

**Monthly Disclosure as of 10/1/2016**  
**Federally Insured Multi-Family Housing Loan Program Pass-Through Revenue Bonds**

<u>Series</u>	<u>Tax Status</u>	<u>Maturity Date</u>	<u>CUSIP</u>
MF2013-I	Taxable	2/1/2044	19647PBA0
MF2016-I	Tax-Exempt	8/1/2018	19647PBG7
MF2016-I	Tax-Exempt	6/1/2056	19647PBH5
MF2016-II	Tax-Exempt	3/1/2019	19647PBJ1
MF2016-II	Tax-Exempt	9/1/2056	19647PBK8
MF2016-III	Tax-Exempt	10/1/2017	19647PBL6
MF2016-III	Tax-Exempt	10/1/2052	19647PBM4
MF2016-IV	Tax-Exempt	11/1/2018	19647PBN2
MF2016-IV	Tax-Exempt	11/1/2056	19647PBP7

**Trustee: The Bank of New York Mellon Trust Co., N.A.**

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**COLORADO HOUSING AND FINANCE AUTHORITY**  
**Monthly Disclosure as of 10/1/2016**  
**MF2013-I, MF2016-I, MF2016-II, MF2016-III, MF2016-IV**

**SUMMARY**

	<b>Original Issue Amount</b>	<b>Bonds Outstanding</b>	<b>Outstanding Mortgage Principal Balance</b>	<b>Number of Loans Outstanding</b>	<b>Investment Balances</b>	<b>Undisbursed Construction Funds</b>	<b>Net Assets</b>
<b>MF2013-I</b>	\$31,568,225	\$24,350,177	\$24,350,176	9	\$1,211,199	\$0	\$1,211,198
<b>MF2016-I</b>	\$12,500,000	\$12,500,000	\$12,500,000	1	\$11,035,059	\$10,289,103	\$745,956
<b>MF2016-II</b>	\$18,000,000	\$18,000,000	\$18,000,000	1	\$16,847,169	\$15,519,168	\$1,328,001
<b>MF2016-III</b>	\$7,500,000	\$7,500,000	\$7,500,000	1	\$5,917,286	\$5,552,954	\$364,332
<b>MF2016-IV</b>	\$12,365,000	\$12,365,000	\$12,365,000	1	\$12,412,798	\$11,360,600	\$1,052,198
<b>TOTAL</b>	<b>\$81,933,225</b>	<b>\$74,715,177</b>	<b>\$74,715,176</b>	<b>13</b>	<b>\$47,423,512</b>	<b>\$42,721,826</b>	<b>\$4,701,685</b>

**COLORADO HOUSING AND FINANCE AUTHORITY**  
**Monthly Disclosure as of 10/1/2016**  
**MF2013-I, MF2016-I, MF2016-II, MF2016-III, MF2016-IV**

**LOAN STATUS**

**MF2013-I**

Borrower	Remaining Term	Current Term	Loan Status	Current Loan Balance	Monthly Principal and Interest Paid	Replacement Reserve Account Balance	Vacancy Status
Lakewood Homestead Ltd	282	61	Current	3,931,510.89	28,334.80	11,240.41	0.0%
Grand Valley Apartments	271	209	Current	1,893,818.53	11,300.59	15,836.05	2.0%
Mercy Housing Colorado	147	213	Current	1,037,141.90	10,290.07	150,754.34	13.5%
Broomfield Senior Housing Limited Partnership	300	180	Current	4,829,570.49	32,458.88	127,357.41	0.0%
Centennial East Housing Partners LLC	316	186	Current	6,647,313.43	38,152.25	27,237.01	2.8%
Aspen Meadows Associated	320	160	Current	2,326,666.69	15,397.05	15,949.63	0.0%
Hampstead Southgate Partners	196	164	Current	2,169,161.00	18,050.57	435,701.52	9.3%
Park Hill Residence, Inc.	122	238	Current	488,556.73	5,557.95	57,844.14	0.0%
HACM Brubaker LLC	319	41	Current	1,026,436.07	6,445.17	64,285.58	1.0%
* Montview Meadows Associates Ltd	N/A	N/A	Paid in Full	N/A	N/A	N/A	N/A
* Racquet Club Apartments Ltd	N/A	N/A	Paid in Full	N/A	N/A	N/A	N/A

\* Prepaid

**COLORADO HOUSING AND FINANCE AUTHORITY**  
**Monthly Disclosure as of 10/1/2016**  
**MF2013-I, MF2016-I, MF2016-II, MF2016-III, MF2016-IV**

**LOAN STATUS**

**MF2016-I**

<b>Borrower</b>	<b>Remaining Term</b>	<b>Current Term</b>	<b>Loan Status</b>	<b>Current Loan Balance</b>	<b>Monthly Principal and Interest Paid</b>	<b>Replacement Reserve Account Balance</b>	<b>Vacancy Status</b>
Montbello II VOA LP	475	5	construction	12,500,000.00	interest only during construction	N/A during construction	N/A during construction

**MF2016-II**

<b>Borrower</b>	<b>Remaining Term</b>	<b>Current Term</b>	<b>Loan Status</b>	<b>Current Loan Balance</b>	<b>Monthly Principal and Interest Paid</b>	<b>Replacement Reserve Account Balance</b>	<b>Vacancy Status</b>
Crisman Apartments LLC	478	2	construction	18,000,000.00	interest only during construction	N/A during construction	N/A during construction

**MF2016-III**

<b>Borrower</b>	<b>Remaining Term</b>	<b>Current Term</b>	<b>Loan Status</b>	<b>Current Loan Balance</b>	<b>Monthly Principal and Interest Paid</b>	<b>Replacement Reserve Account Balance</b>	<b>Vacancy Status</b>
Willow Street Residences LLLP	478	2	construction	7,500,000.00	interest only during construction	N/A during construction	N/A during construction

**MF2016-IV**

<b>Borrower</b>	<b>Remaining Term</b>	<b>Current Term</b>	<b>Loan Status</b>	<b>Current Loan Balance</b>	<b>Monthly Principal and Interest Paid</b>	<b>Replacement Reserve Account Balance</b>	<b>Vacancy Status</b>
Steele Greeley T-Bone LIHTC LLC (Porter House)	480	0	construction	12,365,000.00	interest only during construction	N/A during construction	N/A during construction

**COLORADO HOUSING AND FINANCE AUTHORITY**

Monthly Disclosure as of 10/1/2016

MF2013-I, MF2016-I, MF2016-II, MF2016-III, MF2016-IV

**BONDS OUTSTANDING**

**MF2013-I**

Series	Tax Status	Maturity Date	CUSIP	Interest Rate Type	Interest Rate	Original Issue Amount	Outstanding Principal	Principal Redemptions
MF2013-I	Taxable	02/01/2044	19647PBA0	Fixed	3.20%	\$31,568,225	\$24,350,177	\$7,218,048
						<u>\$31,568,225</u>	<u>\$24,350,177</u>	<u>\$7,218,048</u>

**MF2016-I**

Series	Tax Status	Maturity Date	CUSIP	Interest Rate Type	Interest Rate	Original Issue Amount	Outstanding Principal	Principal Redemptions
MF2016-I	Tax-Exempt	08/01/2018	19647PBG7	Fixed	1.05%	\$7,355,000	\$7,355,000	\$0
MF2016-I	Tax-Exempt	06/01/2056	19647PBH5	Fixed	3.45%	\$5,145,000	\$5,145,000	\$0
						<u>\$12,500,000</u>	<u>\$12,500,000</u>	<u>\$0</u>

**MF2016-II**

Series	Tax Status	Maturity Date	CUSIP	Interest Rate Type	Interest Rate	Original Issue Amount	Outstanding Principal	Principal Redemptions
MF2016-II	Tax-Exempt	03/01/2019	19647PBJ1	Fixed	0.90%	\$8,900,000	\$8,900,000	\$0
MF2016-II	Tax-Exempt	09/01/2056	19647PBK8	Fixed	3.00%	\$9,100,000	\$9,100,000	\$0
						<u>\$18,000,000</u>	<u>\$18,000,000</u>	<u>\$0</u>

**COLORADO HOUSING AND FINANCE AUTHORITY**

Monthly Disclosure as of 10/1/2016

MF2013-I, MF2016-I, MF2016-II, MF2016-III, MF2016-IV

**BONDS OUTSTANDING****MF2016-III**

Series	Tax Status	Maturity Date	CUSIP	Interest Rate Type	Interest Rate	Original Issue Amount	Outstanding Principal	Principal Redemptions
MF2016-III	Tax-Exempt	10/01/2017	19647PBL6	Fixed	2.15%	\$4,000,000	\$4,000,000	\$0
MF2016-III	Tax-Exempt	10/01/2052	19647PBM4	Fixed	3.10%	\$3,500,000	\$3,500,000	\$0
						<u>\$7,500,000</u>	<u>\$7,500,000</u>	<u>\$0</u>

**MF2016-IV**

Series	Tax Status	Maturity Date	CUSIP	Interest Rate Type	Interest Rate	Original Issue Amount	Outstanding Principal	Principal Redemptions
MF2016-IV	Tax-Exempt	11/01/2018	19647PBN2	Fixed	2.20%	\$5,865,000	\$5,865,000	\$0
MF2016-IV	Tax-Exempt	11/01/2056	19647PBP7	Fixed	3.125%	\$6,500,000	\$6,500,000	\$0
						<u>\$12,365,000</u>	<u>\$12,365,000</u>	<u>\$0</u>

**COLORADO HOUSING AND FINANCE AUTHORITY**  
**Monthly Disclosure as of 10/1/2016**  
**MF2013-I**

**REDEMPTIONS**

Series	Tax Status	Maturity Date	Date of Call	Amount	Type of Call
MF2013-I	Taxable	2/1/2044	8/1/2013	\$44,650	NMR
MF2013-I	Taxable	2/1/2044	9/1/2013	\$44,883	NMR
MF2013-I	Taxable	2/1/2044	10/1/2013	\$45,117	NMR
MF2013-I	Taxable	2/1/2044	11/1/2013	\$45,352	NMR
MF2013-I	Taxable	2/1/2044	12/1/2013	\$45,588	NMR
MF2013-I	Taxable	2/1/2044	1/1/2014	\$45,826	NMR
MF2013-I	Taxable	2/1/2044	2/1/2014	\$46,065	NMR
MF2013-I	Taxable	2/1/2044	3/1/2014	\$46,305	NMR
MF2013-I	Taxable	2/1/2044	4/1/2014	\$1,328,980	NMR/PPMT
MF2013-I	Taxable	2/1/2044	5/1/2014	\$45,054	NMR
MF2013-I	Taxable	2/1/2044	6/1/2014	\$45,288	NMR
MF2013-I	Taxable	2/1/2044	7/1/2014	\$45,524	NMR
MF2013-I	Taxable	2/1/2044	8/1/2014	\$45,761	NMR
MF2013-I	Taxable	2/1/2044	9/1/2014	\$41,215	NMR
MF2013-I	Taxable	2/1/2044	10/1/2014	\$51,024	NMR
MF2013-I	Taxable	2/1/2044	11/1/2014	\$46,480	NMR
MF2013-I	Taxable	2/1/2044	12/1/2014	\$46,722	NMR
MF2013-I	Taxable	2/1/2044	1/1/2015	\$46,966	NMR
MF2013-I	Taxable	2/1/2044	2/1/2015	\$47,210	NMR
MF2013-I	Taxable	2/1/2044	3/1/2015	\$53,057	NMR
MF2013-I	Taxable	2/1/2044	4/1/2015	\$47,735	NMR
MF2013-I	Taxable	2/1/2044	5/1/2015	\$42,322	NMR
MF2013-I	Taxable	2/1/2044	6/1/2015	\$48,203	NMR
MF2013-I	Taxable	2/1/2044	7/1/2015	\$48,454	NMR
MF2013-I	Taxable	2/1/2044	8/1/2015	\$48,707	NMR
MF2013-I	Taxable	2/1/2044	9/1/2015	\$4,226,794	NMR/PPMT
MF2013-I	Taxable	2/1/2044	10/1/2015	\$40,038	NMR
MF2013-I	Taxable	2/1/2044	11/1/2015	\$41,477	NMR
MF2013-I	Taxable	2/1/2044	12/1/2015	\$41,414	NMR
MF2013-I	Taxable	2/1/2044	1/1/2016	\$41,624	NMR
MF2013-I	Taxable	2/1/2044	2/1/2016	\$41,835	NMR
MF2013-I	Taxable	2/1/2044	3/1/2016	\$42,046	NMR

**COLORADO HOUSING AND FINANCE AUTHORITY**  
**Monthly Disclosure as of 10/1/2016**  
**MF2013-I**

**REDEMPTIONS**

Series	Tax Status	Maturity Date	Date of Call	Amount	Type of Call
MF2013-I	Taxable	2/1/2044	4/1/2016	\$42,259	NMR
MF2013-I	Taxable	2/1/2044	5/1/2016	\$47,639	NMR
MF2013-I	Taxable	2/1/2044	6/1/2016	\$38,807	NMR
MF2013-I	Taxable	2/1/2044	7/1/2016	\$41,615	NMR
MF2013-I	Taxable	2/1/2044	8/1/2016	\$43,119	NMR
MF2013-I	Taxable	2/1/2044	9/1/2016	\$43,337	NMR
MF2013-I	Taxable	2/1/2044	10/1/2016	\$43,556	NMR
<b>MF2013-I</b>				<b>\$7,218,048</b>	



**COLORADO HOUSING AND FINANCE AUTHORITY**  
**Monthly Disclosure as of 10/1/2016**  
**MF2013-I, MF2016-I, MF2016-II, MF2016-III, MF2016-IV**

**INVESTMENTS**

Series	Trust Account	Investment Type	Amount	Interest Rate	Maturity Date
MF2013-I	DSR	FGLMC	\$220,570.45	2.50 %	8/1/2046
MF2013-I	DSR	FGLMC	\$703,590.49	3.50 %	06/01/2042
MF2013-I	DSR	FGLMC	\$26,775.65	3.50 %	8/1/2044
MF2013-I	DSR	MONEY MARKET	\$28,466.49	0.29 %	8/1/2044
MF2013-I	Revenue	MONEY MARKET	\$231,796.08	0.29 %	Short Term
			<u>\$1,211,199.16</u>		

Series	Trust Account	Investment Type	Amount	Interest Rate	Maturity Date
MF 2016-I	DSR	Money Market	\$140,134.34	0.29 %	Short Term
MF 2016-I	Revenue	Money Market	\$18,554.12	0.29 %	Short Term
MF 2016-I	COI	Money Market	\$7,788.38	0.29 %	Short Term
MF 2016-I	Acquisition	Money Market	\$10,289,103.00	0.29 %	Short Term
MF 2016-I	Construction Loan Reserve	Money Market	\$579,479.49	0.29 %	Short Term
			<u>\$11,035,059.33</u>		

Series	Trust Account	Investment Type	Amount	Interest Rate	Maturity Date
MF 2016-II	DSR	Money Market	\$230,052.59	0.29 %	Short Term
MF 2016-II	Revenue	Money Market	\$27,040.86	0.29 %	Short Term
MF 2016-II	COI	Money Market	\$4,762.78	0.29 %	Short Term
MF 2016-II	Acquisition	Money Market	\$15,519,168.17	0.29 %	Short Term
MF 2016-II	Construction Loan Reserve	Money Market	\$1,066,144.33	0.29 %	Short Term
			<u>\$16,847,168.73</u>		

**COLORADO HOUSING AND FINANCE AUTHORITY**  
**Monthly Disclosure as of 10/1/2016**  
**MF2013-I, MF2016-I, MF2016-II, MF2016-III, MF2016-IV**

**INVESTMENTS**

<b>Series</b>	<b>Trust Account</b>	<b>Investment Type</b>	<b>Amount</b>	<b>Interest Rate</b>	<b>Maturity Date</b>
MF 2016-III	DSR	Money Market	\$90,757.41	0.29 %	Short Term
MF 2016-III	Revenue	Money Market	\$10,137.46	0.29 %	Short Term
MF 2016-III	COI	Money Market	\$23,204.88	0.29 %	Short Term
MF 2016-III	Acquisition	Money Market	\$5,552,954.46	0.29 %	Short Term
MF 2016-III	Construction Loan Reserve	Money Market	\$240,231.79	0.29 %	Short Term
			<u>\$5,917,286.00</u>		

<b>Series</b>	<b>Trust Account</b>	<b>Investment Type</b>	<b>Amount</b>	<b>Interest Rate</b>	<b>Maturity Date</b>
MF 2016-IV	DSR	Money Market	\$162,651.59	0.29 %	Short Term
MF 2016-IV	Revenue	Money Market	\$18,958.33	0.29 %	Short Term
MF 2016-IV	COI	Money Market	\$110,150.00	0.29 %	Short Term
MF 2016-IV	Acquisition	Money Market	\$11,360,600.04	0.29 %	Short Term
MF 2016-IV	Construction Loan Reserve	Money Market	\$760,438.43	0.29 %	Short Term
			<u>\$12,412,798.39</u>		

**COLORADO HOUSING AND FINANCE AUTHORITY**

Monthly Disclosure as of 10/1/2016

MF2013-I

**LOAN INFORMATION**

Bond	Project Name	Original Loan Amount	Current Principal Balance	Note Date	Maturity Date	Remaining Term (Months)	Original Term to Maturity	Current Annual Interest Rate	Current Debt Service Coverage Ratio	Servicing Fee Rate	Principal and Interest Payment Amount	End of Lock-out Period	Section 42 Compliance Expiration Date	Section 8 HAP Contract Expiration Date	Location
MF2013-I	Lakewood Homestead Ltd	\$4,217,406	\$3,931,511	01/06/1998	03/01/2040	282	343	6.95%	1.05	0.50%	\$28,335	10/1/2007	12/31/2013	N/A	Lakewood
MF2013-I	Grand Valley Apartments	\$2,332,000	\$1,893,819	03/01/1999	04/01/2039	271	480	4.65%	1.04	0.50%	\$11,301	4/1/2008	12/31/2012 & 12/31/2013	N/A	Clifton
MF2013-I	Mercy Housing Colorado	\$1,628,000	\$1,037,142	11/20/1998	12/01/2028	147	360	6.50%	1.14	0.50%	\$10,290	10/1/2008	12/31/2014	8/31/2021 & 5/31/2016	Commerce City
MF2013-I	Broomfield Senior Housing Limited Partnership	\$5,578,100	\$4,829,570	09/12/2001	09/01/2041	300	480	6.45%	1.03	0.50%	\$32,459	4/1/2009	12/31/2016	N/A	Broomfield
MF2013-I	Centennial East Housing Partners LLC	\$7,475,000	\$6,647,313	02/28/2002	01/01/2043	316	502	5.07%	1.55	0.37%	\$38,152	2/1/2019	12/31/2018	N/A	Brighton
MF2013-I	Aspen Meadows Associated	\$2,614,000	\$2,326,667	04/24/2003	05/01/2043	320	480	6.55%	1.08	0.50%	\$15,397	2/1/2019	12/31/2017	N/A	Longmont
MF2013-I	Hampstead Southgate Partners	\$2,841,000	\$2,169,161	12/26/2002	01/01/2033	196	360	6.55%	1.98	0.50%	\$18,050	2/1/2018	12/31/2017	12/31/2022	Grand Junction
MF2013-I	Park Hill Residence, Inc.	\$841,166	\$488,557	10/02/1996	11/01/2026	122	360	6.80%	0.81	0.50%	\$5,558	4/1/2006	N/A	N/A	Denver
MF2013-I	HACM Brubaker LLC	\$1,075,000	\$1,026,436	03/01/2013	04/01/2043	319	360	6.00%	0.90	0.50%	\$6,445	3/1/2023	N/A	N/A	Cortez
			<b>TOTAL</b>												
			<b>\$24,350,176</b>												

Prepaid

MF2013-I	Montview Meadows Associates Ltd	\$1,483,000	\$0	12/01/1998	01/01/2039		480	6.50%	1.15	0.50%	8,682	12/1/2008	12/31/2012	N/A	Longmont
MF2013-I	Racquet Club Apartments Ltd	\$4,903,825	\$0	11/30/2004	01/01/2035		360	7.25%	1.07	0.50%	33,453	2/1/2015	N/A	1/20/2020	Grand Junction

**COLORADO HOUSING AND FINANCE AUTHORITY**  
**Monthly Disclosure as of 10/1/2016**  
**MF2016-I**

**LOAN INFORMATION**

Loan Name	Number of Units	Principal Balance	Origination Date	Amort Start Date	Term Months	Amortization Term	Final Maturity	Interest Rate	Expected Placed in Service Date	Expected DSCR	Expected LTV	Principal & Interest Payment	Loan Lockout Expiration	Section 42 Compliance Expiration Date	Section 8 Expiration Date	Number of Section 8 Units	Extended Use Expiration Date	Mortgage Insurance Premium	Annual Servicing Fee
Montbello II VOA LP	86	\$5,145,000	5/5/2016	09/01/2018	480/453	453	5/5/2056	4.20%	7/15/2017	1.2	44%	23,629.65	8/5/2028	12/31/2031	15 years from HAP Contract Execution	35	12/31/2046	0.125%	0.125%

**COLORADO HOUSING AND FINANCE AUTHORITY**  
**Monthly Disclosure as of 10/1/2016**  
**MF2016-II**

**LOAN INFORMATION**

Loan Name	Number of Units	Principal Balance	Origination Date	Amort Start Date	Term Months	Amortization Term	Final Maturity	Interest Rate	Anticipated Placed in Service Date	Expected DSCR	Expected LTV	Principal & Interest Payment	Loan Lockout Expiration	Anticipated Section 42 Compliance Expiration Date	Anticipated Section 8 Expiration Date	Number of Section 8 Units	Extended Use Expiration Date	Mortgage Insurance Premium	Annual Servicing Fee
Crisman Apartments LLC	114	\$9,100,000	7/20/2016	30 mos	480 mos	450	8/1/2056	3.90%	11/1/2018	1.18x	42.30%	38,519.47	2/1/2029	11/1/2033	20 years	10	30 years	0.125%	0.250%

\* Expected for the 2016-II Loan following final endorsement.

**COLORADO HOUSING AND FINANCE AUTHORITY**

Monthly Disclosure as of 10/1/2016

MF2016-III

**LOAN INFORMATION**

Loan Name	Number of Units	Principal Balance*	Origination Date	Amort Start Date	Term Months*	Amortization Term	Final Maturity	Interest Rate*	Expected Placed in Service Date	Expected DSCR	Expected LTV**	Principal & Interest Payment	Loan Lockout Expiration	Section 42 Compliance Expiration Date	Section 8 Expiration Date	Number of Section 8 Units	Extended Use Expiration Date	Mortgage Insurance Premium	Annual Servicing Fee
Willow Street Residences LLLP	80	\$3,500,000	8/31/2016	10/01/2017	420	420	9/1/2052	3.850%	6/1/2017	1.23	23.50%	\$15,184	6/1/2027	6/1/2032	N/A	N/A	30 years	0.125%	0.250%

\* Expected for the 2016-III Loan following conversion.

\*\* Based on an appraisal performed by James Real Estate Services on February 16, 2016.

**COLORADO HOUSING AND FINANCE AUTHORITY**

Monthly Disclosure as of 10/1/2016

MF2016-IV

**LOAN INFORMATION**

Loan Name	Number of Units	Principal Balance*	Origination Date	Amort Start Date	Term Months	Amortization Term	Final Maturity	Interest Rate*	Expected Placed in Service Date	Expected DSCR	Expected LTV	Principal & Interest Payment	Loan Lockout Expiration	Section 42 Compliance Expiration Date	Section 8 Expiration Date	Number of Section 8 Units	Extended Use Expiration Date	Mortgage Insurance Premium	Annual Servicing Fee
Steele Greeley T-Bone LIHTC LLC	100	\$6,500,000	9/29/2016	11/01/2018	456	38 years	11/1/2056	3.865%	4/1/2018	1.31	37.3	\$27,216	4/1/2028	7/1/2033	2033	5	30 years after PIS date	0.125%	0.250%

\* Expected for the 2016-IV Loan following conversion.

# **COLORADO HOUSING AND FINANCE AUTHORITY**

**Monthly Disclosure as of 10/1/2016**

**MF2013-I, MF2016-I, MF2016-II, MF2016-III, MF2016-IV**

## **DISCLAIMER:**

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