

## **Summary of Income/Rent Calculations**

### **DISCLOSURE/DISCLAIMER:**

Regarding the 2012 MTSP Income Limit/Rent chart effective December 1, 2011...please note that this chart may not be applicable to projects with a placed-in-service (PIS) date prior to December 1, 2011. If a project has a PIS date prior to December 1, 2011, and the income/rent limits for the county decreased in 2012, then the owner must determine applicable income/rent limits on a project by project basis.

NOTE: It is the responsibility of the owner to calculate income/rent limits for each project. The PHFA Automated Web Entry System calculates income/rent limits based upon data previously submitted by the owner. PHFA does not guarantee the accuracy of the numbers on the PHFA Automated Web Entry System, since the owner supplied basic information to PHFA and PHFA advises owners to independently calculate income/rent limits for each project to ensure accuracy.

### **Building Placed-in-Service Before 1/1/09**

-Income and Rent Limit is the greater of [2012 HERA Special](#), [2012 MTSP](#), [2011 MTSP](#), [2010 MTSP](#), or [2009 MTSP](#)

### **Building Placed-in-Service On or After 1/1/09 and Before 5/14/10**

-Income and Rent Limit is the greater of [2012 MTSP](#), [2011 MTSP](#), [2010 MTSP](#), or [2009 MTSP](#)

### **Building Placed-in-Service On or After 5/14/10 and Before 5/31/2011**

-Income Limit is the greater of [2012 MTSP](#), [2011 MTSP](#), or [2010 MTSP](#)

-Rent Limit is the greater of [2012 MTSP](#), [2011 MTSP](#), [2010 MTSP](#), or Gross Rent Floor MTSP

### **Building Placed-in-Service On or After 5/31/11 and Before 12/1/11**

-Income Limit is the greater of [2012 MTSP](#) or [2011 MTSP](#)

-Rent Limit is the greater of [2012 MTSP](#), [2011 MTSP](#) or Gross Rent Floor MTSP

### **Building Placed-in-Service on or After 12/1/11.**

-Income Limit is the [2012 MTSP](#)

-Rent Limit is the greater of [2012 MTSP](#) or Gross Rent Floor MTSP

\*\*\*Buildings with more than one credit allocation use the earliest year to determine limits\*\*\*



[Income/Rent Calculator](#)