

EXHIBIT 7-A

Part I

MONTANA MAXIMUM PER UNIT SUBSIDY LIMITS

Section 221(d)(3) of the National Housing Act
(Effective January 1, 2011)
(Federal Register / Vol. 76, No.37 / February 24, 2011)

Beaverhead, Broadwater, Deer Lodge, Granite, Jefferson, Lewis & Clark, Madison, Powell, Silver Bow Counties	0 Bedrooms Subsidy Limit	\$ 100,742
	1 Bedroom Subsidy Limit	\$ 115,484
	2 Bedrooms Subsidy Limit	\$ 140,429
	3 Bedrooms Subsidy Limit	\$ 181,668
	4+ Bedrooms Subsidy Limit	\$ 199,417
Big Horn, Blaine, Carbon, Carter, Cascade, Chouteau, Custer, Daniels, Dawson, Fallon, Fergus, Flathead, Gallatin, Garfield, Glacier, Golden Valley, Hill, Judith Basin, Lake, Liberty, Lincoln, McCone, Meagher, Mineral, Missoula, Musselshell, Park, Petroleum, Phillips, Pondera, Powder River, Prairie, Ravalli, Richland, Roosevelt, Rosebud, Sanders, Sheridan, Stillwater, Sweet Grass, Sheridan, Teton, Toole, Treasure, Valley, Wheatland, Wibaux, Yellowstone Counties	0 Bedrooms Subsidy Limit	\$ 103,366
	1 Bedroom Subsidy Limit	\$ 118,492
	2 Bedrooms Subsidy Limit	\$ 144,086
	3 Bedrooms Subsidy Limit	\$ 186,399
	4+ Bedrooms Subsidy Limit	\$ 204,610

EXHIBIT 7-A

Part II

**MAXIMUM PURCHASE PRICE (FOR HOMEBUYER ASSISTANCE)
AND
AFTER-REHABILITATION VALUE (FOR HOMEOWNER REHABILITATION)**

**FHA 203(b) Limits (pre-Economic Stimulus Act)
(Effective January 1, 2011)**

Counties	* 1-UNIT	2-UNITS	3-UNITS	4-UNITS
Gallatin	\$251,750	\$283,550	\$344,500	\$397,500
Flathead	\$227,905	\$256,693	\$311,870	\$384,936
Missoula	\$220,875	\$256,248	\$309,744	\$384,936
Montana State (all other Counties)	\$200,160	\$256,248	\$309,744	\$384,936

This is the maximum allowable for the purchase price of a home in homebuyer assistance projects and for after-rehab value of homes in rehabilitation projects. The number of bedrooms in the unit does not matter.

These limits MUST be used for ALL homebuyer assistance and homeowner rehabilitation projects until HUD issues new regulations regarding these limits.

* Can be used for individual townhouses and condominiums if land is included and the units are appraised separately.