\$394,118	\$504,552	\$609,872	\$757,903
CANOVANAS	PR	\$394,118	\$504,552	\$609,872	\$757,903
CAROLINA	PR	\$394,118	\$504,552	\$609,872	\$757,903
CATANO	PR	\$394,118	\$504,552	\$609,872	\$757,903
CAYEY	PR	\$394,118	\$504,552	\$609,872	\$757,903
CEIBA	PR	\$394,118	\$504,552	\$609,872	\$757,903
CIALES	PR	\$394,118	\$504,552	\$609,872	\$757,903
CIDRA	PR	\$394,118	\$504,552	\$609,872	\$757,903
COMERIO	PR	\$394,118	\$504,552	\$609,872	\$757,903

COROZAL	PR	\$394,118	\$504,552	\$609,872	\$757,903
DORADO	PR	\$394,118	\$504,552	\$609,872	\$757,903
FAJARDO	PR	\$394,118	\$504,552	\$609,872	\$757,903
FLORIDA	PR	\$394,118	\$504,552	\$609,872	\$757,903
GUAYNABO	PR	\$394,118	\$504,552	\$609,872	\$757,903
GURABO	PR	\$394,118	\$504,552	\$609,872	\$757,903
HUMACAO	PR	\$394,118	\$504,552	\$609,872	\$757,903
JUNCOS	PR	\$394,118	\$504,552	\$609,872	\$757,903
LAS PIEDRAS	PR	\$394,118	\$504,552	\$609,872	\$757,903
LOIZA	PR	\$394,118	\$504,552	\$609,872	\$757,903
LUQUILLO	PR	\$394,118	\$504,552	\$609,872	\$757,903
MANATI	PR	\$394,118	\$504,552	\$609,872	\$757,903
MAUNABO	PR	\$394,118	\$504,552	\$609,872	\$757,903
MOROVIS	PR	\$394,118	\$504,552	\$609,872	\$757,903
NAGUABO	PR	\$394,118	\$504,552	\$609,872	\$757,903
NARANJITO	PR	\$394,118	\$504,552	\$609,872	\$757,903
OROCOVIS	PR	\$394,118	\$504,552	\$609,872	\$757,903
RIO GRANDE	PR	\$394,118	\$504,552	\$609,872	\$757,903
SAN JUAN	PR	\$394,118	\$504,552	\$609,872	\$757,903
SAN LORENZO	PR	\$394,118	\$504,552	\$609,872	\$757,903
TOA ALTA	PR	\$394,118	\$504,552	\$609,872	\$757,903
TOA BAJA	PR	\$394,118	\$504,552	\$609,872	\$757,903
TRUJILLO ALTO	PR	\$394,118	\$504,552	\$609,872	\$757,903
VEGA ALTA	PR	\$394,118	\$504,552	\$609,872	\$757,903
VEGA BAJA	PR	\$394,118	\$504,552	\$609,872	\$757,903
YABUCOA	PR	\$394,118	\$504,552	\$609,872	\$757,903
ST. CROIX ISLAND	VI	\$335,294	\$429,207	\$518,824	\$644,808
ST. JOHN ISLAND	VI	\$637,647	\$816,317	\$986,701	\$1,226,240
ST. THOMAS ISLAND	VI	\$456,471	\$584,348	\$706,343	\$877,852
All other areas - 2657 counties (floor):		\$301,294	\$385,754	\$466,292	\$579,463

.02 The nationwide average purchase price (for use in the housing cost/income ratio for new and existing residences) is \$289,200.

SECTION 5. EFFECT ON OTHER DOCUMENTS

Rev. Proc. 2017-27 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 April 24, 2018, 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. 2017-27, with respect to bonds sold, or for mortgage credit certificates issued with respect to bond authority exchanged, before May 24, 2018, if the commitments to provide financing or issue mortgage credit certificates are made on or before June 23, 2018.

.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 April 24, 2018, 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. 2017-

27 with respect to bonds sold, or for mortgage credit certificates issued with respect to bond authority exchanged, before May 24, 2018, if the commitments to provide financing or issue mortgage credit certificates are made on or before June 23, 2018.

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 sections 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 White and Timothy Jones of the Office of Associate Chief Counsel (Financial Institutions & Products). For further information regarding this revenue procedure contact David White on (202) 317-4562 (not a toll free call).