

Effective 12/01/2011

FHFC posted 12/9/2011

<b>2012 Rent Limits</b> <b>Florida Housing Finance Corporation</b> <b>Multifamily Rental Programs -- Except HOME and SHIP</b>
---

NOTE: A utility allowance shall be deducted from these maximum amounts.

City (County)	Percentage Category	Number of Bedrooms in Unit				
		0	1	2	3	4
Cape Coral-Fort Myers MSA (Lee)	25%	249	267	320	370	413
	28%	279	299	359	415	463
	30%	299	320	384	444	496
	33%	329	352	423	489	546
	35%	349	374	448	518	579
	40%	399	427	513	593	662
	45%	448	480	577	667	744
	50%	498	534	641	741	827
	60%	598	641	769	889	993
	80%	798	855	1,026	1,186	1,324
	120%	1,197	1,282	1,539	1,779	1,986
	140%	1,396	1,496	1,795	2,075	2,317
<b>HERA Special Limits</b> per Section 142(d)(2)(E) (est. 2011) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	270	289	346	400	446
	28% - HS	302	323	388	448	500
	30% - HS	324	346	416	480	536
	33% - HS	356	381	457	528	589
	35% - HS	378	404	485	560	625
	40% - HS	432	462	555	641	715
	45% - HS	486	520	624	721	804
	50% - HS	540	578	693	801	893
	60% - HS	648	693	832	961	1,072
Crestview-Fort Walton Beach- Destin MSA (Okaloosa)	25%	299	320	385	444	496
	28%	335	359	431	498	555
	30%	359	385	462	533	595
	33%	395	423	508	586	655
	35%	419	449	539	622	694
	40%	479	513	616	711	794
	45%	538	577	693	800	893
	50%	598	641	770	889	992
	60%	718	770	924	1,067	1,191
	80%	958	1,027	1,232	1,423	1,588
	120%	1,437	1,540	1,848	2,134	2,382
	140%	1,676	1,797	2,156	2,490	2,779

Effective 12/01/2011

FHFC posted 12/9/2011

<b>2012 Rent Limits</b> <b>Florida Housing Finance Corporation</b> <b>Multifamily Rental Programs -- Except HOME and SHIP</b>
---

NOTE: A utility allowance shall be deducted from these maximum amounts.

City (County)	Percentage Category	Number of Bedrooms in Unit				
		0	1	2	3	4
Deltona-Daytona Beach- Ormond Beach MSA (Volusia)	25%	253	271	326	376	420
	28%	284	304	365	421	470
	30%	304	326	391	451	504
	33%	334	358	430	497	554
	35%	355	380	456	527	588
	40%	406	435	522	602	672
	45%	456	489	587	677	756
	50%	507	543	652	753	840
	60%	609	652	783	903	1,008
	80%	812	870	1,044	1,205	1,344
Gainesville MSA (Alachua/Gilchrist)	25%	243	260	313	361	403
	28%	273	292	350	404	451
	30%	292	313	375	433	483
	33%	321	344	413	477	532
	35%	341	365	438	506	564
	40%	390	417	501	578	645
	45%	438	469	563	650	725
	50%	487	521	626	723	806
	60%	585	626	751	867	967
	80%	780	835	1,002	1,157	1,290
HERA Special Limits per Section 142(d)(2)(E) (est. 2011) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	268	287	345	398	445
	28% - HS	301	322	386	446	498
	30% - HS	322	345	414	478	534
	33% - HS	354	379	455	526	587
	35% - HS	376	402	483	558	623
	40% - HS	430	460	552	638	712
	45% - HS	483	518	621	717	801
	50% - HS	537	575	690	797	890
	60% - HS	645	690	828	957	1,068

Effective 12/01/2011

FHFC posted 12/9/2011

<b>2012 Rent Limits</b> <b>Florida Housing Finance Corporation</b> <b>Multifamily Rental Programs -- Except HOME and SHIP</b>
---

NOTE: A utility allowance shall be deducted from these maximum amounts.

City (County)	Percentage Category	Number of Bedrooms in Unit				
		0	1	2	3	4
<b>Jacksonville MSA</b>						
Baker County HMFA	<b>25%</b>	<b>255</b>	<b>273</b>	<b>327</b>	<b>378</b>	<b>422</b>
	28%	285	305	366	423	473
	<b>30%</b>	<b>306</b>	<b>327</b>	<b>393</b>	<b>454</b>	<b>507</b>
	33%	336	360	432	499	557
	<b>35%</b>	<b>357</b>	<b>382</b>	<b>458</b>	<b>529</b>	<b>591</b>
	40%	408	437	524	605	676
	<b>45%</b>	<b>459</b>	<b>491</b>	<b>589</b>	<b>681</b>	<b>760</b>
	50%	510	546	655	756	845
	<b>60%</b>	<b>612</b>	<b>655</b>	<b>786</b>	<b>908</b>	<b>1,014</b>
	80%	816	874	1,048	1,211	1,352
	<b>120%</b>	<b>1,224</b>	<b>1,311</b>	<b>1,572</b>	<b>1,816</b>	<b>2,028</b>
	140%	1,428	1,529	1,834	2,119	2,366
Jacksonville HMFA (Clay/Duval/ Nassau/Saint Johns)	<b>25%</b>	<b>295</b>	<b>315</b>	<b>378</b>	<b>437</b>	<b>488</b>
	28%	330	353	424	490	546
	<b>30%</b>	<b>354</b>	<b>379</b>	<b>454</b>	<b>525</b>	<b>585</b>
	33%	389	417	499	577	644
	<b>35%</b>	<b>413</b>	<b>442</b>	<b>530</b>	<b>612</b>	<b>683</b>
	40%	472	505	606	700	781
	<b>45%</b>	<b>531</b>	<b>568</b>	<b>681</b>	<b>787</b>	<b>878</b>
	50%	590	631	757	875	976
	<b>60%</b>	<b>708</b>	<b>758</b>	<b>909</b>	<b>1,050</b>	<b>1,171</b>
	80%	944	1,011	1,212	1,400	1,562
	<b>120%</b>	<b>1,416</b>	<b>1,516</b>	<b>1,818</b>	<b>2,100</b>	<b>2,343</b>
	140%	1,652	1,769	2,121	2,450	2,733

Effective 12/01/2011

FHFC posted 12/9/2011

<b>2012 Rent Limits</b> <b>Florida Housing Finance Corporation</b> <b>Multifamily Rental Programs -- Except HOME and SHIP</b>
---

NOTE: A utility allowance shall be deducted from these maximum amounts.

City (County)	Percentage Category	Number of Bedrooms in Unit				
		0	1	2	3	4
Lakeland-Winter Haven MSA (Polk)	25%	238	255	306	354	395
	28%	267	286	343	396	443
	30%	286	306	368	425	474
	33%	315	337	405	467	522
	35%	334	357	429	496	553
	40%	382	409	491	567	633
	45%	429	460	552	637	712
	50%	477	511	613	708	791
	60%	573	613	736	850	949
	80%	764	818	982	1,134	1,266
	120%	1,146	1,227	1,473	1,701	1,899
	140%	1,337	1,431	1,718	1,984	2,215
<b>Miami-Fort Lauderdale-Pompano Beach MSA</b>						
Fort Lauderdale HMFA (Broward)	25%	313	335	403	465	519
	28%	351	376	451	521	581
	30%	376	403	483	558	623
	33%	414	443	532	614	685
	35%	439	470	564	651	727
	40%	502	537	645	745	831
	45%	564	604	725	838	934
	50%	627	671	806	931	1,038
	60%	753	806	967	1,117	1,246
	80%	1,004	1,075	1,290	1,490	1,662
	120%	1,506	1,612	1,935	2,235	2,493
	140%	1,757	1,881	2,257	2,607	2,908
Miami-Miami Beach- Kendall HMFA (Miami-Dade)	25%	287	307	369	426	475
	28%	322	344	413	477	532
	30%	345	369	443	511	570
	33%	379	406	487	563	627
	35%	402	430	517	597	665
	40%	460	492	591	682	761
	45%	517	554	664	767	856
	50%	575	615	738	853	951
	60%	690	738	886	1,023	1,141
	80%	920	985	1,182	1,365	1,522
	120%	1,380	1,477	1,773	2,047	2,283
	140%	1,610	1,723	2,068	2,388	2,663

Effective 12/01/2011

FHFC posted 12/9/2011

<b>2012 Rent Limits</b> <b>Florida Housing Finance Corporation</b> <b>Multifamily Rental Programs -- Except HOME and SHIP</b>
---

NOTE: A utility allowance shall be deducted from these maximum amounts.

City (County)	Percentage Category	Number of Bedrooms in Unit				
		0	1	2	3	4
<b>West Palm Beach-</b> <b>Boca Raton HMFA</b> (Palm Beach)	<b>25%</b>	<b>316</b>	<b>339</b>	<b>406</b>	<b>470</b>	<b>524</b>
	28%	354	380	455	526	587
	<b>30%</b>	<b>380</b>	<b>407</b>	<b>488</b>	<b>564</b>	<b>629</b>
	33%	418	447	537	620	692
	<b>35%</b>	<b>443</b>	<b>475</b>	<b>569</b>	<b>658</b>	<b>734</b>
	40%	507	543	651	752	839
	<b>45%</b>	<b>570</b>	<b>610</b>	<b>732</b>	<b>846</b>	<b>943</b>
	50%	633	678	813	940	1,048
	<b>60%</b>	<b>760</b>	<b>814</b>	<b>976</b>	<b>1,128</b>	<b>1,258</b>
	80%	1,014	1,086	1,302	1,504	1,678
<b>120%</b>	<b>1,521</b>	<b>1,629</b>	<b>1,953</b>	<b>2,256</b>	<b>2,517</b>	
140%	1,774	1,900	2,278	2,632	2,936	
<b>HERA Special Limits</b> <b>per Section 142(d)(2)(E)</b> (est. 2012) <i>For use by projects that</i> <i>placed in service at least</i> <i>one building on or</i> <i>before 12/31/2008</i>	<b>25% - HS</b>	<b>333</b>	<b>356</b>	<b>428</b>	<b>494</b>	<b>551</b>
	28% - HS	373	399	479	554	618
	<b>30% - HS</b>	<b>399</b>	<b>428</b>	<b>513</b>	<b>593</b>	<b>662</b>
	33% - HS	439	471	565	652	728
	<b>35% - HS</b>	<b>466</b>	<b>499</b>	<b>599</b>	<b>692</b>	<b>772</b>
	40% - HS	533	571	685	791	883
	<b>45% - HS</b>	<b>599</b>	<b>642</b>	<b>770</b>	<b>890</b>	<b>993</b>
	50% - HS	666	713	856	989	1,103
<b>60% - HS</b>	<b>799</b>	<b>856</b>	<b>1,027</b>	<b>1,187</b>	<b>1,324</b>	

Effective 12/01/2011

FHFC posted 12/9/2011

<b>2012 Rent Limits</b> <b>Florida Housing Finance Corporation</b> <b>Multifamily Rental Programs -- Except HOME and SHIP</b>
---

NOTE: A utility allowance shall be deducted from these maximum amounts.

City (County)	Percentage Category	Number of Bedrooms in Unit				
		0	1	2	3	4
Naples-Marco Island MSA (Collier)	25%	318	341	410	473	528
	28%	357	382	459	530	591
	30%	382	409	492	568	633
	33%	420	450	541	624	697
	35%	446	478	574	662	739
	40%	510	546	656	757	845
	45%	573	614	738	852	950
	50%	637	683	820	946	1,056
	60%	765	819	984	1,136	1,267
	80%	1,020	1,093	1,312	1,515	1,690
	120%	1,530	1,639	1,968	2,272	2,535
	140%	1,785	1,912	2,296	2,651	2,957
<b>HERA Special Limits</b> <b>per Section 142(d)(2)(E)</b> (est. 2009) <i>For use by projects that</i> <i>placed in service at least</i> <i>one building on or</i> <i>before 12/31/2008</i>	25% - HS	321	344	413	477	532
	28% - HS	359	385	462	534	596
	30% - HS	385	413	495	572	639
	33% - HS	424	454	545	629	702
	35% - HS	449	482	578	668	745
	40% - HS	514	551	661	763	852
	45% - HS	578	619	743	858	958
	50% - HS	642	688	826	954	1,065
	60% - HS	771	826	991	1,145	1,278

Effective 12/01/2011

FHFC posted 12/9/2011

<b>2012 Rent Limits</b> <b>Florida Housing Finance Corporation</b> <b>Multifamily Rental Programs -- Except HOME and SHIP</b>
---

NOTE: A utility allowance shall be deducted from these maximum amounts.

City (County)	Percentage Category	Number of Bedrooms in Unit				
		0	1	2	3	4
North Port-Bradenton- Sarasota MSA (Manatee/Sarasota)	25%	270	289	346	400	446
	28%	302	323	388	448	500
	30%	324	346	416	480	536
	33%	356	381	457	528	589
	35%	378	404	485	560	625
	40%	432	462	555	641	715
	45%	486	520	624	721	804
	50%	540	578	693	801	893
	60%	648	693	832	961	1,072
	80%	864	925	1,110	1,282	1,430
<b>HERA Special Limits</b> <b>per Section 142(d)(2)(E)</b> (est. 2011) <i>For use by projects that</i> <i>placed in service at least</i> <i>one building on or</i> <i>before 12/31/2008</i>	120%	1,296	1,387	1,665	1,923	2,145
	140%	1,512	1,618	1,942	2,243	2,502
	25% - HS	286	306	368	425	474
	28% - HS	320	343	412	476	531
	30% - HS	343	368	441	510	569
	33% - HS	377	405	485	561	626
	35% - HS	400	429	515	595	664
	40% - HS	458	491	589	680	759
45% - HS	515	552	662	765	853	
50% - HS	572	613	736	850	948	
60% - HS	687	736	883	1,020	1,138	

Effective 12/01/2011

FHFC posted 12/9/2011

<b>2012 Rent Limits</b> <b>Florida Housing Finance Corporation</b> <b>Multifamily Rental Programs -- Except HOME and SHIP</b>
---

NOTE: A utility allowance shall be deducted from these maximum amounts.

City (County)	Percentage Category	Number of Bedrooms in Unit				
		0	1	2	3	4
Ocala MSA (Marion)	25%	221	236	284	328	366
	28%	247	265	318	367	410
	30%	265	284	341	394	439
	33%	292	312	375	433	483
	35%	309	331	398	459	512
	40%	354	379	455	525	586
	45%	398	426	511	591	659
	50%	442	473	568	656	732
	60%	531	568	682	788	879
	80% 120% 140%	708 1,062 1,239	758 1,137 1,326	910 1,365 1,592	1,051 1,576 1,839	1,172 1,758 2,051
<b>USDA-Eligible Rural Addresses per Section 42(i)(8) For use by projects that placed in service at least one building on or before 12/31/2008</b>	25% - R	229	245	295	340	380
	28% - R	256	275	330	381	425
	30% - R	275	294	354	408	456
	33% - R	302	324	389	449	501
	35% - R	321	343	413	476	532
	40% - R	367	393	472	545	608
	45% - R	412	442	531	613	684
	50% - R 60% - R	458 550	491 589	590 708	681 817	760 912



Effective 12/01/2011

FHFC posted 12/9/2011

<b>2012 Rent Limits</b> <b>Florida Housing Finance Corporation</b> <b>Multifamily Rental Programs -- Except HOME and SHIP</b>
---

NOTE: A utility allowance shall be deducted from these maximum amounts.

City (County)	Percentage Category	Number of Bedrooms in Unit				
		0	1	2	3	4
Orlando-Kissimmee-Sanford MSA (Lake/Orange/Osceola/Seminole)	25%	255	273	327	378	422
	28%	285	305	366	423	473
	30%	306	327	393	454	507
	33%	336	360	432	499	557
	35%	357	382	458	529	591
	40%	408	437	524	605	676
	45%	459	491	589	681	760
	50%	510	546	655	756	845
	60%	612	655	786	908	1,014
	80%	816	874	1,048	1,211	1,352
<b>HERA Special Limits per Section 142(d)(2)(E)</b> (est. 2011) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	120%	1,224	1,311	1,572	1,816	2,028
	140%	1,428	1,529	1,834	2,119	2,366
	25% - HS	268	287	345	398	445
	28% - HS	301	322	386	446	498
	30% - HS	322	345	414	478	534
	33% - HS	354	379	455	526	587
	35% - HS	376	402	483	558	623
	40% - HS	430	460	552	638	712
45% - HS	483	518	621	717	801	
50% - HS	537	575	690	797	890	
60% - HS	645	690	828	957	1,068	

Effective 12/01/2011

FHFC posted 12/9/2011

<b>2012 Rent Limits</b> <b>Florida Housing Finance Corporation</b> <b>Multifamily Rental Programs -- Except HOME and SHIP</b>
---

NOTE: A utility allowance shall be deducted from these maximum amounts.

City (County)	Percentage Category	Number of Bedrooms in Unit				
		0	1	2	3	4
Palm Bay-Melbourne- Titusville MSA (Brevard)	25%	256	275	330	380	425
	28%	287	308	369	426	476
	<b>30%</b>	<b>308</b>	<b>330</b>	<b>396</b>	<b>457</b>	<b>510</b>
	33%	339	363	435	502	561
	<b>35%</b>	<b>359</b>	<b>385</b>	<b>462</b>	<b>533</b>	<b>595</b>
	40%	411	440	528	609	680
	<b>45%</b>	<b>462</b>	<b>495</b>	<b>594</b>	<b>685</b>	<b>765</b>
	50%	513	550	660	761	850
	<b>60%</b>	<b>616</b>	<b>660</b>	<b>792</b>	<b>914</b>	<b>1,020</b>
	80%	822	880	1,056	1,219	1,360
	<b>120%</b>	<b>1,233</b>	<b>1,320</b>	<b>1,584</b>	<b>1,828</b>	<b>2,040</b>
	140%	1,438	1,540	1,848	2,133	2,380
<b>HERA Special Limits</b> <b>per Section 142(d)(2)(E)</b> (est. 2011) <i>For use by projects that</i> <i>placed in service at least</i> <i>one building on or</i> <i>before 12/31/2008</i>	<b>25% - HS</b>	<b>275</b>	<b>295</b>	<b>354</b>	<b>409</b>	<b>456</b>
	28% - HS	308	330	396	458	511
	<b>30% - HS</b>	<b>330</b>	<b>354</b>	<b>425</b>	<b>490</b>	<b>547</b>
	33% - HS	363	389	467	539	602
	<b>35% - HS</b>	<b>385</b>	<b>413</b>	<b>496</b>	<b>572</b>	<b>638</b>
	40% - HS	441	472	567	654	730
	<b>45% - HS</b>	<b>496</b>	<b>531</b>	<b>637</b>	<b>736</b>	<b>821</b>
	50% - HS	551	590	708	818	912
	<b>60% - HS</b>	<b>661</b>	<b>708</b>	<b>850</b>	<b>981</b>	<b>1,095</b>

Effective 12/01/2011

FHFC posted 12/9/2011

<b>2012 Rent Limits</b> <b>Florida Housing Finance Corporation</b> <b>Multifamily Rental Programs -- Except HOME and SHIP</b>
---

NOTE: A utility allowance shall be deducted from these maximum amounts.

City (County)	Percentage Category	Number of Bedrooms in Unit				
		0	1	2	3	4
Palm Coast MSA (Flagler)	25%	252	270	324	374	418
	28%	282	302	363	419	468
	30%	303	324	389	449	501
	33%	333	356	428	494	551
	35%	353	378	454	524	585
	40%	404	432	519	599	669
	45%	454	486	583	674	752
	50%	505	540	648	749	836
	60%	606	648	778	899	1,003
	80%	808	865	1,038	1,199	1,338
	120%	1,212	1,297	1,557	1,798	2,007
	140%	1,414	1,513	1,816	2,098	2,341
<b>HERA Special Limits</b> <b>per Section 142(d)(2)(E)</b> (est. 2011) <i>For use by projects that</i> <i>placed in service at least</i> <i>one building on or</i> <i>before 12/31/2008</i>	25% - HS	258	277	332	384	428
	28% - HS	289	310	372	430	480
	30% - HS	310	332	399	461	514
	33% - HS	341	365	438	507	565
	35% - HS	362	388	465	538	600
	40% - HS	414	443	532	615	686
	45% - HS	465	498	598	691	771
	50% - HS	517	554	665	768	857
	60% - HS	621	665	798	922	1,029
Panama City-Lynn Haven- Panama City Beach MSA (Bay)	25%	255	273	328	379	423
	28%	286	306	367	424	473
	30%	306	328	393	454	507
	33%	337	361	433	500	558
	35%	357	383	459	530	592
	40%	409	438	525	606	677
	45%	460	492	590	682	761
	50%	511	547	656	758	846
	60%	613	657	787	909	1,015
	80%	818	876	1,050	1,213	1,354
	120%	1,227	1,314	1,575	1,819	2,031
	140%	1,431	1,533	1,837	2,122	2,369

Effective 12/01/2011

FHFC posted 12/9/2011

<b>2012 Rent Limits</b> <b>Florida Housing Finance Corporation</b> <b>Multifamily Rental Programs -- Except HOME and SHIP</b>
---

NOTE: A utility allowance shall be deducted from these maximum amounts.

City (County)	Percentage Category	Number of Bedrooms in Unit				
		0	1	2	3	4
Pensacola-Ferry Pass- Brent MSA (Escambia/Santa Rosa)	25%	259	277	333	385	429
	28%	290	311	373	431	480
	30%	311	333	399	462	515
	33%	342	366	439	508	566
	35%	363	388	466	539	601
	40%	415	444	533	616	687
	45%	466	500	599	693	772
	50%	518	555	666	770	858
	60%	622	666	799	924	1,030
	80%	830	889	1,066	1,232	1,374
Port Saint Lucie MSA (Martin/Saint Lucie)	25%	249	267	320	370	413
	28%	279	299	359	415	463
	30%	299	320	384	444	496
	33%	329	352	423	489	546
	35%	349	374	448	518	579
	40%	399	427	513	593	662
	45%	448	480	577	667	744
	50%	498	534	641	741	827
	60%	598	641	769	889	993
	80%	798	855	1,026	1,186	1,324
HERA Special Limits per Section 142(d)(2)(E) (est. 2010) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	261	280	336	388	433
	28% - HS	293	314	377	435	485
	30% - HS	314	336	404	466	520
	33% - HS	345	370	444	513	572
	35% - HS	366	392	471	544	607
	40% - HS	419	449	539	622	694
	45% - HS	471	505	606	699	780
	50% - HS	523	561	673	777	867
	60% - HS	628	673	808	933	1,041

Effective 12/01/2011

FHFC posted 12/9/2011

<b>2012 Rent Limits</b> <b>Florida Housing Finance Corporation</b> <b>Multifamily Rental Programs -- Except HOME and SHIP</b>
---

NOTE: A utility allowance shall be deducted from these maximum amounts.

City (County)	Percentage Category	Number of Bedrooms in Unit				
		0	1	2	3	4
Punta Gorda MSA (Charlotte)	25%	244	261	314	362	405
	28%	273	293	352	406	453
	30%	293	314	377	435	486
	33%	322	345	414	478	534
	35%	342	366	440	507	567
	40%	391	419	503	580	648
	45%	439	471	565	653	729
	50%	488	523	628	725	810
	60%	586	628	754	870	972
	80%	782	838	1,006	1,161	1,296
	120%	1,173	1,257	1,509	1,741	1,944
	140%	1,368	1,466	1,760	2,031	2,268
Sebastian-Vero Beach MSA (Indian River)	25%	236	253	303	350	391
	28%	264	283	340	392	438
	30%	283	303	364	420	469
	33%	311	334	400	462	516
	35%	330	354	425	490	547
	40%	378	405	486	561	626
	45%	425	455	546	631	704
	50%	472	506	607	701	782
	60%	567	607	729	841	939
	80%	756	810	972	1,122	1,252
	120%	1,134	1,215	1,458	1,683	1,878
	140%	1,323	1,417	1,701	1,963	2,191
HERA Special Limits per Section 142(d)(2)(E) (est. 2011) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	261	279	335	387	432
	28% - HS	292	313	375	434	484
	30% - HS	313	335	402	465	519
	33% - HS	344	369	443	511	570
	35% - HS	365	391	469	542	605
	40% - HS	418	447	537	620	692
	45% - HS	470	503	604	697	778
	50% - HS	522	559	671	775	865
	60% - HS	627	671	805	930	1,038

Effective 12/01/2011

FHFC posted 12/9/2011

<b>2012 Rent Limits</b> <b>Florida Housing Finance Corporation</b> <b>Multifamily Rental Programs -- Except HOME and SHIP</b>
---

NOTE: A utility allowance shall be deducted from these maximum amounts.

City (County)	Percentage Category	Number of Bedrooms in Unit				
		0	1	2	3	4
<b>Tallahassee MSA</b>						
Tallahassee HMFA (Gadsden/Leon/ Jefferson)	<b>25%</b>	<b>281</b>	<b>301</b>	<b>361</b>	<b>418</b>	<b>466</b>
	28%	315	338	405	468	522
	<b>30%</b>	<b>338</b>	<b>362</b>	<b>434</b>	<b>501</b>	<b>559</b>
	33%	372	398	477	551	615
	<b>35%</b>	<b>394</b>	<b>422</b>	<b>506</b>	<b>585</b>	<b>652</b>
	40%	451	483	579	669	746
	<b>45%</b>	<b>507</b>	<b>543</b>	<b>651</b>	<b>752</b>	<b>839</b>
	50%	563	603	723	836	932
	<b>60%</b>	<b>676</b>	<b>724</b>	<b>868</b>	<b>1,003</b>	<b>1,119</b>
	80%	902	966	1,158	1,338	1,492
<b>120%</b>	<b>1,353</b>	<b>1,449</b>	<b>1,737</b>	<b>2,007</b>	<b>2,238</b>	
140%	1,578	1,690	2,026	2,341	2,611	
<b>Wakulla County HMFA</b>						
	<b>25%</b>	<b>274</b>	<b>294</b>	<b>353</b>	<b>407</b>	<b>455</b>
	28%	307	329	395	456	509
	<b>30%</b>	<b>329</b>	<b>352</b>	<b>423</b>	<b>489</b>	<b>546</b>
	33%	362	388	466	538	600
	<b>35%</b>	<b>384</b>	<b>411</b>	<b>494</b>	<b>570</b>	<b>637</b>
	40%	439	470	565	652	728
	<b>45%</b>	<b>493</b>	<b>529</b>	<b>635</b>	<b>734</b>	<b>819</b>
	50%	548	588	706	815	910
	<b>60%</b>	<b>658</b>	<b>705</b>	<b>847</b>	<b>978</b>	<b>1,092</b>
	80%	878	941	1,130	1,305	1,456
<b>120%</b>	<b>1,317</b>	<b>1,411</b>	<b>1,695</b>	<b>1,957</b>	<b>2,184</b>	
140%	1,536	1,646	1,977	2,283	2,548	
<b>HERA Special Limits per Section 142(d)(2)(E) (est. 2010) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i></b>	<b>25% - HS</b>	<b>288</b>	<b>309</b>	<b>371</b>	<b>429</b>	<b>478</b>
	28% - HS	323	346	415	480	536
	<b>30% - HS</b>	<b>346</b>	<b>371</b>	<b>445</b>	<b>514</b>	<b>574</b>
	33% - HS	381	408	490	566	631
	<b>35% - HS</b>	<b>404</b>	<b>433</b>	<b>519</b>	<b>600</b>	<b>670</b>
	40% - HS	462	495	594	686	766
	<b>45% - HS</b>	<b>519</b>	<b>556</b>	<b>668</b>	<b>772</b>	<b>861</b>
	50% - HS	577	618	742	858	957
<b>60% - HS</b>	<b>693</b>	<b>742</b>	<b>891</b>	<b>1,029</b>	<b>1,149</b>	

Effective 12/01/2011

FHFC posted 12/9/2011

<b>2012 Rent Limits</b> <b>Florida Housing Finance Corporation</b> <b>Multifamily Rental Programs -- Except HOME and SHIP</b>
---

NOTE: A utility allowance shall be deducted from these maximum amounts.

City (County)	Percentage Category	Number of Bedrooms in Unit				
		0	1	2	3	4
Tampa-St.Petersburg- Clearwater MSA (Hernando/Hillsborough/ Pasco/Pinellas)	<b>20%</b>	<b>197</b>	<b>211</b>	<b>254</b>	<b>293</b>	<b>327</b>
	25%	246	264	317	366	409
	<b>28%</b>	<b>276</b>	<b>296</b>	<b>355</b>	<b>410</b>	<b>458</b>
	<b>30%</b>	<b>296</b>	<b>317</b>	<b>381</b>	<b>440</b>	<b>491</b>
	33%	325	349	419	484	540
	<b>35%</b>	<b>345</b>	<b>370</b>	<b>444</b>	<b>513</b>	<b>573</b>
	40%	395	423	508	587	655
	<b>45%</b>	<b>444</b>	<b>476</b>	<b>571</b>	<b>660</b>	<b>736</b>
	50%	493	529	635	733	818
	<b>60%</b>	<b>592</b>	<b>635</b>	<b>762</b>	<b>880</b>	<b>982</b>
	80%	790	847	1,016	1,174	1,310
	120%	1,185	1,270	1,524	1,761	1,965
	140%	1,382	1,482	1,778	2,054	2,292
	<b>HERA Special Limits</b> per Section 142(d)(2)(E) (est. 2011) <i>For use by projects that</i> <i>placed in service at least</i> <i>one building on or</i> <i>before 12/31/2008</i>	<b>20% - HS</b>	<b>208</b>	<b>223</b>	<b>267</b>	<b>309</b>
<b>25% - HS</b>		<b>260</b>	<b>278</b>	<b>334</b>	<b>386</b>	<b>431</b>
28% - HS		291	312	374	432	483
<b>30% - HS</b>		<b>312</b>	<b>334</b>	<b>401</b>	<b>463</b>	<b>517</b>
33% - HS		343	367	441	509	569
<b>35% - HS</b>		<b>364</b>	<b>390</b>	<b>468</b>	<b>540</b>	<b>603</b>
40% - HS		416	446	535	618	690
<b>45% - HS</b>		<b>468</b>	<b>501</b>	<b>601</b>	<b>695</b>	<b>776</b>
50% - HS		520	557	668	772	862
<b>60% - HS</b>		<b>624</b>	<b>669</b>	<b>802</b>	<b>927</b>	<b>1,035</b>
80% - HS	832	892	1,070	1,236	1,380	

Effective 12/01/2011

FHFC posted 12/9/2011

<b>2012 Rent Limits</b> <b>Florida Housing Finance Corporation</b> <b>Multifamily Rental Programs -- Except HOME and SHIP</b>
---

NOTE: A utility allowance shall be deducted from these maximum amounts.

City (County)	Percentage Category	Number of Bedrooms in Unit				
		0	1	2	3	4
<b>Bradford County</b>	<b>25%</b>	<b>223</b>	<b>239</b>	<b>286</b>	<b>330</b>	<b>369</b>
	28%	249	267	321	370	413
	<b>30%</b>	<b>267</b>	<b>286</b>	<b>344</b>	<b>397</b>	<b>443</b>
	33%	294	315	378	436	487
	<b>35%</b>	<b>312</b>	<b>334</b>	<b>401</b>	<b>463</b>	<b>517</b>
	40%	357	382	459	529	591
	<b>45%</b>	<b>401</b>	<b>430</b>	<b>516</b>	<b>595</b>	<b>664</b>
	50%	446	478	573	661	738
	<b>60%</b>	<b>535</b>	<b>573</b>	<b>688</b>	<b>794</b>	<b>886</b>
	80%	714	765	918	1,059	1,182
	<b>120%</b>	<b>1,071</b>	<b>1,147</b>	<b>1,377</b>	<b>1,588</b>	<b>1,773</b>
	140%	1,249	1,338	1,606	1,853	2,068
<b>HERA Special Limits per Section 142(d)(2)(E) (est. 2011)</b> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	<b>25% - HS</b>	<b>224</b>	<b>240</b>	<b>288</b>	<b>332</b>	<b>371</b>
	28% - HS	251	269	322	372	415
	<b>30% - HS</b>	<b>269</b>	<b>288</b>	<b>345</b>	<b>399</b>	<b>445</b>
	33% - HS	296	317	380	439	490
	<b>35% - HS</b>	<b>314</b>	<b>336</b>	<b>403</b>	<b>465</b>	<b>519</b>
	40% - HS	359	384	461	532	594
	<b>45% - HS</b>	<b>403</b>	<b>432</b>	<b>518</b>	<b>599</b>	<b>668</b>
	50% - HS	448	480	576	665	742
	<b>60% - HS</b>	<b>538</b>	<b>576</b>	<b>691</b>	<b>798</b>	<b>891</b>
<b>USDA-Eligible Rural Addresses per Section 42(i)(8)</b>	<b>25% - R</b>	<b>229</b>	<b>245</b>	<b>295</b>	<b>340</b>	<b>380</b>
	28% - R	256	275	330	381	425
	<b>30% - R</b>	<b>275</b>	<b>294</b>	<b>354</b>	<b>408</b>	<b>456</b>
	33% - R	302	324	389	449	501
	<b>35% - R</b>	<b>321</b>	<b>343</b>	<b>413</b>	<b>476</b>	<b>532</b>
	40% - R	367	393	472	545	608
	<b>45% - R</b>	<b>412</b>	<b>442</b>	<b>531</b>	<b>613</b>	<b>684</b>
	50% - R	458	491	590	681	760
	<b>60% - R</b>	<b>550</b>	<b>589</b>	<b>708</b>	<b>817</b>	<b>912</b>



Effective 12/01/2011

FHFC posted 12/9/2011

<b>2012 Rent Limits</b> <b>Florida Housing Finance Corporation</b> <b>Multifamily Rental Programs -- Except HOME and SHIP</b>
---

NOTE: A utility allowance shall be deducted from these maximum amounts.

City (County)	Percentage Category	Number of Bedrooms in Unit				
		0	1	2	3	4
<b>Calhoun County</b>	<b>25%</b>	<b>201</b>	<b>215</b>	<b>258</b>	<b>298</b>	<b>333</b>
	28%	225	241	289	334	373
	<b>30%</b>	<b>241</b>	<b>258</b>	<b>310</b>	<b>358</b>	<b>399</b>
	33%	265	284	341	393	439
	<b>35%</b>	<b>281</b>	<b>301</b>	<b>362</b>	<b>417</b>	<b>466</b>
	40%	322	345	414	477	533
	<b>45%</b>	<b>362</b>	<b>388</b>	<b>465</b>	<b>537</b>	<b>599</b>
	50%	402	431	517	596	666
	<b>60%</b>	<b>483</b>	<b>517</b>	<b>621</b>	<b>716</b>	<b>799</b>
	80%	644	690	828	955	1,066
	<b>120%</b>	<b>966</b>	<b>1,035</b>	<b>1,242</b>	<b>1,432</b>	<b>1,599</b>
	140%	1,127	1,207	1,449	1,671	1,865
<b>HERA Special Limits per Section 142(d)(2)(E) (est. 2009)</b> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	<b>25% - HS</b>	<b>212</b>	<b>227</b>	<b>273</b>	<b>315</b>	<b>351</b>
	28% - HS	238	254	305	353	394
	<b>30% - HS</b>	<b>255</b>	<b>273</b>	<b>327</b>	<b>378</b>	<b>422</b>
	33% - HS	280	300	360	416	464
	<b>35% - HS</b>	<b>297</b>	<b>318</b>	<b>382</b>	<b>441</b>	<b>492</b>
	40% - HS	340	364	437	504	563
	<b>45% - HS</b>	<b>382</b>	<b>409</b>	<b>491</b>	<b>567</b>	<b>633</b>
	50% - HS	425	455	546	630	703
	<b>60% - HS</b>	<b>510</b>	<b>546</b>	<b>655</b>	<b>756</b>	<b>844</b>
<b>USDA-Eligible Rural Addresses per Section 42(i)(8)</b>	<b>25% - R</b>	<b>229</b>	<b>245</b>	<b>295</b>	<b>340</b>	<b>380</b>
	28% - R	256	275	330	381	425
	<b>30% - R</b>	<b>275</b>	<b>294</b>	<b>354</b>	<b>408</b>	<b>456</b>
	33% - R	302	324	389	449	501
	<b>35% - R</b>	<b>321</b>	<b>343</b>	<b>413</b>	<b>476</b>	<b>532</b>
	40% - R	367	393	472	545	608
	<b>45% - R</b>	<b>412</b>	<b>442</b>	<b>531</b>	<b>613</b>	<b>684</b>
	50% - R	458	491	590	681	760
	<b>60% - R</b>	<b>550</b>	<b>589</b>	<b>708</b>	<b>817</b>	<b>912</b>

Effective 12/01/2011

FHFC posted 12/9/2011

<b>2012 Rent Limits</b> <b>Florida Housing Finance Corporation</b> <b>Multifamily Rental Programs -- Except HOME and SHIP</b>
---

NOTE: A utility allowance shall be deducted from these maximum amounts.

City (County)	Percentage Category	Number of Bedrooms in Unit				
		0	1	2	3	4
Citrus County	<b>25%</b>	<b>210</b>	<b>225</b>	<b>270</b>	<b>312</b>	<b>348</b>
	28%	235	252	303	350	390
	<b>30%</b>	<b>252</b>	<b>270</b>	<b>324</b>	<b>375</b>	<b>418</b>
	33%	278	297	357	412	460
	<b>35%</b>	<b>294</b>	<b>315</b>	<b>378</b>	<b>437</b>	<b>488</b>
	40%	337	361	433	500	558
	<b>45%</b>	<b>379</b>	<b>406</b>	<b>487</b>	<b>563</b>	<b>627</b>
	50%	421	451	541	625	697
	<b>60%</b>	<b>505</b>	<b>541</b>	<b>649</b>	<b>750</b>	<b>837</b>
	80%	674	722	866	1,001	1,116
	<b>120%</b>	<b>1,011</b>	<b>1,083</b>	<b>1,299</b>	<b>1,501</b>	<b>1,674</b>
	140%	1,179	1,263	1,515	1,751	1,953
USDA-Eligible Rural Addresses per Section 42(i)(8)	<b>25% - R</b>	<b>229</b>	<b>245</b>	<b>295</b>	<b>340</b>	<b>380</b>
	28% - R	256	275	330	381	425
	<b>30% - R</b>	<b>275</b>	<b>294</b>	<b>354</b>	<b>408</b>	<b>456</b>
	33% - R	302	324	389	449	501
	<b>35% - R</b>	<b>321</b>	<b>343</b>	<b>413</b>	<b>476</b>	<b>532</b>
	40% - R	367	393	472	545	608
	<b>45% - R</b>	<b>412</b>	<b>442</b>	<b>531</b>	<b>613</b>	<b>684</b>
	50% - R	458	491	590	681	760
	<b>60% - R</b>	<b>550</b>	<b>589</b>	<b>708</b>	<b>817</b>	<b>912</b>

Effective 12/01/2011

FHFC posted 12/9/2011

<b>2012 Rent Limits</b> <b>Florida Housing Finance Corporation</b> <b>Multifamily Rental Programs -- Except HOME and SHIP</b>
---

NOTE: A utility allowance shall be deducted from these maximum amounts.

City (County)	Percentage Category	Number of Bedrooms in Unit				
		0	1	2	3	4
<b>Columbia County</b>	<b>25%</b>	<b>215</b>	<b>230</b>	<b>276</b>	<b>320</b>	<b>356</b>
	28%	241	258	310	358	399
	<b>30%</b>	<b>258</b>	<b>277</b>	<b>332</b>	<b>384</b>	<b>428</b>
	33%	284	304	365	422	471
	<b>35%</b>	<b>301</b>	<b>323</b>	<b>387</b>	<b>448</b>	<b>499</b>
	40%	345	369	443	512	571
	<b>45%</b>	<b>388</b>	<b>415</b>	<b>498</b>	<b>576</b>	<b>642</b>
	50%	431	461	553	640	713
	<b>60%</b>	<b>517</b>	<b>554</b>	<b>664</b>	<b>768</b>	<b>856</b>
	80%	690	739	886	1,024	1,142
	<b>120%</b>	<b>1,035</b>	<b>1,108</b>	<b>1,329</b>	<b>1,536</b>	<b>1,713</b>
	140%	1,207	1,293	1,550	1,792	1,998
<b>HERA Special Limits per Section 142(d)(2)(E) (est. 2009)</b> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	<b>25% - HS</b>	<b>216</b>	<b>232</b>	<b>278</b>	<b>321</b>	<b>359</b>
	28% - HS	242	260	312	360	402
	<b>30% - HS</b>	<b>260</b>	<b>278</b>	<b>334</b>	<b>386</b>	<b>431</b>
	33% - HS	286	306	367	424	474
	<b>35% - HS</b>	<b>303</b>	<b>325</b>	<b>390</b>	<b>450</b>	<b>503</b>
	40% - HS	347	371	446	515	575
	<b>45% - HS</b>	<b>390</b>	<b>417</b>	<b>501</b>	<b>579</b>	<b>646</b>
	50% - HS	433	464	557	643	718
	<b>60% - HS</b>	<b>520</b>	<b>557</b>	<b>669</b>	<b>772</b>	<b>862</b>
<b>USDA-Eligible Rural Addresses per Section 42(i)(8)</b>	<b>25% - R</b>	<b>229</b>	<b>245</b>	<b>295</b>	<b>340</b>	<b>380</b>
	28% - R	256	275	330	381	425
	<b>30% - R</b>	<b>275</b>	<b>294</b>	<b>354</b>	<b>408</b>	<b>456</b>
	33% - R	302	324	389	449	501
	<b>35% - R</b>	<b>321</b>	<b>343</b>	<b>413</b>	<b>476</b>	<b>532</b>
	40% - R	367	393	472	545	608
	<b>45% - R</b>	<b>412</b>	<b>442</b>	<b>531</b>	<b>613</b>	<b>684</b>
	50% - R	458	491	590	681	760
	<b>60% - R</b>	<b>550</b>	<b>589</b>	<b>708</b>	<b>817</b>	<b>912</b>

Effective 12/01/2011

FHFC posted 12/9/2011

<b>2012 Rent Limits</b> <b>Florida Housing Finance Corporation</b> <b>Multifamily Rental Programs -- Except HOME and SHIP</b>
---

NOTE: A utility allowance shall be deducted from these maximum amounts.

City (County)	Percentage Category	Number of Bedrooms in Unit				
		0	1	2	3	4
DeSoto County	25%	201	215	258	298	333
	28%	225	241	289	334	373
	30%	241	258	310	358	399
	33%	265	284	341	393	439
	35%	281	301	362	417	466
	40%	322	345	414	477	533
	45%	362	388	465	537	599
	50%	402	431	517	596	666
	60%	483	517	621	716	799
	80%	644	690	828	955	1,066
	120%	966	1,035	1,242	1,432	1,599
	140%	1,127	1,207	1,449	1,671	1,865
<b>HERA Special Limits</b> per Section 142(d)(2)(E) (est. 2011) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	208	223	268	310	346
	28% - HS	233	250	301	347	387
	30% - HS	250	268	322	372	415
	33% - HS	275	295	354	409	457
	35% - HS	292	313	376	434	484
	40% - HS	334	358	430	496	554
	45% - HS	375	402	483	558	623
	50% - HS	417	447	537	620	692
	60% - HS	501	537	645	744	831
<b>USDA-Eligible Rural Addresses</b> per Section 42(i)(8)	25% - R	229	245	295	340	380
	28% - R	256	275	330	381	425
	30% - R	275	294	354	408	456
	33% - R	302	324	389	449	501
	35% - R	321	343	413	476	532
	40% - R	367	393	472	545	608
	45% - R	412	442	531	613	684
	50% - R	458	491	590	681	760
	60% - R	550	589	708	817	912

Effective 12/01/2011

FHFC posted 12/9/2011

<b>2012 Rent Limits</b> <b>Florida Housing Finance Corporation</b> <b>Multifamily Rental Programs -- Except HOME and SHIP</b>
---

NOTE: A utility allowance shall be deducted from these maximum amounts.

City (County)	Percentage Category	Number of Bedrooms in Unit				
		0	1	2	3	4
<b>Dixie County</b>	<b>25%</b>	<b>201</b>	<b>215</b>	<b>258</b>	<b>298</b>	<b>333</b>
	28%	225	241	289	334	373
	<b>30%</b>	<b>241</b>	<b>258</b>	<b>310</b>	<b>358</b>	<b>399</b>
	33%	265	284	341	393	439
	<b>35%</b>	<b>281</b>	<b>301</b>	<b>362</b>	<b>417</b>	<b>466</b>
	40%	322	345	414	477	533
	<b>45%</b>	<b>362</b>	<b>388</b>	<b>465</b>	<b>537</b>	<b>599</b>
	50%	402	431	517	596	666
	<b>60%</b>	<b>483</b>	<b>517</b>	<b>621</b>	<b>716</b>	<b>799</b>
	80%	644	690	828	955	1,066
	<b>120%</b>	<b>966</b>	<b>1,035</b>	<b>1,242</b>	<b>1,432</b>	<b>1,599</b>
	140%	1,127	1,207	1,449	1,671	1,865
<b>HERA Special Limits per Section 142(d)(2)(E) (est. 2009)</b> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	<b>25% - HS</b>	<b>208</b>	<b>222</b>	<b>267</b>	<b>308</b>	<b>344</b>
	28% - HS	233	249	299	345	385
	<b>30% - HS</b>	<b>249</b>	<b>267</b>	<b>321</b>	<b>370</b>	<b>413</b>
	33% - HS	274	294	353	407	454
	<b>35% - HS</b>	<b>291</b>	<b>311</b>	<b>374</b>	<b>432</b>	<b>482</b>
	40% - HS	333	356	428	494	551
	<b>45% - HS</b>	<b>374</b>	<b>401</b>	<b>481</b>	<b>555</b>	<b>619</b>
	50% - HS	416	445	535	617	688
	<b>60% - HS</b>	<b>499</b>	<b>534</b>	<b>642</b>	<b>741</b>	<b>826</b>
<b>USDA-Eligible Rural Addresses per Section 42(i)(8)</b>	<b>25% - R</b>	<b>229</b>	<b>245</b>	<b>295</b>	<b>340</b>	<b>380</b>
	28% - R	256	275	330	381	425
	<b>30% - R</b>	<b>275</b>	<b>294</b>	<b>354</b>	<b>408</b>	<b>456</b>
	33% - R	302	324	389	449	501
	<b>35% - R</b>	<b>321</b>	<b>343</b>	<b>413</b>	<b>476</b>	<b>532</b>
	40% - R	367	393	472	545	608
	<b>45% - R</b>	<b>412</b>	<b>442</b>	<b>531</b>	<b>613</b>	<b>684</b>
	50% - R	458	491	590	681	760
	<b>60% - R</b>	<b>550</b>	<b>589</b>	<b>708</b>	<b>817</b>	<b>912</b>

Effective 12/01/2011

FHFC posted 12/9/2011

<b>2012 Rent Limits</b> <b>Florida Housing Finance Corporation</b> <b>Multifamily Rental Programs -- Except HOME and SHIP</b>
---

NOTE: A utility allowance shall be deducted from these maximum amounts.

City (County)	Percentage Category	Number of Bedrooms in Unit				
		0	1	2	3	4
Franklin County	25%	213	229	275	317	354
	28%	239	256	308	355	396
	30%	256	274	330	381	425
	33%	282	302	363	419	467
	35%	299	320	385	444	496
	40%	342	366	440	508	567
	45%	384	412	495	571	637
	50%	427	458	550	635	708
	60%	513	549	660	762	850
	80%	684	733	880	1,016	1,134
	120%	1,026	1,099	1,320	1,524	1,701
	140%	1,197	1,282	1,540	1,778	1,984
<b>HERA Special Limits</b> per Section 142(d)(2)(E) (est. 2011) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	246	264	317	366	409
	28% - HS	276	296	355	410	458
	30% - HS	296	317	381	440	491
	33% - HS	325	349	419	484	540
	35% - HS	345	370	444	513	573
	40% - HS	395	423	508	587	655
	45% - HS	444	476	571	660	736
	50% - HS	493	529	635	733	818
	60% - HS	592	635	762	880	982
<b>USDA-Eligible Rural Addresses</b> per Section 42(i)(8)	25% - R	229	245	295	340	380
	28% - R	256	275	330	381	425
	30% - R	275	294	354	408	456
	33% - R	302	324	389	449	501
	35% - R	321	343	413	476	532
	40% - R	367	393	472	545	608
	45% - R	412	442	531	613	684
	50% - R	458	491	590	681	760
	60% - R	550	589	708	817	912

Effective 12/01/2011

FHFC posted 12/9/2011

<b>2012 Rent Limits</b> <b>Florida Housing Finance Corporation</b> <b>Multifamily Rental Programs -- Except HOME and SHIP</b>
---

NOTE: A utility allowance shall be deducted from these maximum amounts.

City (County)	Percentage Category	Number of Bedrooms in Unit				
		0	1	2	3	4
<b>Glades County</b>	<b>25%</b>	<b>212</b>	<b>227</b>	<b>273</b>	<b>315</b>	<b>351</b>
	28%	238	254	305	353	394
	<b>30%</b>	<b>255</b>	<b>273</b>	<b>327</b>	<b>378</b>	<b>422</b>
	33%	280	300	360	416	464
	<b>35%</b>	<b>297</b>	<b>318</b>	<b>382</b>	<b>441</b>	<b>492</b>
	40%	340	364	437	504	563
	<b>45%</b>	<b>382</b>	<b>409</b>	<b>491</b>	<b>567</b>	<b>633</b>
	50%	425	455	546	630	703
	<b>60%</b>	<b>510</b>	<b>546</b>	<b>655</b>	<b>756</b>	<b>844</b>
	80%	680	728	874	1,009	1,126
	<b>120%</b>	<b>1,020</b>	<b>1,092</b>	<b>1,311</b>	<b>1,513</b>	<b>1,689</b>
	140%	1,190	1,274	1,529	1,765	1,970
<b>HERA Special Limits per Section 142(d)(2)(E) (est. 2011)</b> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	<b>25% - HS</b>	<b>213</b>	<b>228</b>	<b>273</b>	<b>315</b>	<b>352</b>
	28% - HS	238	255	306	353	394
	<b>30% - HS</b>	<b>255</b>	<b>273</b>	<b>328</b>	<b>379</b>	<b>423</b>
	33% - HS	281	301	361	417	465
	<b>35% - HS</b>	<b>298</b>	<b>319</b>	<b>383</b>	<b>442</b>	<b>493</b>
	40% - HS	341	365	438	505	564
	<b>45% - HS</b>	<b>383</b>	<b>410</b>	<b>492</b>	<b>568</b>	<b>634</b>
	50% - HS	426	456	547	631	705
	<b>60% - HS</b>	<b>511</b>	<b>547</b>	<b>657</b>	<b>758</b>	<b>846</b>
<b>USDA-Eligible Rural Addresses per Section 42(i)(8)</b>	<b>25% - R</b>	<b>229</b>	<b>245</b>	<b>295</b>	<b>340</b>	<b>380</b>
	28% - R	256	275	330	381	425
	<b>30% - R</b>	<b>275</b>	<b>294</b>	<b>354</b>	<b>408</b>	<b>456</b>
	33% - R	302	324	389	449	501
	<b>35% - R</b>	<b>321</b>	<b>343</b>	<b>413</b>	<b>476</b>	<b>532</b>
	40% - R	367	393	472	545	608
	<b>45% - R</b>	<b>412</b>	<b>442</b>	<b>531</b>	<b>613</b>	<b>684</b>
	50% - R	458	491	590	681	760
	<b>60% - R</b>	<b>550</b>	<b>589</b>	<b>708</b>	<b>817</b>	<b>912</b>

Effective 12/01/2011

FHFC posted 12/9/2011

<b>2012 Rent Limits</b> <b>Florida Housing Finance Corporation</b> <b>Multifamily Rental Programs -- Except HOME and SHIP</b>
---

NOTE: A utility allowance shall be deducted from these maximum amounts.

City (County)	Percentage Category	Number of Bedrooms in Unit				
		0	1	2	3	4
<b>Gulf County</b>	<b>25%</b>	<b>225</b>	<b>241</b>	<b>290</b>	<b>335</b>	<b>373</b>
	28%	252	270	324	375	418
	<b>30%</b>	<b>270</b>	<b>289</b>	<b>348</b>	<b>402</b>	<b>448</b>
	33%	297	318	382	442	493
	<b>35%</b>	<b>315</b>	<b>338</b>	<b>406</b>	<b>469</b>	<b>523</b>
	40%	361	386	464	536	598
	<b>45%</b>	<b>406</b>	<b>434</b>	<b>522</b>	<b>603</b>	<b>672</b>
	50%	451	483	580	670	747
	<b>60%</b>	<b>541</b>	<b>579</b>	<b>696</b>	<b>804</b>	<b>897</b>
	80%	722	773	928	1,072	1,196
	<b>120%</b>	<b>1,083</b>	<b>1,159</b>	<b>1,392</b>	<b>1,608</b>	<b>1,794</b>
	140%	1,263	1,352	1,624	1,876	2,093
<b>HERA Special Limits per Section 142(d)(2)(E) (est. 2009)</b> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	<b>25% - HS</b>	<b>226</b>	<b>242</b>	<b>291</b>	<b>336</b>	<b>375</b>
	28% - HS	253	271	326	376	420
	<b>30% - HS</b>	<b>271</b>	<b>291</b>	<b>349</b>	<b>403</b>	<b>450</b>
	33% - HS	298	320	384	443	495
	<b>35% - HS</b>	<b>316</b>	<b>339</b>	<b>407</b>	<b>470</b>	<b>525</b>
	40% - HS	362	388	466	538	600
	<b>45% - HS</b>	<b>407</b>	<b>436</b>	<b>524</b>	<b>605</b>	<b>675</b>
	50% - HS	452	485	582	672	750
	<b>60% - HS</b>	<b>543</b>	<b>582</b>	<b>699</b>	<b>807</b>	<b>900</b>
<b>USDA-Eligible Rural Addresses per Section 42(i)(8)</b>	<b>25% - R</b>	<b>229</b>	<b>245</b>	<b>295</b>	<b>340</b>	<b>380</b>
	28% - R	256	275	330	381	425
	<b>30% - R</b>	<b>275</b>	<b>294</b>	<b>354</b>	<b>408</b>	<b>456</b>
	33% - R	302	324	389	449	501
	<b>35% - R</b>	<b>321</b>	<b>343</b>	<b>413</b>	<b>476</b>	<b>532</b>
	40% - R	367	393	472	545	608
	<b>45% - R</b>	<b>412</b>	<b>442</b>	<b>531</b>	<b>613</b>	<b>684</b>
	50% - R	458	491	590	681	760
	<b>60% - R</b>	<b>550</b>	<b>589</b>	<b>708</b>	<b>817</b>	<b>912</b>



Effective 12/01/2011

FHFC posted 12/9/2011

<b>2012 Rent Limits</b> <b>Florida Housing Finance Corporation</b> <b>Multifamily Rental Programs -- Except HOME and SHIP</b>
---

NOTE: A utility allowance shall be deducted from these maximum amounts.

City (County)	Percentage Category	Number of Bedrooms in Unit				
		0	1	2	3	4
Hamilton County	25%	201	215	258	298	333
	28%	225	241	289	334	373
	30%	241	258	310	358	399
	33%	265	284	341	393	439
	35%	281	301	362	417	466
	40%	322	345	414	477	533
	45%	362	388	465	537	599
	50%	402	431	517	596	666
	60%	483	517	621	716	799
	80%	644	690	828	955	1,066
	120%	966	1,035	1,242	1,432	1,599
	140%	1,127	1,207	1,449	1,671	1,865
<b>HERA Special Limits per Section 142(d)(2)(E) (est. 2009)</b> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	236	253	303	351	391
	28% - HS	264	283	340	393	438
	30% - HS	283	303	364	421	470
	33% - HS	311	334	400	463	517
	35% - HS	330	354	425	491	548
	40% - HS	378	405	486	562	627
	45% - HS	425	455	546	632	705
	50% - HS	472	506	607	702	783
60% - HS	567	607	729	843	940	
<b>USDA-Eligible Rural Addresses per Section 42(i)(8)</b> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - R	229	245	295	340	380
	28% - R	256	275	330	381	425
	30% - R	275	294	354	408	456
	33% - R	302	324	389	449	501
	35% - R	321	343	413	476	532
	40% - R	367	393	472	545	608
	45% - R	412	442	531	613	684
	50% - R	458	491	590	681	760
60% - R	550	589	708	817	912	

Effective 12/01/2011

FHFC posted 12/9/2011

<b>2012 Rent Limits</b> <b>Florida Housing Finance Corporation</b> <b>Multifamily Rental Programs -- Except HOME and SHIP</b>
---

NOTE: A utility allowance shall be deducted from these maximum amounts.

City (County)	Percentage Category	Number of Bedrooms in Unit				
		0	1	2	3	4
Hardee County	25%	203	218	261	302	337
	28%	228	244	293	338	378
	30%	244	261	314	363	405
	33%	268	287	345	399	445
	35%	285	305	366	423	472
	40%	326	349	419	484	540
	45%	366	392	471	544	607
	50%	407	436	523	605	675
	60%	489	523	628	726	810
	80%	652	698	838	968	1,080
	120%	978	1,047	1,257	1,452	1,620
	140%	1,141	1,221	1,466	1,694	1,890
<b>HERA Special Limits</b> per Section 142(d)(2)(E) (est. 2009) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	229	245	295	340	380
	28% - HS	256	275	330	381	425
	30% - HS	275	295	354	408	456
	33% - HS	302	324	389	449	501
	35% - HS	321	344	413	476	532
	40% - HS	367	393	472	545	608
	45% - HS	412	442	531	613	684
	50% - HS	458	491	590	681	760
<b>USDA-Eligible Rural Addresses</b> per Section 42(i)(8)	25% - R	229	245	295	340	380
	28% - R	256	275	330	381	425
	30% - R	275	294	354	408	456
	33% - R	302	324	389	449	501
	35% - R	321	343	413	476	532
	40% - R	367	393	472	545	608
	45% - R	412	442	531	613	684
	50% - R	458	491	590	681	760
	60% - R	550	589	708	817	912

Effective 12/01/2011

FHFC posted 12/9/2011

<b>2012 Rent Limits</b> <b>Florida Housing Finance Corporation</b> <b>Multifamily Rental Programs -- Except HOME and SHIP</b>
---

NOTE: A utility allowance shall be deducted from these maximum amounts.

City (County)	Percentage Category	Number of Bedrooms in Unit				
		0	1	2	3	4
Hendry County	<b>25%</b>	<b>208</b>	<b>222</b>	<b>267</b>	<b>308</b>	<b>344</b>
	28%	233	249	299	345	385
	<b>30%</b>	<b>249</b>	<b>267</b>	<b>321</b>	<b>370</b>	<b>413</b>
	33%	274	294	353	407	454
	<b>35%</b>	<b>291</b>	<b>311</b>	<b>374</b>	<b>432</b>	<b>482</b>
	40%	333	356	428	494	551
	<b>45%</b>	<b>374</b>	<b>401</b>	<b>481</b>	<b>555</b>	<b>619</b>
	50%	416	445	535	617	688
	<b>60%</b>	<b>499</b>	<b>534</b>	<b>642</b>	<b>741</b>	<b>826</b>
	80%	666	713	856	988	1,102
	<b>120%</b>	<b>999</b>	<b>1,069</b>	<b>1,284</b>	<b>1,482</b>	<b>1,653</b>
	140%	1,165	1,247	1,498	1,729	1,928
USDA-Eligible Rural Addresses per Section 42(i)(8)	<b>25% - R</b>	<b>229</b>	<b>245</b>	<b>295</b>	<b>340</b>	<b>380</b>
	28% - R	256	275	330	381	425
	<b>30% - R</b>	<b>275</b>	<b>294</b>	<b>354</b>	<b>408</b>	<b>456</b>
	33% - R	302	324	389	449	501
	<b>35% - R</b>	<b>321</b>	<b>343</b>	<b>413</b>	<b>476</b>	<b>532</b>
	40% - R	367	393	472	545	608
	<b>45% - R</b>	<b>412</b>	<b>442</b>	<b>531</b>	<b>613</b>	<b>684</b>
	50% - R	458	491	590	681	760
	<b>60% - R</b>	<b>550</b>	<b>589</b>	<b>708</b>	<b>817</b>	<b>912</b>

Effective 12/01/2011

FHFC posted 12/9/2011

<b>2012 Rent Limits</b> <b>Florida Housing Finance Corporation</b> <b>Multifamily Rental Programs -- Except HOME and SHIP</b>
---

NOTE: A utility allowance shall be deducted from these maximum amounts.

City (County)	Percentage Category	Number of Bedrooms in Unit				
		0	1	2	3	4
Highlands County	25%	201	215	258	298	333
	28%	225	241	289	334	373
	30%	241	258	310	358	399
	33%	265	284	341	393	439
	35%	281	301	362	417	466
	40%	322	345	414	477	533
	45%	362	388	465	537	599
	50%	402	431	517	596	666
	60%	483	517	621	716	799
	80%	644	690	828	955	1,066
	120%	966	1,035	1,242	1,432	1,599
	140%	1,127	1,207	1,449	1,671	1,865
<b>HERA Special Limits</b> per Section 142(d)(2)(E) (est. 2009) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	214	229	275	318	355
	28% - HS	240	257	308	357	398
	30% - HS	257	275	330	382	426
	33% - HS	282	303	363	420	469
	35% - HS	300	321	385	446	497
	40% - HS	343	367	441	510	569
	45% - HS	385	413	496	573	640
	50% - HS	428	459	551	637	711
	60% - HS	514	551	661	765	853
<b>USDA-Eligible Rural Addresses</b> per Section 42(i)(8)	25% - R	229	245	295	340	380
	28% - R	256	275	330	381	425
	30% - R	275	294	354	408	456
	33% - R	302	324	389	449	501
	35% - R	321	343	413	476	532
	40% - R	367	393	472	545	608
	45% - R	412	442	531	613	684
	50% - R	458	491	590	681	760
	60% - R	550	589	708	817	912

Effective 12/01/2011

FHFC posted 12/9/2011

<b>2012 Rent Limits</b> <b>Florida Housing Finance Corporation</b> <b>Multifamily Rental Programs -- Except HOME and SHIP</b>
---

NOTE: A utility allowance shall be deducted from these maximum amounts.

City (County)	Percentage Category	Number of Bedrooms in Unit				
		0	1	2	3	4
<b>Holmes County</b>	<b>25%</b>	<b>201</b>	<b>215</b>	<b>258</b>	<b>298</b>	<b>333</b>
	28%	225	241	289	334	373
	<b>30%</b>	<b>241</b>	<b>258</b>	<b>310</b>	<b>358</b>	<b>399</b>
	33%	265	284	341	393	439
	<b>35%</b>	<b>281</b>	<b>301</b>	<b>362</b>	<b>417</b>	<b>466</b>
	40%	322	345	414	477	533
	<b>45%</b>	<b>362</b>	<b>388</b>	<b>465</b>	<b>537</b>	<b>599</b>
	50%	402	431	517	596	666
	<b>60%</b>	<b>483</b>	<b>517</b>	<b>621</b>	<b>716</b>	<b>799</b>
	80%	644	690	828	955	1,066
	<b>120%</b>	<b>966</b>	<b>1,035</b>	<b>1,242</b>	<b>1,432</b>	<b>1,599</b>
	140%	1,127	1,207	1,449	1,671	1,865
<b>HERA Special Limits per Section 142(d)(2)(E) (est. 2009)</b> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	<b>25% - HS</b>	<b>208</b>	<b>223</b>	<b>268</b>	<b>310</b>	<b>346</b>
	28% - HS	233	250	301	347	387
	<b>30% - HS</b>	<b>250</b>	<b>268</b>	<b>322</b>	<b>372</b>	<b>415</b>
	33% - HS	275	295	354	409	457
	<b>35% - HS</b>	<b>292</b>	<b>313</b>	<b>376</b>	<b>434</b>	<b>484</b>
	40% - HS	334	358	430	496	554
	<b>45% - HS</b>	<b>375</b>	<b>402</b>	<b>483</b>	<b>558</b>	<b>623</b>
	50% - HS	417	447	537	620	692
	<b>60% - HS</b>	<b>501</b>	<b>537</b>	<b>645</b>	<b>744</b>	<b>831</b>
<b>USDA-Eligible Rural Addresses per Section 42(i)(8)</b>	<b>25% - R</b>	<b>229</b>	<b>245</b>	<b>295</b>	<b>340</b>	<b>380</b>
	28% - R	256	275	330	381	425
	<b>30% - R</b>	<b>275</b>	<b>294</b>	<b>354</b>	<b>408</b>	<b>456</b>
	33% - R	302	324	389	449	501
	<b>35% - R</b>	<b>321</b>	<b>343</b>	<b>413</b>	<b>476</b>	<b>532</b>
	40% - R	367	393	472	545	608
	<b>45% - R</b>	<b>412</b>	<b>442</b>	<b>531</b>	<b>613</b>	<b>684</b>
	50% - R	458	491	590	681	760
	<b>60% - R</b>	<b>550</b>	<b>589</b>	<b>708</b>	<b>817</b>	<b>912</b>

Effective 12/01/2011

FHFC posted 12/9/2011

<b>2012 Rent Limits</b> <b>Florida Housing Finance Corporation</b> <b>Multifamily Rental Programs -- Except HOME and SHIP</b>
---

NOTE: A utility allowance shall be deducted from these maximum amounts.

City (County)	Percentage Category	Number of Bedrooms in Unit				
		0	1	2	3	4
Jackson County	<b>25%</b>	<b>215</b>	<b>230</b>	<b>276</b>	<b>319</b>	<b>356</b>
	28%	240	257	309	357	399
	<b>30%</b>	<b>258</b>	<b>276</b>	<b>331</b>	<b>383</b>	<b>427</b>
	33%	283	304	364	421	470
	<b>35%</b>	<b>301</b>	<b>322</b>	<b>386</b>	<b>447</b>	<b>498</b>
	40%	344	368	442	511	570
	<b>45%</b>	<b>387</b>	<b>414</b>	<b>497</b>	<b>574</b>	<b>641</b>
	50%	430	460	552	638	712
	<b>60%</b>	<b>516</b>	<b>552</b>	<b>663</b>	<b>766</b>	<b>855</b>
	80%	688	737	884	1,022	1,140
	<b>120%</b>	<b>1,032</b>	<b>1,105</b>	<b>1,326</b>	<b>1,533</b>	<b>1,710</b>
	140%	1,204	1,289	1,547	1,788	1,995
USDA-Eligible Rural Addresses per Section 42(i)(8)	<b>25% - R</b>	<b>229</b>	<b>245</b>	<b>295</b>	<b>340</b>	<b>380</b>
	28% - R	256	275	330	381	425
	<b>30% - R</b>	<b>275</b>	<b>294</b>	<b>354</b>	<b>408</b>	<b>456</b>
	33% - R	302	324	389	449	501
	<b>35% - R</b>	<b>321</b>	<b>343</b>	<b>413</b>	<b>476</b>	<b>532</b>
	40% - R	367	393	472	545	608
	<b>45% - R</b>	<b>412</b>	<b>442</b>	<b>531</b>	<b>613</b>	<b>684</b>
	50% - R	458	491	590	681	760
	<b>60% - R</b>	<b>550</b>	<b>589</b>	<b>708</b>	<b>817</b>	<b>912</b>

Effective 12/01/2011

FHFC posted 12/9/2011

<b>2012 Rent Limits</b> <b>Florida Housing Finance Corporation</b> <b>Multifamily Rental Programs -- Except HOME and SHIP</b>
---

NOTE: A utility allowance shall be deducted from these maximum amounts.

City (County)	Percentage Category	Number of Bedrooms in Unit				
		0	1	2	3	4
Lafayette County	25%	227	243	292	337	376
	28%	254	273	327	378	422
	30%	273	292	351	405	452
	33%	300	321	386	445	497
	35%	318	341	409	472	527
	40%	364	390	468	540	603
	45%	409	438	526	607	678
	50%	455	487	585	675	753
	60%	546	585	702	810	904
	80%	728	780	936	1,080	1,206
	120%	1,092	1,170	1,404	1,620	1,809
	140%	1,274	1,365	1,638	1,890	2,110
<b>HERA Special Limits</b> per Section 142(d)(2)(E) (est. 2011) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	236	253	303	351	391
	28% - HS	264	283	340	393	438
	30% - HS	283	303	364	421	470
	33% - HS	311	334	400	463	517
	35% - HS	330	354	425	491	548
	40% - HS	378	405	486	562	627
	45% - HS	425	455	546	632	705
	50% - HS	472	506	607	702	783
60% - HS	567	607	729	843	940	
<b>USDA-Eligible Rural Addresses</b> per Section 42(i)(8)	25% - R	229	245	295	340	380
	28% - R	256	275	330	381	425
	30% - R	275	294	354	408	456
	33% - R	302	324	389	449	501
	35% - R	321	343	413	476	532
	40% - R	367	393	472	545	608
	45% - R	412	442	531	613	684
	50% - R	458	491	590	681	760
60% - R	550	589	708	817	912	

Effective 12/01/2011

FHFC posted 12/9/2011

<b>2012 Rent Limits</b> <b>Florida Housing Finance Corporation</b> <b>Multifamily Rental Programs -- Except HOME and SHIP</b>
---

NOTE: A utility allowance shall be deducted from these maximum amounts.

City (County)	Percentage Category	Number of Bedrooms in Unit				
		0	1	2	3	4
Levy County	25%	201	215	258	298	333
	28%	225	241	289	334	373
	30%	241	258	310	358	399
	33%	265	284	341	393	439
	35%	281	301	362	417	466
	40%	322	345	414	477	533
	45%	362	388	465	537	599
	50%	402	431	517	596	666
	60%	483	517	621	716	799
	80%	644	690	828	955	1,066
	120%	966	1,035	1,242	1,432	1,599
	140%	1,127	1,207	1,449	1,671	1,865
<b>HERA Special Limits</b> per Section 142(d)(2)(E) (est. 2009) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	225	241	290	335	373
	28% - HS	252	270	324	375	418
	30% - HS	270	289	348	402	448
	33% - HS	297	318	382	442	493
	35% - HS	315	338	406	469	523
	40% - HS	361	386	464	536	598
	45% - HS	406	434	522	603	672
	50% - HS	451	483	580	670	747
	60% - HS	541	579	696	804	897
<b>USDA-Eligible Rural Addresses</b> per Section 42(i)(8)	25% - R	229	245	295	340	380
	28% - R	256	275	330	381	425
	30% - R	275	294	354	408	456
	33% - R	302	324	389	449	501
	35% - R	321	343	413	476	532
	40% - R	367	393	472	545	608
	45% - R	412	442	531	613	684
	50% - R	458	491	590	681	760
	60% - R	550	589	708	817	912



Effective 12/01/2011

FHFC posted 12/9/2011

<b>2012 Rent Limits</b> <b>Florida Housing Finance Corporation</b> <b>Multifamily Rental Programs -- Except HOME and SHIP</b>
---

NOTE: A utility allowance shall be deducted from these maximum amounts.

City (County)	Percentage Category	Number of Bedrooms in Unit				
		0	1	2	3	4
Liberty County	25%	227	243	292	337	376
	28%	254	273	327	378	422
	30%	273	292	351	405	452
	33%	300	321	386	445	497
	35%	318	341	409	472	527
	40%	364	390	468	540	603
	45%	409	438	526	607	678
	50%	455	487	585	675	753
	60%	546	585	702	810	904
	80%	728	780	936	1,080	1,206
	120%	1,092	1,170	1,404	1,620	1,809
	140%	1,274	1,365	1,638	1,890	2,110
<b>HERA Special Limits</b> per Section 142(d)(2)(E) (est. 2011) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	253	271	326	376	420
	28% - HS	284	304	365	421	470
	30% - HS	304	326	391	451	504
	33% - HS	334	358	430	497	554
	35% - HS	355	380	456	527	588
	40% - HS	406	435	522	602	672
	45% - HS	456	489	587	677	756
	50% - HS	507	543	652	753	840
	60% - HS	609	652	783	903	1,008
<b>USDA-Eligible Rural Addresses</b> per Section 42(i)(8)	25% - R	229	245	295	340	380
	28% - R	256	275	330	381	425
	30% - R	275	294	354	408	456
	33% - R	302	324	389	449	501
	35% - R	321	343	413	476	532
	40% - R	367	393	472	545	608
	45% - R	412	442	531	613	684
	50% - R	458	491	590	681	760
	60% - R	550	589	708	817	912

Effective 12/01/2011

FHFC posted 12/9/2011

<b>2012 Rent Limits</b> <b>Florida Housing Finance Corporation</b> <b>Multifamily Rental Programs -- Except HOME and SHIP</b>
---

NOTE: A utility allowance shall be deducted from these maximum amounts.

City (County)	Percentage Category	Number of Bedrooms in Unit				
		0	1	2	3	4
Madison County	25%	201	215	258	298	333
	28%	225	241	289	334	373
	30%	241	258	310	358	399
	33%	265	284	341	393	439
	35%	281	301	362	417	466
	40%	322	345	414	477	533
	45%	362	388	465	537	599
	50%	402	431	517	596	666
	60%	483	517	621	716	799
	80%	644	690	828	955	1,066
	120%	966	1,035	1,242	1,432	1,599
	140%	1,127	1,207	1,449	1,671	1,865
<b>HERA Special Limits</b> per Section 142(d)(2)(E) (est. 2011) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	222	238	286	330	368
	28% - HS	249	267	320	369	413
	30% - HS	267	286	343	396	442
	33% - HS	293	314	377	436	486
	35% - HS	311	333	400	462	516
	40% - HS	356	381	458	528	590
	45% - HS	400	429	515	594	663
	50% - HS	445	476	572	660	737
	60% - HS	534	572	687	792	885
<b>USDA-Eligible Rural Addresses</b> per Section 42(i)(8)	25% - R	229	245	295	340	380
	28% - R	256	275	330	381	425
	30% - R	275	294	354	408	456
	33% - R	302	324	389	449	501
	35% - R	321	343	413	476	532
	40% - R	367	393	472	545	608
	45% - R	412	442	531	613	684
	50% - R	458	491	590	681	760
	60% - R	550	589	708	817	912

Effective 12/01/2011

FHFC posted 12/9/2011

<b>2012 Rent Limits</b> <b>Florida Housing Finance Corporation</b> <b>Multifamily Rental Programs -- Except HOME and SHIP</b>
---

NOTE: A utility allowance shall be deducted from these maximum amounts.

City (County)	Percentage Category	Number of Bedrooms in Unit				
		0	1	2	3	4
<b>Monroe County</b>	<b>25%</b>	<b>361</b>	<b>387</b>	<b>465</b>	<b>537</b>	<b>599</b>
	28%	405	434	520	601	671
	<b>30%</b>	<b>434</b>	<b>465</b>	<b>558</b>	<b>644</b>	<b>719</b>
	33%	477	511	613	709	791
	<b>35%</b>	<b>506</b>	<b>542</b>	<b>651</b>	<b>752</b>	<b>839</b>
	40%	579	620	744	859	959
	<b>45%</b>	<b>651</b>	<b>697</b>	<b>837</b>	<b>966</b>	<b>1,078</b>
	50%	723	775	930	1,074	1,198
	<b>60%</b>	<b>868</b>	<b>930</b>	<b>1,116</b>	<b>1,289</b>	<b>1,438</b>
	80%	1,158	1,240	1,488	1,719	1,918
	<b>120%</b>	<b>1,737</b>	<b>1,860</b>	<b>2,232</b>	<b>2,578</b>	<b>2,877</b>
	140%	2,026	2,170	2,604	3,008	3,356
<b>150%</b>	<b>2,171</b>	<b>2,325</b>	<b>2,790</b>	<b>3,223</b>	<b>3,596</b>	
<b>Okeechobee County</b>	<b>25%</b>	<b>208</b>	<b>222</b>	<b>267</b>	<b>308</b>	<b>344</b>
	28%	233	249	299	345	385
	<b>30%</b>	<b>249</b>	<b>267</b>	<b>321</b>	<b>370</b>	<b>413</b>
	33%	274	294	353	407	454
	<b>35%</b>	<b>291</b>	<b>311</b>	<b>374</b>	<b>432</b>	<b>482</b>
	40%	333	356	428	494	551
	<b>45%</b>	<b>374</b>	<b>401</b>	<b>481</b>	<b>555</b>	<b>619</b>
	50%	416	445	535	617	688
	<b>60%</b>	<b>499</b>	<b>534</b>	<b>642</b>	<b>741</b>	<b>826</b>
	80%	666	713	856	988	1,102
<b>120%</b>	<b>999</b>	<b>1,069</b>	<b>1,284</b>	<b>1,482</b>	<b>1,653</b>	
140%	1,165	1,247	1,498	1,729	1,928	
<b>USDA-Eligible Rural Addresses per Section 42(i)(8)</b>	<b>25% - R</b>	<b>229</b>	<b>245</b>	<b>295</b>	<b>340</b>	<b>380</b>
	28% - R	256	275	330	381	425
	<b>30% - R</b>	<b>275</b>	<b>294</b>	<b>354</b>	<b>408</b>	<b>456</b>
	33% - R	302	324	389	449	501
	<b>35% - R</b>	<b>321</b>	<b>343</b>	<b>413</b>	<b>476</b>	<b>532</b>
	40% - R	367	393	472	545	608
	<b>45% - R</b>	<b>412</b>	<b>442</b>	<b>531</b>	<b>613</b>	<b>684</b>
	50% - R	458	491	590	681	760
<b>60% - R</b>	<b>550</b>	<b>589</b>	<b>708</b>	<b>817</b>	<b>912</b>	

Effective 12/01/2011

FHFC posted 12/9/2011

<b>2012 Rent Limits</b> <b>Florida Housing Finance Corporation</b> <b>Multifamily Rental Programs -- Except HOME and SHIP</b>
---

NOTE: A utility allowance shall be deducted from these maximum amounts.

City (County)	Percentage Category	Number of Bedrooms in Unit				
		0	1	2	3	4
Putnam County	25%	201	215	258	298	333
	28%	225	241	289	334	373
	30%	241	258	310	358	399
	33%	265	284	341	393	439
	35%	281	301	362	417	466
	40%	322	345	414	477	533
	45%	362	388	465	537	599
	50%	402	431	517	596	666
	60%	483	517	621	716	799
	80%	644	690	828	955	1,066
	120%	966	1,035	1,242	1,432	1,599
	140%	1,127	1,207	1,449	1,671	1,865
<b>HERA Special Limits</b> per Section 142(d)(2)(E) (est. 2010) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	210	225	270	312	348
	28% - HS	235	252	302	349	389
	30% - HS	252	270	324	374	417
	33% - HS	277	297	356	412	459
	35% - HS	294	315	378	437	487
	40% - HS	336	360	432	499	557
	45% - HS	378	405	486	561	626
	50% - HS	420	450	540	624	696
60% - HS	504	540	648	749	835	
<b>USDA-Eligible Rural Addresses</b> per Section 42(i)(8)	25% - R	229	245	295	340	380
	28% - R	256	275	330	381	425
	30% - R	275	294	354	408	456
	33% - R	302	324	389	449	501
	35% - R	321	343	413	476	532
	40% - R	367	393	472	545	608
	45% - R	412	442	531	613	684
	50% - R	458	491	590	681	760
60% - R	550	589	708	817	912	

Effective 12/01/2011

FHFC posted 12/9/2011

<b>2012 Rent Limits</b> <b>Florida Housing Finance Corporation</b> <b>Multifamily Rental Programs -- Except HOME and SHIP</b>
---

NOTE: A utility allowance shall be deducted from these maximum amounts.

City (County)	Percentage Category	Number of Bedrooms in Unit				
		0	1	2	3	4
Sumter County	<b>25%</b>	<b>221</b>	<b>236</b>	<b>284</b>	<b>328</b>	<b>366</b>
	28%	247	265	318	367	410
	<b>30%</b>	<b>265</b>	<b>284</b>	<b>341</b>	<b>394</b>	<b>439</b>
	33%	292	312	375	433	483
	<b>35%</b>	<b>309</b>	<b>331</b>	<b>398</b>	<b>459</b>	<b>512</b>
	40%	354	379	455	525	586
	<b>45%</b>	<b>398</b>	<b>426</b>	<b>511</b>	<b>591</b>	<b>659</b>
	50%	442	473	568	656	732
	<b>60%</b>	<b>531</b>	<b>568</b>	<b>682</b>	<b>788</b>	<b>879</b>
	80%	708	758	910	1,051	1,172
	<b>120%</b>	<b>1,062</b>	<b>1,137</b>	<b>1,365</b>	<b>1,576</b>	<b>1,758</b>
	140%	1,239	1,326	1,592	1,839	2,051
<b>USDA-Eligible Rural Addresses per Section 42(i)(8)</b>	<b>25% - R</b>	<b>229</b>	<b>245</b>	<b>295</b>	<b>340</b>	<b>380</b>
	28% - R	256	275	330	381	425
	<b>30% - R</b>	<b>275</b>	<b>294</b>	<b>354</b>	<b>408</b>	<b>456</b>
	33% - R	302	324	389	449	501
	<b>35% - R</b>	<b>321</b>	<b>343</b>	<b>413</b>	<b>476</b>	<b>532</b>
	40% - R	367	393	472	545	608
	<b>45% - R</b>	<b>412</b>	<b>442</b>	<b>531</b>	<b>613</b>	<b>684</b>
	50% - R	458	491	590	681	760
	<b>60% - R</b>	<b>550</b>	<b>589</b>	<b>708</b>	<b>817</b>	<b>912</b>

Effective 12/01/2011

FHFC posted 12/9/2011

<b>2012 Rent Limits</b> <b>Florida Housing Finance Corporation</b> <b>Multifamily Rental Programs -- Except HOME and SHIP</b>
---

NOTE: A utility allowance shall be deducted from these maximum amounts.

City (County)	Percentage Category	Number of Bedrooms in Unit				
		0	1	2	3	4
<b>Suwannee County</b>	<b>25%</b>	<b>202</b>	<b>216</b>	<b>260</b>	<b>300</b>	<b>335</b>
	28%	226	242	291	336	375
	<b>30%</b>	<b>243</b>	<b>260</b>	<b>312</b>	<b>360</b>	<b>402</b>
	33%	267	286	343	396	442
	<b>35%</b>	<b>283</b>	<b>303</b>	<b>364</b>	<b>420</b>	<b>469</b>
	40%	324	347	416	480	536
	<b>45%</b>	<b>364</b>	<b>390</b>	<b>468</b>	<b>540</b>	<b>603</b>
	50%	405	433	520	600	670
	<b>60%</b>	<b>486</b>	<b>520</b>	<b>624</b>	<b>720</b>	<b>804</b>
	80%	648	694	832	961	1,072
	<b>120%</b>	<b>972</b>	<b>1,041</b>	<b>1,248</b>	<b>1,441</b>	<b>1,608</b>
	140%	1,134	1,214	1,456	1,681	1,876
<b>HERA Special Limits per Section 142(d)(2)(E) (est. 2009)</b> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	<b>25% - HS</b>	<b>214</b>	<b>229</b>	<b>275</b>	<b>318</b>	<b>355</b>
	28% - HS	240	257	308	357	398
	<b>30% - HS</b>	<b>257</b>	<b>275</b>	<b>330</b>	<b>382</b>	<b>426</b>
	33% - HS	282	303	363	420	469
	<b>35% - HS</b>	<b>300</b>	<b>321</b>	<b>385</b>	<b>446</b>	<b>497</b>
	40% - HS	343	367	441	510	569
	<b>45% - HS</b>	<b>385</b>	<b>413</b>	<b>496</b>	<b>573</b>	<b>640</b>
	50% - HS	428	459	551	637	711
	<b>60% - HS</b>	<b>514</b>	<b>551</b>	<b>661</b>	<b>765</b>	<b>853</b>
<b>USDA-Eligible Rural Addresses per Section 42(i)(8)</b>	<b>25% - R</b>	<b>229</b>	<b>245</b>	<b>295</b>	<b>340</b>	<b>380</b>
	28% - R	256	275	330	381	425
	<b>30% - R</b>	<b>275</b>	<b>294</b>	<b>354</b>	<b>408</b>	<b>456</b>
	33% - R	302	324	389	449	501
	<b>35% - R</b>	<b>321</b>	<b>343</b>	<b>413</b>	<b>476</b>	<b>532</b>
	40% - R	367	393	472	545	608
	<b>45% - R</b>	<b>412</b>	<b>442</b>	<b>531</b>	<b>613</b>	<b>684</b>
	50% - R	458	491	590	681	760
	<b>60% - R</b>	<b>550</b>	<b>589</b>	<b>708</b>	<b>817</b>	<b>912</b>

Effective 12/01/2011

FHFC posted 12/9/2011

<b>2012 Rent Limits</b> <b>Florida Housing Finance Corporation</b> <b>Multifamily Rental Programs -- Except HOME and SHIP</b>
---

NOTE: A utility allowance shall be deducted from these maximum amounts.

City (County)	Percentage Category	Number of Bedrooms in Unit				
		0	1	2	3	4
Taylor County	25%	210	225	270	312	348
	28%	235	252	303	350	390
	<b>30%</b>	<b>252</b>	<b>270</b>	<b>324</b>	<b>375</b>	<b>418</b>
	33%	278	297	357	412	460
	<b>35%</b>	<b>294</b>	<b>315</b>	<b>378</b>	<b>437</b>	<b>488</b>
	40%	337	361	433	500	558
	<b>45%</b>	<b>379</b>	<b>406</b>	<b>487</b>	<b>563</b>	<b>627</b>
	50%	421	451	541	625	697
	<b>60%</b>	<b>505</b>	<b>541</b>	<b>649</b>	<b>750</b>	<b>837</b>
	80%	674	722	866	1,001	1,116
	<b>120%</b>	<b>1,011</b>	<b>1,083</b>	<b>1,299</b>	<b>1,501</b>	<b>1,674</b>
	140%	1,179	1,263	1,515	1,751	1,953
<b>HERA Special Limits</b> per Section 142(d)(2)(E) (est. 2009) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	<b>25% - HS</b>	<b>220</b>	<b>236</b>	<b>283</b>	<b>327</b>	<b>365</b>
	28% - HS	247	264	317	367	409
	<b>30% - HS</b>	<b>264</b>	<b>283</b>	<b>340</b>	<b>393</b>	<b>438</b>
	33% - HS	291	312	374	432	482
	<b>35% - HS</b>	<b>308</b>	<b>331</b>	<b>397</b>	<b>458</b>	<b>511</b>
	40% - HS	353	378	454	524	585
	<b>45% - HS</b>	<b>397</b>	<b>425</b>	<b>510</b>	<b>590</b>	<b>658</b>
	50% - HS	441	473	567	655	731
	<b>60% - HS</b>	<b>529</b>	<b>567</b>	<b>681</b>	<b>786</b>	<b>877</b>
<b>USDA-Eligible Rural Addresses</b> per Section 42(i)(8)	<b>25% - R</b>	<b>229</b>	<b>245</b>	<b>295</b>	<b>340</b>	<b>380</b>
	28% - R	256	275	330	381	425
	<b>30% - R</b>	<b>275</b>	<b>294</b>	<b>354</b>	<b>408</b>	<b>456</b>
	33% - R	302	324	389	449	501
	<b>35% - R</b>	<b>321</b>	<b>343</b>	<b>413</b>	<b>476</b>	<b>532</b>
	40% - R	367	393	472	545	608
	<b>45% - R</b>	<b>412</b>	<b>442</b>	<b>531</b>	<b>613</b>	<b>684</b>
	50% - R	458	491	590	681	760
	<b>60% - R</b>	<b>550</b>	<b>589</b>	<b>708</b>	<b>817</b>	<b>912</b>

Effective 12/01/2011

FHFC posted 12/9/2011

<b>2012 Rent Limits</b> <b>Florida Housing Finance Corporation</b> <b>Multifamily Rental Programs -- Except HOME and SHIP</b>
---

NOTE: A utility allowance shall be deducted from these maximum amounts.

City (County)	Percentage Category	Number of Bedrooms in Unit				
		0	1	2	3	4
Union County	<b>25%</b>	<b>235</b>	<b>252</b>	<b>303</b>	<b>350</b>	<b>390</b>
	28%	263	282	339	392	437
	<b>30%</b>	<b>282</b>	<b>303</b>	<b>363</b>	<b>420</b>	<b>468</b>
	33%	311	333	400	462	515
	<b>35%</b>	<b>329</b>	<b>353</b>	<b>424</b>	<b>490</b>	<b>546</b>
	40%	377	404	485	560	625
	<b>45%</b>	<b>424</b>	<b>454</b>	<b>545</b>	<b>630</b>	<b>703</b>
	50%	471	505	606	700	781
	<b>60%</b>	<b>565</b>	<b>606</b>	<b>727</b>	<b>840</b>	<b>937</b>
	80%	754	808	970	1,120	1,250
	<b>120%</b>	<b>1,131</b>	<b>1,212</b>	<b>1,455</b>	<b>1,680</b>	<b>1,875</b>
	140%	1,319	1,414	1,697	1,960	2,187
USDA-Eligible Rural Addresses per Section 42(i)(8)	<b>25% - R</b>	<b>229</b>	<b>245</b>	<b>295</b>	<b>340</b>	<b>380</b>
	28% - R	256	275	330	381	425
	<b>30% - R</b>	<b>275</b>	<b>294</b>	<b>354</b>	<b>408</b>	<b>456</b>
	33% - R	302	324	389	449	501
	<b>35% - R</b>	<b>321</b>	<b>343</b>	<b>413</b>	<b>476</b>	<b>532</b>
	40% - R	367	393	472	545	608
	<b>45% - R</b>	<b>412</b>	<b>442</b>	<b>531</b>	<b>613</b>	<b>684</b>
	50% - R	458	491	590	681	760
	<b>60% - R</b>	<b>550</b>	<b>589</b>	<b>708</b>	<b>817</b>	<b>912</b>



Effective 12/01/2011

FHFC posted 12/9/2011

<b>2012 Rent Limits</b> <b>Florida Housing Finance Corporation</b> <b>Multifamily Rental Programs -- Except HOME and SHIP</b>
---

NOTE: A utility allowance shall be deducted from these maximum amounts.

City (County)	Percentage Category	Number of Bedrooms in Unit				
		0	1	2	3	4
Walton County	25%	245	263	315	364	406
	28%	275	294	353	408	455
	30%	294	315	378	437	488
	33%	324	347	416	481	537
	35%	343	368	441	510	569
	40%	393	421	505	583	651
	45%	442	473	568	656	732
	50%	491	526	631	729	813
	60%	589	631	757	875	976
	80%	786	842	1,010	1,167	1,302
	120%	1,179	1,263	1,515	1,750	1,953
	140%	1,375	1,473	1,767	2,042	2,278
<b>HERA Special Limits</b> per Section 142(d)(2)(E) (est. 2010) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	260	278	333	385	430
	28% - HS	291	311	373	431	481
	30% - HS	312	334	400	462	516
	33% - HS	343	367	440	509	567
	35% - HS	364	389	467	539	602
	40% - HS	416	445	534	617	688
	45% - HS	468	501	600	694	774
	50% - HS	520	556	667	771	860
	60% - HS	624	668	801	925	1,032

Effective 12/01/2011

FHFC posted 12/9/2011

<b>2012 Rent Limits</b> <b>Florida Housing Finance Corporation</b> <b>Multifamily Rental Programs -- Except HOME and SHIP</b>
---

NOTE: A utility allowance shall be deducted from these maximum amounts.

City (County)	Percentage Category	Number of Bedrooms in Unit				
		0	1	2	3	4
Washington County	25%	213	228	273	315	352
	28%	238	255	306	353	394
	30%	255	273	328	379	423
	33%	281	301	361	417	465
	35%	298	319	383	442	493
	40%	341	365	438	505	564
	45%	383	410	492	568	634
	50%	426	456	547	631	705
	60%	511	547	657	758	846
	80%	682	730	876	1,011	1,128
	120%	1,023	1,095	1,314	1,516	1,692
	140%	1,193	1,277	1,533	1,769	1,974
<b>HERA Special Limits</b> per Section 142(d)(2)(E) (est. 2009) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	236	253	303	350	391
	28% - HS	264	283	340	392	438
	30% - HS	283	303	364	420	469
	33% - HS	311	334	400	462	516
	35% - HS	330	354	425	490	547
	40% - HS	378	405	486	561	626
	45% - HS	425	455	546	631	704
	50% - HS	472	506	607	701	782
60% - HS	567	607	729	841	939	
<b>USDA-Eligible Rural Addresses</b> per Section 42(i)(8)	25% - R	229	245	295	340	380
	28% - R	256	275	330	381	425
	30% - R	275	294	354	408	456
	33% - R	302	324	389	449	501
	35% - R	321	343	413	476	532
	40% - R	367	393	472	545	608
	45% - R	412	442	531	613	684
	50% - R	458	491	590	681	760
60% - R	550	589	708	817	912	