

# HAWKINS ADVISORY

## INTERNAL REVENUE SERVICE REVENUE PROCEDURE 2021-17 REVISED AVERAGE AREA PURCHASE PRICES FOR MORTGAGE REVENUE BONDS

Please be advised that on Monday, March 29, 2021 the Internal Revenue Service released a revised Rev. Proc. 2021-17, attached below, revising the average area and nationwide purchase price safe harbor limits for the Mortgage Revenue Bond and Mortgage Credit Certificate programs, which were originally published on Thursday, March 25, 2021.

This Revenue Procedure is unchanged in any other way as to the substance, effective dates, or content. Only the purchase price limits were changed and, it appears that in all cases, the numbers increased. If you now search for this Revenue Procedure online, you will only find the March 29<sup>th</sup> revised numbers, although the Revenue Procedure remains as if released on March 25<sup>th</sup>.

The 2021 average area and nationwide purchase price limits are effective for commitments (in writing) to provide financing or issue Mortgage Credit Certificates made for residences that are purchased beginning on March 25, 2021. Notwithstanding this, issuers may continue to rely on the average purchase prices set forth in Rev. Proc. 2020-18 with respect to bonds sold, or Mortgage Credit Certificates issued, with respect to bond authority exchanged, before April 24, 2021, if the commitment (in writing) to provide financing or issue Mortgage Credit Certificates is made on or before May 24, 2021.

Please contact a member of the Tax Department or Housing Group if you have any questions about the use of this information.

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Part III  
Administrative, Procedural, and Miscellaneous

26 CFR 601.601: Rules and Regulations  
(Also Part 1, §§ 25, 143, 6a.103A-1(b)(4), 6a.103A-2(f)(5)).

Rev. Proc. 2021-17

SECTION 1. PURPOSE

This revenue procedure provides issuers of qualified mortgage bonds, as defined in § 143(a) of the Internal Revenue Code (Code), and issuers of mortgage credit certificates, as defined in § 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 § 103(b), gross income does not include interest on any State or local bond. Section 103(b)(1) provides that

§ 103(a) shall not apply to any private activity bond that is not a "qualified bond" within the meaning of § 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 § 143, (2) meets the volume cap requirements under § 146, and (3) meets the applicable requirements under § 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 § 143; (iii) the issue does not meet the private business tests of paragraphs (1) and (2) of § 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 § 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 § 143(j)), § 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 §§ 143(e)(3) and (4), respectively, separate determinations of average area purchase price are to be made for new and existing residences, and for two-, three-, and four-family residences.

.05 Section 143(e)(2) also provides that the determination of the average area purchase price 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, § 143(k)(2)(D) provides that the Secretary may designate an area that is the equivalent of a county. Section 6a.103A-1(b)(4)(i) of the Income Tax Regulations (issued under § 103A of the Internal Revenue Code of 1954, the predecessor of § 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 thereof 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 § 146, and in its 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 § 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, § 25(c)(2)(A)(iii)(IV) provides that holders of mortgage credit certificates must meet the income requirement of § 143(f). Generally, under §§ 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 § 143(f)(5)(C) as any statistical area for which the housing cost/income ratio is greater than 1.2.

.10 Under § 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. 2020-18, I.R.B. 2020-15, 592.

.12 The nationwide average purchase price limitation was last published in section 4.02 of Rev. Proc. 2020-18. Guidance with respect to the United States and area median gross income figures that are used in computing the housing cost/income ratio described in § 143(f)(5) was published in Rev. Proc. 2021-19, I.R.B. 2021-15 (released on March 25, 2021).

.13 This revenue procedure uses Federal Housing Administration (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 December 2, 2020. 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 December 2, 2020.

.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 §§ 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 December 2, 2020, 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 1.03.

.04 If, pursuant to § 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 §§ 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 § 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 § 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. 2020-18, the issuer must use the nationwide average purchase price set forth in section 4.02 of Rev. Proc.

2020-18 in computing the housing cost/income ratio under § 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. 2020-18, the issuer must use the average area purchase price safe harbors set forth in section 4.01 of Rev. Proc. 2020-18 in computing the housing cost/income ratio under § 143(f)(5).

#### 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.

##### **2021 Average Area Purchase Prices for Mortgage Revenue Bonds**

<b>County Name</b>	<b>State</b>	<b>One-Unit Limit</b>	<b>Two-Unit Limit</b>	<b>Three-Unit Limit</b>	<b>Four-Unit Limit</b>
ALEUTIANS WEST	AK	\$530,235	\$678,770	\$820,497	\$1,019,712
ANCHORAGE MUNIC	AK	\$406,066	\$519,826	\$628,334	\$780,907
JUNEAU CITY AND	AK	\$469,828	\$601,438	\$727,018	\$903,519
KETCHIKAN GATEW	AK	\$395,998	\$506,938	\$612,771	\$761,550
KODIAK ISLAND B	AK	\$406,066	\$519,826	\$628,334	\$780,907
MATANUSKA-SUSIT	AK	\$406,066	\$519,826	\$628,334	\$780,907
NOME CENSUS ARE	AK	\$428,438	\$548,473	\$662,963	\$823,901
SITKA CITY AND	AK	\$473,184	\$605,767	\$732,222	\$909,988
SKAGWAY MUNICIP	AK	\$403,828	\$516,957	\$624,881	\$776,578
YAKUTAT CITY AN	AK	\$409,422	\$524,106	\$633,538	\$787,375
COCONINO	AZ	\$379,218	\$485,440	\$586,799	\$729,255
MARICOPA	AZ	\$357,964	\$458,253	\$553,921	\$688,400
PINAL	AZ	\$357,964	\$458,253	\$553,921	\$688,400
ALAMEDA	CA	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614

ALPINE	CA	\$450,811	\$577,120	\$697,593	\$866,945
AMADOR	CA	\$354,608	\$453,973	\$548,716	\$681,932
CALAVERAS	CA	\$363,557	\$465,402	\$562,578	\$699,149
CONTRA COSTA	CA	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614
EL DORADO	CA	\$581,692	\$744,673	\$900,115	\$1,118,638
HUMBOLDT	CA	\$346,778	\$443,905	\$536,606	\$666,854
INYO	CA	\$363,557	\$465,402	\$562,578	\$699,149
LOS ANGELES	CA	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614
MARIN	CA	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614
MENDOCINO	CA	\$430,676	\$551,343	\$666,417	\$828,230
MONO	CA	\$514,574	\$658,732	\$796,276	\$989,557
MONTEREY	CA	\$719,284	\$920,834	\$1,113,045	\$1,383,269
NAPA	CA	\$794,233	\$1,016,745	\$1,229,043	\$1,527,379
NEVADA	CA	\$512,336	\$655,863	\$792,823	\$985,277
ORANGE	CA	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614
PLACER	CA	\$581,692	\$744,673	\$900,115	\$1,118,638
RIVERSIDE	CA	\$464,235	\$594,289	\$718,360	\$892,771
SACRAMENTO	CA	\$581,692	\$744,673	\$900,115	\$1,118,638
SAN BENITO	CA	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614
SAN BERNARDINO	CA	\$464,235	\$594,289	\$718,360	\$892,771
SAN DIEGO	CA	\$732,708	\$938,003	\$1,133,813	\$1,409,095
SAN FRANCISCO	CA	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614
SAN JOAQUIN	CA	\$469,828	\$601,438	\$727,018	\$903,519
SAN LUIS OBISPO	CA	\$682,369	\$873,559	\$1,055,946	\$1,312,260
SAN MATEO	CA	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614
SANTA BARBARA	CA	\$642,098	\$822,005	\$993,594	\$1,234,831
SANTA CLARA	CA	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614
SANTA CRUZ	CA	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614
SOLANO	CA	\$535,828	\$685,968	\$829,154	\$1,030,460
SONOMA	CA	\$687,963	\$880,709	\$1,064,603	\$1,323,009
STANISLAUS	CA	\$385,930	\$494,049	\$597,207	\$742,192
SUTTER	CA	\$363,557	\$465,402	\$562,578	\$699,149
VENTURA	CA	\$719,284	\$920,834	\$1,113,045	\$1,383,269
YOLO	CA	\$581,692	\$744,673	\$900,115	\$1,118,638
YUBA	CA	\$363,557	\$465,402	\$562,578	\$699,149
ADAMS	CO	\$580,573	\$743,214	\$898,413	\$1,116,498

ARAPAHOE	CO	\$580,573	\$743,214	\$898,413	\$1,116,498
BOULDER	CO	\$636,505	\$814,855	\$984,937	\$1,224,082
BROOMFIELD	CO	\$580,573	\$743,214	\$898,413	\$1,116,498
CHAFFEE	CO	\$380,337	\$486,900	\$588,550	\$731,395
CLEAR CREEK	CO	\$580,573	\$743,214	\$898,413	\$1,116,498
DENVER	CO	\$580,573	\$743,214	\$898,413	\$1,116,498
DOUGLAS	CO	\$580,573	\$743,214	\$898,413	\$1,116,498
EAGLE	CO	\$799,826	\$1,023,943	\$1,237,700	\$1,538,176
EL PASO	CO	\$382,574	\$489,769	\$592,003	\$735,724
ELBERT	CO	\$580,573	\$743,214	\$898,413	\$1,116,498
GARFIELD	CO	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614
GILPIN	CO	\$580,573	\$743,214	\$898,413	\$1,116,498
GRAND	CO	\$514,574	\$658,732	\$796,276	\$989,557
GUNNISON	CO	\$397,117	\$508,348	\$614,522	\$763,690
HINSDALE	CO	\$416,133	\$532,715	\$643,947	\$800,264
JEFFERSON	CO	\$580,573	\$743,214	\$898,413	\$1,116,498
LA PLATA	CO	\$436,269	\$558,492	\$675,074	\$838,979
LARIMER	CO	\$451,930	\$578,531	\$699,344	\$869,085
MONTROSE	CO	\$413,896	\$529,845	\$640,493	\$795,936
OURAY	CO	\$413,896	\$529,845	\$640,493	\$795,936
PARK	CO	\$580,573	\$743,214	\$898,413	\$1,116,498
PITKIN	CO	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614
ROUTT	CO	\$659,997	\$844,912	\$1,021,317	\$1,269,265
SAN MIGUEL	CO	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614
SUMMIT	CO	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614
TELLER	CO	\$382,574	\$489,769	\$592,003	\$735,724
WELD	CO	\$417,252	\$534,125	\$645,649	\$802,404
FAIRFIELD	CT	\$585,048	\$748,953	\$905,319	\$1,125,107
LITCHFIELD	CT	\$347,897	\$445,364	\$538,357	\$669,043
WINDHAM	CT	\$354,608	\$453,973	\$548,716	\$681,932
DISTRICT OF COL	DC	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614
NEW CASTLE	DE	\$419,489	\$536,995	\$649,151	\$806,733
BAKER	FL	\$378,100	\$484,030	\$585,096	\$727,115

BROWARD	FL	\$391,523	\$501,199	\$605,864	\$752,941
CLAY	FL	\$378,100	\$484,030	\$585,096	\$727,115
COLLIER	FL	\$447,455	\$572,791	\$692,389	\$860,476
DUVAL	FL	\$378,100	\$484,030	\$585,096	\$727,115
MARTIN	FL	\$371,388	\$475,421	\$574,688	\$714,226
MIAMI-DADE	FL	\$391,523	\$501,199	\$605,864	\$752,941
MONROE	FL	\$591,760	\$757,561	\$915,727	\$1,137,996
NASSAU	FL	\$378,100	\$484,030	\$585,096	\$727,115
OKALOOSA	FL	\$429,557	\$549,884	\$664,714	\$826,090
PALM BEACH	FL	\$391,523	\$501,199	\$605,864	\$752,941
ST. JOHNS	FL	\$378,100	\$484,030	\$585,096	\$727,115
ST. LUCIE	FL	\$371,388	\$475,421	\$574,688	\$714,226
WALTON	FL	\$429,557	\$549,884	\$664,714	\$826,090
BARROW	GA	\$401,591	\$514,087	\$621,428	\$772,298
BARTOW	GA	\$401,591	\$514,087	\$621,428	\$772,298
BUTTS	GA	\$401,591	\$514,087	\$621,428	\$772,298
CARROLL	GA	\$401,591	\$514,087	\$621,428	\$772,298
CHEROKEE	GA	\$401,591	\$514,087	\$621,428	\$772,298
CLARKE	GA	\$380,337	\$486,900	\$588,550	\$731,395
CLAYTON	GA	\$401,591	\$514,087	\$621,428	\$772,298
COBB	GA	\$401,591	\$514,087	\$621,428	\$772,298
COWETA	GA	\$401,591	\$514,087	\$621,428	\$772,298
DAWSON	GA	\$401,591	\$514,087	\$621,428	\$772,298
DEKALB	GA	\$401,591	\$514,087	\$621,428	\$772,298
DOUGLAS	GA	\$401,591	\$514,087	\$621,428	\$772,298
FAYETTE	GA	\$401,591	\$514,087	\$621,428	\$772,298
FORSYTH	GA	\$401,591	\$514,087	\$621,428	\$772,298
FULTON	GA	\$401,591	\$514,087	\$621,428	\$772,298
GREENE	GA	\$501,150	\$641,563	\$775,508	\$963,780
GWINNETT	GA	\$401,591	\$514,087	\$621,428	\$772,298
HARALSON	GA	\$401,591	\$514,087	\$621,428	\$772,298
HEARD	GA	\$401,591	\$514,087	\$621,428	\$772,298
HENRY	GA	\$401,591	\$514,087	\$621,428	\$772,298
JASPER	GA	\$401,591	\$514,087	\$621,428	\$772,298
LAMAR	GA	\$401,591	\$514,087	\$621,428	\$772,298
MADISON	GA	\$380,337	\$486,900	\$588,550	\$731,395

MERIWETHER	GA	\$401,591	\$514,087	\$621,428	\$772,298
MORGAN	GA	\$401,591	\$514,087	\$621,428	\$772,298
NEWTON	GA	\$401,591	\$514,087	\$621,428	\$772,298
OCONEE	GA	\$380,337	\$486,900	\$588,550	\$731,395
OGLETHORPE	GA	\$380,337	\$486,900	\$588,550	\$731,395
PAULDING	GA	\$401,591	\$514,087	\$621,428	\$772,298
PICKENS	GA	\$401,591	\$514,087	\$621,428	\$772,298
PIKE	GA	\$401,591	\$514,087	\$621,428	\$772,298
ROCKDALE	GA	\$401,591	\$514,087	\$621,428	\$772,298
SPALDING	GA	\$401,591	\$514,087	\$621,428	\$772,298
WALTON	GA	\$401,591	\$514,087	\$621,428	\$772,298
HAWAII	HI	\$397,117	\$508,348	\$614,522	\$763,690
HONOLULU	HI	\$701,386	\$897,878	\$1,085,371	\$1,348,835
KALAWAO	HI	\$703,624	\$900,747	\$1,088,824	\$1,353,163
KAUAI	HI	\$700,268	\$896,467	\$1,083,620	\$1,346,695
MAUI	HI	\$703,624	\$900,747	\$1,088,824	\$1,353,163
ADA	ID	\$403,828	\$516,957	\$624,881	\$776,578
BLAINE	ID	\$628,675	\$804,836	\$972,826	\$1,209,005
BOISE	ID	\$403,828	\$516,957	\$624,881	\$776,578
CAMAS	ID	\$628,675	\$804,836	\$972,826	\$1,209,005
CANYON	ID	\$403,828	\$516,957	\$624,881	\$776,578
GEM	ID	\$403,828	\$516,957	\$624,881	\$776,578
KOOTENAI	ID	\$378,100	\$484,030	\$585,096	\$727,115
OWYHEE	ID	\$403,828	\$516,957	\$624,881	\$776,578
TETON	ID	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614
VALLEY	ID	\$369,151	\$472,552	\$571,235	\$709,898
COOK	IL	\$369,151	\$472,552	\$571,235	\$709,898
DEKALB	IL	\$369,151	\$472,552	\$571,235	\$709,898
DUPAGE	IL	\$369,151	\$472,552	\$571,235	\$709,898
GRUNDY	IL	\$369,151	\$472,552	\$571,235	\$709,898
KANE	IL	\$369,151	\$472,552	\$571,235	\$709,898
KENDALL	IL	\$369,151	\$472,552	\$571,235	\$709,898
LAKE	IL	\$369,151	\$472,552	\$571,235	\$709,898
MCHENRY	IL	\$369,151	\$472,552	\$571,235	\$709,898

WILL	IL	\$369,151	\$472,552	\$571,235	\$709,898
BOONE	IN	\$369,151	\$472,552	\$571,235	\$709,898
BROWN	IN	\$369,151	\$472,552	\$571,235	\$709,898
HAMILTON	IN	\$369,151	\$472,552	\$571,235	\$709,898
HANCOCK	IN	\$369,151	\$472,552	\$571,235	\$709,898
HENDRICKS	IN	\$369,151	\$472,552	\$571,235	\$709,898
JASPER	IN	\$369,151	\$472,552	\$571,235	\$709,898
JOHNSON	IN	\$369,151	\$472,552	\$571,235	\$709,898
LAKE	IN	\$369,151	\$472,552	\$571,235	\$709,898
MADISON	IN	\$369,151	\$472,552	\$571,235	\$709,898
MARION	IN	\$369,151	\$472,552	\$571,235	\$709,898
MORGAN	IN	\$369,151	\$472,552	\$571,235	\$709,898
NEWTON	IN	\$369,151	\$472,552	\$571,235	\$709,898
PORTER	IN	\$369,151	\$472,552	\$571,235	\$709,898
PUTNAM	IN	\$369,151	\$472,552	\$571,235	\$709,898
SHELBY	IN	\$369,151	\$472,552	\$571,235	\$709,898
JOHNSON	KS	\$379,218	\$485,440	\$586,799	\$729,255
LEAVENWORTH	KS	\$379,218	\$485,440	\$586,799	\$729,255
LINN	KS	\$379,218	\$485,440	\$586,799	\$729,255
MIAMI	KS	\$379,218	\$485,440	\$586,799	\$729,255
WYANDOTTE	KS	\$379,218	\$485,440	\$586,799	\$729,255
BARNSTABLE	MA	\$492,201	\$630,085	\$761,647	\$946,563
BRISTOL	MA	\$492,201	\$630,085	\$761,647	\$946,563
DUKES	MA	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614
ESSEX	MA	\$704,742	\$902,206	\$1,090,575	\$1,355,303
MIDDLESEX	MA	\$704,742	\$902,206	\$1,090,575	\$1,355,303
NANTUCKET	MA	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614
NORFOLK	MA	\$704,742	\$902,206	\$1,090,575	\$1,355,303
PLYMOUTH	MA	\$704,742	\$902,206	\$1,090,575	\$1,355,303
SUFFOLK	MA	\$704,742	\$902,206	\$1,090,575	\$1,355,303
WORCESTER	MA	\$354,608	\$453,973	\$548,716	\$681,932
ANNE ARUNDEL	MD	\$523,523	\$670,210	\$810,137	\$1,006,775
BALTIMORE	MD	\$523,523	\$670,210	\$810,137	\$1,006,775



BALTIMORE CITY	MD	\$523,523	\$670,210	\$810,137	\$1,006,775
CALVERT	MD	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614
CARROLL	MD	\$523,523	\$670,210	\$810,137	\$1,006,775
CECIL	MD	\$419,489	\$536,995	\$649,151	\$806,733
CHARLES	MD	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614
FREDERICK	MD	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614
HARFORD	MD	\$523,523	\$670,210	\$810,137	\$1,006,775
HOWARD	MD	\$523,523	\$670,210	\$810,137	\$1,006,775
MONTGOMERY	MD	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614
PRINCE GEORGE'S	MD	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614
QUEEN ANNE'S	MD	\$523,523	\$670,210	\$810,137	\$1,006,775
TALBOT	MD	\$397,117	\$508,348	\$614,522	\$763,690
CUMBERLAND	ME	\$392,642	\$502,658	\$607,567	\$755,081
SAGadahoc	ME	\$392,642	\$502,658	\$607,567	\$755,081
YORK	ME	\$392,642	\$502,658	\$607,567	\$755,081
ANOKA	MN	\$391,523	\$501,199	\$605,864	\$752,941
CARVER	MN	\$391,523	\$501,199	\$605,864	\$752,941
CHISAGO	MN	\$391,523	\$501,199	\$605,864	\$752,941
DAKOTA	MN	\$391,523	\$501,199	\$605,864	\$752,941
HENNEPIN	MN	\$391,523	\$501,199	\$605,864	\$752,941
ISANTI	MN	\$391,523	\$501,199	\$605,864	\$752,941
LE SUEUR	MN	\$391,523	\$501,199	\$605,864	\$752,941
MILLE LACS	MN	\$391,523	\$501,199	\$605,864	\$752,941
RAMSEY	MN	\$391,523	\$501,199	\$605,864	\$752,941
SCOTT	MN	\$391,523	\$501,199	\$605,864	\$752,941
SHERBURNE	MN	\$391,523	\$501,199	\$605,864	\$752,941
WASHINGTON	MN	\$391,523	\$501,199	\$605,864	\$752,941
WRIGHT	MN	\$391,523	\$501,199	\$605,864	\$752,941
BATES	MO	\$379,218	\$485,440	\$586,799	\$729,255
CALDWELL	MO	\$379,218	\$485,440	\$586,799	\$729,255
CASS	MO	\$379,218	\$485,440	\$586,799	\$729,255
CLAY	MO	\$379,218	\$485,440	\$586,799	\$729,255
CLINTON	MO	\$379,218	\$485,440	\$586,799	\$729,255
JACKSON	MO	\$379,218	\$485,440	\$586,799	\$729,255

LAFAYETTE	MO	\$379,218	\$485,440	\$586,799	\$729,255
PLATTE	MO	\$379,218	\$485,440	\$586,799	\$729,255
RAY	MO	\$379,218	\$485,440	\$586,799	\$729,255
FLATHEAD	MT	\$368,032	\$471,141	\$569,484	\$707,758
GALLATIN	MT	\$465,354	\$595,748	\$720,111	\$894,911
MISSOULA	MT	\$378,100	\$484,030	\$585,096	\$727,115
PARK	MT	\$366,913	\$469,682	\$567,782	\$705,618
RICHLAND	MT	\$346,778	\$443,905	\$536,606	\$666,854
CAMDEN	NC	\$446,337	\$571,381	\$690,686	\$858,336
CHATHAM	NC	\$425,083	\$544,193	\$657,759	\$817,481
CURRITUCK	NC	\$446,337	\$571,381	\$690,686	\$858,336
DARE	NC	\$385,930	\$494,049	\$597,207	\$742,192
DURHAM	NC	\$425,083	\$544,193	\$657,759	\$817,481
FRANKLIN	NC	\$361,320	\$462,533	\$559,125	\$694,869
GATES	NC	\$446,337	\$571,381	\$690,686	\$858,336
GRANVILLE	NC	\$425,083	\$544,193	\$657,759	\$817,481
HYDE	NC	\$469,828	\$601,438	\$727,018	\$903,519
JOHNSTON	NC	\$361,320	\$462,533	\$559,125	\$694,869
ORANGE	NC	\$425,083	\$544,193	\$657,759	\$817,481
PASQUOTANK	NC	\$783,047	\$1,002,446	\$1,211,729	\$1,505,882
PERQUIMANS	NC	\$783,047	\$1,002,446	\$1,211,729	\$1,505,882
PERSON	NC	\$425,083	\$544,193	\$657,759	\$817,481
WAKE	NC	\$361,320	\$462,533	\$559,125	\$694,869
LINCOLN	NE	\$421,727	\$539,865	\$652,604	\$811,013
LOGAN	NE	\$421,727	\$539,865	\$652,604	\$811,013
MCPHERSON	NE	\$421,727	\$539,865	\$652,604	\$811,013
HILLSBOROUGH	NH	\$363,557	\$465,402	\$562,578	\$699,149
ROCKINGHAM	NH	\$704,742	\$902,206	\$1,090,575	\$1,355,303
STRAFFORD	NH	\$704,742	\$902,206	\$1,090,575	\$1,355,303
BERGEN	NJ	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614
BURLINGTON	NJ	\$419,489	\$536,995	\$649,151	\$806,733
CAMDEN	NJ	\$419,489	\$536,995	\$649,151	\$806,733

CAPE MAY	NJ	\$419,489	\$536,995	\$649,151	\$806,733
ESSEX	NJ	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614
GLOUCESTER	NJ	\$419,489	\$536,995	\$649,151	\$806,733
HUDSON	NJ	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614
HUNTERDON	NJ	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614
MIDDLESEX	NJ	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614
MONMOUTH	NJ	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614
MORRIS	NJ	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614
OCEAN	NJ	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614
PASSAIC	NJ	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614
SALEM	NJ	\$419,489	\$536,995	\$649,151	\$806,733
SOMERSET	NJ	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614
SUSSEX	NJ	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614
UNION	NJ	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614
WARREN	NJ	\$362,439	\$463,992	\$560,827	\$697,009
CATRON	NM	\$390,405	\$499,788	\$604,113	\$750,801
LOS ALAMOS	NM	\$482,133	\$617,197	\$746,083	\$927,205
SANTA FE	NM	\$402,710	\$515,546	\$623,179	\$774,438
CARSON CITY	NV	\$369,151	\$472,552	\$571,235	\$709,898
CLARK	NV	\$352,371	\$451,103	\$545,263	\$677,652
DOUGLAS	NV	\$486,608	\$622,936	\$752,990	\$935,814
STOREY	NV	\$447,455	\$572,791	\$692,389	\$860,476
WASHOE	NV	\$447,455	\$572,791	\$692,389	\$860,476
BRONX	NY	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614
DUTCHESS	NY	\$346,778	\$443,905	\$536,606	\$666,854
KINGS	NY	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614
NASSAU	NY	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614
NEW YORK	NY	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614
ORANGE	NY	\$346,778	\$443,905	\$536,606	\$666,854
PUTNAM	NY	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614
QUEENS	NY	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614
RICHMOND	NY	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614
ROCKLAND	NY	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614
SUFFOLK	NY	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614

WESTCHESTER	NY	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614
DELAWARE	OH	\$387,049	\$495,460	\$598,909	\$744,332
FAIRFIELD	OH	\$387,049	\$495,460	\$598,909	\$744,332
FRANKLIN	OH	\$387,049	\$495,460	\$598,909	\$744,332
HOCKING	OH	\$387,049	\$495,460	\$598,909	\$744,332
LICKING	OH	\$387,049	\$495,460	\$598,909	\$744,332
MADISON	OH	\$387,049	\$495,460	\$598,909	\$744,332
MORROW	OH	\$387,049	\$495,460	\$598,909	\$744,332
PERRY	OH	\$387,049	\$495,460	\$598,909	\$744,332
PICKAWAY	OH	\$387,049	\$495,460	\$598,909	\$744,332
UNION	OH	\$387,049	\$495,460	\$598,909	\$744,332
BENTON	OR	\$418,371	\$535,585	\$647,400	\$804,544
CLACKAMAS	OR	\$503,387	\$644,433	\$778,961	\$968,060
CLATSOP	OR	\$369,151	\$472,552	\$571,235	\$709,898
COLUMBIA	OR	\$503,387	\$644,433	\$778,961	\$968,060
DESCHUTES	OR	\$447,455	\$572,791	\$692,389	\$860,476
HOOD RIVER	OR	\$464,235	\$594,289	\$718,360	\$892,771
JACKSON	OR	\$346,778	\$443,905	\$536,606	\$666,854
MARION	OR	\$357,964	\$458,253	\$553,921	\$688,400
MULTNOMAH	OR	\$503,387	\$644,433	\$778,961	\$968,060
POLK	OR	\$357,964	\$458,253	\$553,921	\$688,400
WASHINGTON	OR	\$503,387	\$644,433	\$778,961	\$968,060
YAMHILL	OR	\$503,387	\$644,433	\$778,961	\$968,060
BUCKS	PA	\$419,489	\$536,995	\$649,151	\$806,733
CARBON	PA	\$362,439	\$463,992	\$560,827	\$697,009
CHESTER	PA	\$419,489	\$536,995	\$649,151	\$806,733
DELAWARE	PA	\$419,489	\$536,995	\$649,151	\$806,733
LEHIGH	PA	\$362,439	\$463,992	\$560,827	\$697,009
MONTGOMERY	PA	\$419,489	\$536,995	\$649,151	\$806,733
NORTHAMPTON	PA	\$362,439	\$463,992	\$560,827	\$697,009
PHILADELPHIA	PA	\$419,489	\$536,995	\$649,151	\$806,733
PIKE	PA	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614
BRISTOL	RI	\$492,201	\$630,085	\$761,647	\$946,563

KENT	RI	\$492,201	\$630,085	\$761,647	\$946,563
NEWPORT	RI	\$492,201	\$630,085	\$761,647	\$946,563
PROVIDENCE	RI	\$492,201	\$630,085	\$761,647	\$946,563
WASHINGTON	RI	\$492,201	\$630,085	\$761,647	\$946,563
BEAUFORT	SC	\$369,151	\$472,552	\$571,235	\$709,898
BERKELEY	SC	\$402,710	\$515,546	\$623,179	\$774,438
CHARLESTON	SC	\$402,710	\$515,546	\$623,179	\$774,438
DORCHESTER	SC	\$402,710	\$515,546	\$623,179	\$774,438
JASPER	SC	\$369,151	\$472,552	\$571,235	\$709,898
CANNON	TN	\$570,506	\$730,325	\$882,800	\$1,097,141
CHEATHAM	TN	\$570,506	\$730,325	\$882,800	\$1,097,141
DAVIDSON	TN	\$570,506	\$730,325	\$882,800	\$1,097,141
DICKSON	TN	\$570,506	\$730,325	\$882,800	\$1,097,141
MACON	TN	\$570,506	\$730,325	\$882,800	\$1,097,141
MAURY	TN	\$570,506	\$730,325	\$882,800	\$1,097,141
ROBERTSON	TN	\$570,506	\$730,325	\$882,800	\$1,097,141
RUTHERFORD	TN	\$570,506	\$730,325	\$882,800	\$1,097,141
SMITH	TN	\$570,506	\$730,325	\$882,800	\$1,097,141
SUMNER	TN	\$570,506	\$730,325	\$882,800	\$1,097,141
TROUSDALE	TN	\$570,506	\$730,325	\$882,800	\$1,097,141
WILLIAMSON	TN	\$570,506	\$730,325	\$882,800	\$1,097,141
WILSON	TN	\$570,506	\$730,325	\$882,800	\$1,097,141
ATASCOSA	TX	\$392,642	\$502,658	\$607,567	\$755,081
BANDERA	TX	\$392,642	\$502,658	\$607,567	\$755,081
BASTROP	TX	\$404,947	\$518,416	\$626,632	\$778,767
BEXAR	TX	\$392,642	\$502,658	\$607,567	\$755,081
CALDWELL	TX	\$404,947	\$518,416	\$626,632	\$778,767
COLLIN	TX	\$400,473	\$512,677	\$619,677	\$770,158
COMAL	TX	\$392,642	\$502,658	\$607,567	\$755,081
DALLAS	TX	\$400,473	\$512,677	\$619,677	\$770,158
DENTON	TX	\$400,473	\$512,677	\$619,677	\$770,158
ELLIS	TX	\$400,473	\$512,677	\$619,677	\$770,158
GUADALUPE	TX	\$392,642	\$502,658	\$607,567	\$755,081
HAYS	TX	\$404,947	\$518,416	\$626,632	\$778,767

HUNT	TX	\$400,473	\$512,677	\$619,677	\$770,158
JOHNSON	TX	\$400,473	\$512,677	\$619,677	\$770,158
KAUFMAN	TX	\$400,473	\$512,677	\$619,677	\$770,158
KENDALL	TX	\$392,642	\$502,658	\$607,567	\$755,081
MEDINA	TX	\$392,642	\$502,658	\$607,567	\$755,081
PARKER	TX	\$400,473	\$512,677	\$619,677	\$770,158
ROCKWALL	TX	\$400,473	\$512,677	\$619,677	\$770,158
TARRANT	TX	\$400,473	\$512,677	\$619,677	\$770,158
TRAVIS	TX	\$404,947	\$518,416	\$626,632	\$778,767
WILLIAMSON	TX	\$404,947	\$518,416	\$626,632	\$778,767
WILSON	TX	\$392,642	\$502,658	\$607,567	\$755,081
WISE	TX	\$400,473	\$512,677	\$619,677	\$770,158
BOX ELDER	UT	\$628,675	\$804,836	\$972,826	\$1,209,005
DAVIS	UT	\$628,675	\$804,836	\$972,826	\$1,209,005
JUAB	UT	\$427,320	\$547,014	\$661,261	\$821,761
MORGAN	UT	\$628,675	\$804,836	\$972,826	\$1,209,005
RICH	UT	\$364,676	\$466,861	\$564,329	\$701,289
SALT LAKE	UT	\$440,744	\$564,231	\$682,029	\$847,587
SUMMIT	UT	\$795,352	\$1,018,204	\$1,230,745	\$1,529,568
TOOELE	UT	\$440,744	\$564,231	\$682,029	\$847,587
UTAH	UT	\$427,320	\$547,014	\$661,261	\$821,761
WASATCH	UT	\$795,352	\$1,018,204	\$1,230,745	\$1,529,568
WASHINGTON	UT	\$402,710	\$515,546	\$623,179	\$774,438
WEBER	UT	\$628,675	\$804,836	\$972,826	\$1,209,005
ALBEMARLE	VA	\$425,083	\$544,193	\$657,759	\$817,481
ALEXANDRIA CITY	VA	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614
AMELIA	VA	\$521,285	\$667,341	\$806,636	\$1,002,495
ARLINGTON	VA	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614
CHARLES CITY	VA	\$521,285	\$667,341	\$806,636	\$1,002,495
CHARLOTTESVILLE	VA	\$425,083	\$544,193	\$657,759	\$817,481
CHESAPEAKE CITY	VA	\$446,337	\$571,381	\$690,686	\$858,336
CHESTERFIELD	VA	\$521,285	\$667,341	\$806,636	\$1,002,495
CLARKE	VA	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614
COLONIAL HEIGHT	VA	\$521,285	\$667,341	\$806,636	\$1,002,495
CULPEPER	VA	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614

DINWIDDIE	VA	\$521,285	\$667,341	\$806,636	\$1,002,495
FAIRFAX	VA	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614
FAIRFAX CITY	VA	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614
FALLS CHURCH CI	VA	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614
FAUQUIER	VA	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614
FLUVANNA	VA	\$425,083	\$544,193	\$657,759	\$817,481
FRANKLIN CITY	VA	\$446,337	\$571,381	\$690,686	\$858,336
FREDERICKSBURG	VA	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614
GLOUCESTER	VA	\$446,337	\$571,381	\$690,686	\$858,336
GOOCHLAND	VA	\$521,285	\$667,341	\$806,636	\$1,002,495
GREENE	VA	\$425,083	\$544,193	\$657,759	\$817,481
HAMPTON CITY	VA	\$446,337	\$571,381	\$690,686	\$858,336
HANOVER	VA	\$521,285	\$667,341	\$806,636	\$1,002,495
HENRICO	VA	\$521,285	\$667,341	\$806,636	\$1,002,495
HOPEWELL CITY	VA	\$521,285	\$667,341	\$806,636	\$1,002,495
ISLE OF WIGHT	VA	\$446,337	\$571,381	\$690,686	\$858,336
JAMES CITY	VA	\$446,337	\$571,381	\$690,686	\$858,336
KING AND QUEEN	VA	\$521,285	\$667,341	\$806,636	\$1,002,495
KING GEORGE	VA	\$349,015	\$446,774	\$540,059	\$671,183
KING WILLIAM	VA	\$521,285	\$667,341	\$806,636	\$1,002,495
LANCASTER	VA	\$430,676	\$551,343	\$666,417	\$828,230
LOUDOUN	VA	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614
MADISON	VA	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614
MANASSAS CITY	VA	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614
MANASSAS PARK C	VA	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614
MATHEWS	VA	\$446,337	\$571,381	\$690,686	\$858,336
NELSON	VA	\$425,083	\$544,193	\$657,759	\$817,481
NEW KENT	VA	\$521,285	\$667,341	\$806,636	\$1,002,495
NEWPORT NEWS CI	VA	\$446,337	\$571,381	\$690,686	\$858,336
NORFOLK CITY	VA	\$446,337	\$571,381	\$690,686	\$858,336
PETERSBURG CITY	VA	\$521,285	\$667,341	\$806,636	\$1,002,495
POQUOSON CITY	VA	\$446,337	\$571,381	\$690,686	\$858,336
PORTSMOUTH CITY	VA	\$446,337	\$571,381	\$690,686	\$858,336
POWHATAN	VA	\$521,285	\$667,341	\$806,636	\$1,002,495
PRINCE GEORGE	VA	\$521,285	\$667,341	\$806,636	\$1,002,495
PRINCE WILLIAM	VA	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614
RAPPAHANNOCK	VA	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614

RICHMOND CITY	VA	\$521,285	\$667,341	\$806,636	\$1,002,495
SOUTHAMPTON	VA	\$446,337	\$571,381	\$690,686	\$858,336
SPOTSYLVANIA	VA	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614
STAFFORD	VA	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614
SUFFOLK CITY	VA	\$446,337	\$571,381	\$690,686	\$858,336
SUSSEX	VA	\$521,285	\$667,341	\$806,636	\$1,002,495
VIRGINIA BEACH	VA	\$446,337	\$571,381	\$690,686	\$858,336
WARREN	VA	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614
WILLIAMSBURG CI	VA	\$446,337	\$571,381	\$690,686	\$858,336
YORK	VA	\$446,337	\$571,381	\$690,686	\$858,336
CHITTENDEN	VT	\$369,151	\$472,552	\$571,235	\$709,898
FRANKLIN	VT	\$369,151	\$472,552	\$571,235	\$709,898
GRAND ISLE	VT	\$369,151	\$472,552	\$571,235	\$709,898
CHELAN	WA	\$361,320	\$462,533	\$559,125	\$694,869
CLALLAM	WA	\$373,625	\$478,291	\$578,141	\$718,506
CLARK	WA	\$503,387	\$644,433	\$778,961	\$968,060
DOUGLAS	WA	\$361,320	\$462,533	\$559,125	\$694,869
ISLAND	WA	\$419,489	\$536,995	\$649,151	\$806,733
KING	WA	\$755,081	\$966,649	\$1,168,442	\$1,452,090
KITSAP	WA	\$423,964	\$542,734	\$656,057	\$815,341
PIERCE	WA	\$755,081	\$966,649	\$1,168,442	\$1,452,090
SAN JUAN	WA	\$484,370	\$620,066	\$749,536	\$931,485
SKAGIT	WA	\$394,879	\$505,527	\$611,068	\$759,361
SKAMANIA	WA	\$503,387	\$644,433	\$778,961	\$968,060
SNOHOMISH	WA	\$755,081	\$966,649	\$1,168,442	\$1,452,090
THURSTON	WA	\$394,879	\$505,527	\$611,068	\$759,361
WHATCOM	WA	\$430,676	\$551,343	\$666,417	\$828,230
KENOSHA	WI	\$369,151	\$472,552	\$571,235	\$709,898
MILWAUKEE	WI	\$352,371	\$451,103	\$545,263	\$677,652
OZAUKEE	WI	\$352,371	\$451,103	\$545,263	\$677,652
PIERCE	WI	\$391,523	\$501,199	\$605,864	\$752,941
ST. CROIX	WI	\$391,523	\$501,199	\$605,864	\$752,941
WASHINGTON	WI	\$352,371	\$451,103	\$545,263	\$677,652
WAUKESHA	WI	\$352,371	\$451,103	\$545,263	\$677,652



JEFFERSON	WV	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614
SHERIDAN	WY	\$476,540	\$610,047	\$737,426	\$916,408
TETON	WY	\$799,948	\$1,024,284	\$1,238,041	\$1,538,614
GUAM	GU	\$548,133	\$701,727	\$848,220	\$1,054,098
NORTHERN ISLAND	MP	\$510,099	\$652,993	\$789,321	\$980,949
ROTA	MP	\$399,354	\$511,218	\$617,975	\$767,970
SAIPAN	MP	\$514,574	\$658,732	\$796,276	\$989,557
TINIAN	MP	\$517,930	\$663,061	\$801,480	\$996,026
AGUAS BUENAS	PR	\$374,744	\$479,750	\$579,892	\$720,646
AIBONITO	PR	\$374,744	\$479,750	\$579,892	\$720,646
BARCELONETA	PR	\$374,744	\$479,750	\$579,892	\$720,646
BARRANQUITAS	PR	\$374,744	\$479,750	\$579,892	\$720,646
BAYAMON	PR	\$374,744	\$479,750	\$579,892	\$720,646
CAGUAS	PR	\$374,744	\$479,750	\$579,892	\$720,646
CANOVANAS	PR	\$374,744	\$479,750	\$579,892	\$720,646
CAROLINA	PR	\$374,744	\$479,750	\$579,892	\$720,646
CATANO	PR	\$374,744	\$479,750	\$579,892	\$720,646
CAYEY	PR	\$374,744	\$479,750	\$579,892	\$720,646
CEIBA	PR	\$374,744	\$479,750	\$579,892	\$720,646
CIALES	PR	\$374,744	\$479,750	\$579,892	\$720,646
CIDRA	PR	\$374,744	\$479,750	\$579,892	\$720,646
COMERIO	PR	\$374,744	\$479,750	\$579,892	\$720,646
COROZAL	PR	\$374,744	\$479,750	\$579,892	\$720,646
DORADO	PR	\$374,744	\$479,750	\$579,892	\$720,646
FAJARDO	PR	\$374,744	\$479,750	\$579,892	\$720,646
FLORIDA	PR	\$374,744	\$479,750	\$579,892	\$720,646
GUAYNABO	PR	\$374,744	\$479,750	\$579,892	\$720,646
GURABO	PR	\$374,744	\$479,750	\$579,892	\$720,646
HUMACAO	PR	\$374,744	\$479,750	\$579,892	\$720,646
JUNCOS	PR	\$374,744	\$479,750	\$579,892	\$720,646
LAS PIEDRAS	PR	\$374,744	\$479,750	\$579,892	\$720,646
LOIZA	PR	\$374,744	\$479,750	\$579,892	\$720,646

LUQUILLO	PR	\$374,744	\$479,750	\$579,892	\$720,646
MANATI	PR	\$374,744	\$479,750	\$579,892	\$720,646
MAUNABO	PR	\$374,744	\$479,750	\$579,892	\$720,646
MOROVIS	PR	\$374,744	\$479,750	\$579,892	\$720,646
NAGUABO	PR	\$374,744	\$479,750	\$579,892	\$720,646
NARANJITO	PR	\$374,744	\$479,750	\$579,892	\$720,646
OROCOVIS	PR	\$374,744	\$479,750	\$579,892	\$720,646
RIO GRANDE	PR	\$374,744	\$479,750	\$579,892	\$720,646
SAN JUAN	PR	\$374,744	\$479,750	\$579,892	\$720,646
SAN LORENZO	PR	\$374,744	\$479,750	\$579,892	\$720,646
TOA ALTA	PR	\$374,744	\$479,750	\$579,892	\$720,646
TOA BAJA	PR	\$374,744	\$479,750	\$579,892	\$720,646
TRUJILLO ALTO	PR	\$374,744	\$479,750	\$579,892	\$720,646
VEGA ALTA	PR	\$374,744	\$479,750	\$579,892	\$720,646
VEGA BAJA	PR	\$374,744	\$479,750	\$579,892	\$720,646
YABUCOA	PR	\$374,744	\$479,750	\$579,892	\$720,646
ST. JOHN ISLAND	VI	\$606,302	\$776,189	\$938,197	\$1,165,962
ST. THOMAS ISLA	VI	\$434,032	\$555,623	\$671,621	\$834,699
<b>All other areas - 2695 counties (floor):</b>		\$346,644	\$443,832	\$536,460	\$666,708

.02 The nationwide average purchase price (for use in the housing cost/income ratio for new and existing residences) is \$331,900.

## SECTION 5. EFFECT ON OTHER DOCUMENTS

Rev. Proc. 2020-18 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 March 25, 2021, 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. 2020-18, with respect to bonds sold, or for mortgage credit certificates issued with respect to bond authority exchanged, before April 24, 2021, if the commitments to provide financing or issue mortgage credit certificates are made on or before May 24, 2021.

.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 March 25, 2021, 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. 2020-18 with respect to bonds sold, or for mortgage credit certificates issued with respect to bond authority exchanged, before April 24, 2021, if the commitments to provide financing or issue mortgage credit certificates are made on or before May 24, 2021.

## 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 §§ 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 Jian H. Grant and David White of the Office of Associate Chief Counsel (Financial Institutions & Products). For further information regarding this revenue procedure contact Mr. White at (202) 317-

4562 (not a toll-free call).