

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD released 12/11/2012

**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Alachua County (Gainesville MSA)	25%	10,225	11,675	13,125	14,575	15,750	16,925	18,075	19,250	20,405	21,571	255	273	328	379	423	466
	28%	11,452	13,076	14,700	16,324	17,640	18,956	20,244	21,560	22,854	24,160	286	306	367	424	473	522
	30%	12,270	14,010	15,750	17,490	18,900	20,310	21,690	23,100	24,486	25,885	306	328	393	454	507	559
	33%	13,497	15,411	17,325	19,239	20,790	22,341	23,859	25,410	26,935	28,474	337	361	433	500	558	615
	35%	14,315	16,345	18,375	20,405	22,050	23,695	25,305	26,950	28,567	30,199	357	383	459	530	592	653
	40%	16,360	18,680	21,000	23,320	25,200	27,080	28,920	30,800	32,648	34,514	409	438	525	606	677	746
	45%	18,405	21,015	23,625	26,235	28,350	30,465	32,535	34,650	36,729	38,828	460	492	590	682	761	839
	50%	20,450	23,350	26,250	29,150	31,500	33,850	36,150	38,500	40,810	43,142	511	547	656	758	846	933
	60%	24,540	28,020	31,500	34,980	37,800	40,620	43,380	46,200	48,972	51,770	613	657	787	909	1,015	1,119
	Median: 64,000	80%	32,720	37,360	42,000	46,640	50,400	54,160	57,840	61,600	65,296	69,027	818	876	1,050	1,213	1,354
	120%	49,080	56,040	63,000	69,960	75,600	81,240	86,760	92,400	97,944	103,541	1,227	1,314	1,575	1,819	2,031	2,239
	140%	57,260	65,380	73,500	81,620	88,200	94,780	101,220	107,800	114,268	120,798	1,431	1,533	1,837	2,122	2,369	2,612
HERA Special Limits	25% - HS	11,200	12,800	14,400	16,000	17,300	18,575	19,850	21,125	22,400	23,680	280	300	360	416	464	512
per Section 142(d)(2)(E)	28% - HS	12,544	14,336	16,128	17,920	19,376	20,804	22,232	23,660	25,088	26,522	313	336	403	466	520	573
<i>(est. 2011)</i>	30% - HS	13,440	15,360	17,280	19,200	20,760	22,290	23,820	25,350	26,880	28,416	336	360	432	499	557	614
<i>For use by projects that</i>	33% - HS	14,784	16,896	19,008	21,120	22,836	24,519	26,202	27,885	29,568	31,258	369	396	475	549	612	676
<i>placed in service at least</i>	35% - HS	15,680	17,920	20,160	22,400	24,220	26,005	27,790	29,575	31,360	33,152	392	420	504	582	650	717
<i>one building on or</i>	40% - HS	17,920	20,480	23,040	25,600	27,680	29,720	31,760	33,800	35,840	37,888	448	480	576	666	743	819
<i>before 12/31/2008</i>	45% - HS	20,160	23,040	25,920	28,800	31,140	33,435	35,730	38,025	40,320	42,624	504	540	648	749	835	921
	50% - HS	22,400	25,600	28,800	32,000	34,600	37,150	39,700	42,250	44,800	47,360	560	600	720	832	928	1,024
	60% - HS	26,880	30,720	34,560	38,400	41,520	44,580	47,640	50,700	53,760	56,832	672	720	864	999	1,114	1,229

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Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD released 12/11/2012

**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Baker County (Baker County HMFA; Jacksonville MSA)	25%	10,350	11,825	13,300	14,775	15,975	17,150	18,325	19,525	20,685	21,867	258	277	332	384	428	473
	28%	11,592	13,244	14,896	16,548	17,892	19,208	20,524	21,868	23,167	24,491	289	310	372	430	480	529
	30%	12,420	14,190	15,960	17,730	19,170	20,580	21,990	23,430	24,822	26,240	310	332	399	461	514	567
	33%	13,662	15,609	17,556	19,503	21,087	22,638	24,189	25,773	27,304	28,864	341	365	438	507	565	624
	35%	14,490	16,555	18,620	20,685	22,365	24,010	25,655	27,335	28,959	30,614	362	388	465	538	600	662
	40%	16,560	18,920	21,280	23,640	25,560	27,440	29,320	31,240	33,096	34,987	414	443	532	615	686	757
	45%	18,630	21,285	23,940	26,595	28,755	30,870	32,985	35,145	37,233	39,361	465	498	598	691	771	851
	50%	20,700	23,650	26,600	29,550	31,950	34,300	36,650	39,050	41,370	43,734	517	554	665	768	857	946
	60%	24,840	28,380	31,920	35,460	38,340	41,160	43,980	46,860	49,644	52,481	621	665	798	922	1,029	1,135
	Median: 59,100	80%	33,120	37,840	42,560	47,280	51,120	54,880	58,640	62,480	66,192	69,974	828	887	1,064	1,230	1,372
	120%	49,680	56,760	63,840	70,920	76,680	82,320	87,960	93,720	99,288	104,962	1,242	1,330	1,596	1,845	2,058	2,271
	140%	57,960	66,220	74,480	82,740	89,460	96,040	102,620	109,340	115,836	122,455	1,449	1,552	1,862	2,152	2,401	2,649

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HUD released 12/11/2012

**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Bay County (Panama City-Lynn Haven- Panama City Beach MSA)	25%	10,125	11,575	13,025	14,450	15,625	16,775	17,925	19,075	20,230	21,386	253	271	325	375	419	462
	28%	11,340	12,964	14,588	16,184	17,500	18,788	20,076	21,364	22,658	23,952	283	303	364	421	469	518
	30%	12,150	13,890	15,630	17,340	18,750	20,130	21,510	22,890	24,276	25,663	303	325	390	451	503	555
	33%	13,365	15,279	17,193	19,074	20,625	22,143	23,661	25,179	26,704	28,230	334	358	429	496	553	610
	35%	14,175	16,205	18,235	20,230	21,875	23,485	25,095	26,705	28,322	29,940	354	379	455	526	587	647
	40%	16,200	18,520	20,840	23,120	25,000	26,840	28,680	30,520	32,368	34,218	405	434	521	601	671	740
	45%	18,225	20,835	23,445	26,010	28,125	30,195	32,265	34,335	36,414	38,495	455	488	586	676	754	832
	50%	20,250	23,150	26,050	28,900	31,250	33,550	35,850	38,150	40,460	42,772	506	542	651	751	838	925
	60%	24,300	27,780	31,260	34,680	37,500	40,260	43,020	45,780	48,552	51,326	607	651	781	902	1,006	1,110
	80%	32,400	37,040	41,680	46,240	50,000	53,680	57,360	61,040	64,736	68,435	810	868	1,042	1,203	1,342	1,480
	120%	48,600	55,560	62,520	69,360	75,000	80,520	86,040	91,560	97,104	102,653	1,215	1,302	1,563	1,804	2,013	2,220
	140%	56,700	64,820	72,940	80,920	87,500	93,940	100,380	106,820	113,288	119,762	1,417	1,519	1,823	2,105	2,348	2,590
	Median: 57,800																
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2013)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	10,225	11,675	13,125	14,575	15,750	16,925	18,075	19,250	20,405	21,571	255	273	328	379	423	466
	28% - HS	11,452	13,076	14,700	16,324	17,640	18,956	20,244	21,560	22,854	24,160	286	306	367	424	473	522
	30% - HS	12,270	14,010	15,750	17,490	18,900	20,310	21,690	23,100	24,486	25,885	306	328	393	454	507	559
	33% - HS	13,497	15,411	17,325	19,239	20,790	22,341	23,859	25,410	26,935	28,474	337	361	433	500	558	615
	35% - HS	14,315	16,345	18,375	20,405	22,050	23,695	25,305	26,950	28,567	30,199	357	383	459	530	592	653
	40% - HS	16,360	18,680	21,000	23,320	25,200	27,080	28,920	30,800	32,648	34,514	409	438	525	606	677	746
	45% - HS	18,405	21,015	23,625	26,235	28,350	30,465	32,535	34,650	36,729	38,828	460	492	590	682	761	839
	50% - HS	20,450	23,350	26,250	29,150	31,500	33,850	36,150	38,500	40,810	43,142	511	547	656	758	846	933
60% - HS	24,540	28,020	31,500	34,980	37,800	40,620	43,380	46,200	48,972	51,770	613	657	787	909	1,015	1,119	

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HUD released 12/11/2012

**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Bradford County	25%	8,875	10,125	11,400	12,650	13,675	14,675	15,700	16,700	17,710	18,722	221	237	285	329	366	405
	28%	9,940	11,340	12,768	14,168	15,316	16,436	17,584	18,704	19,835	20,969	248	266	319	368	410	453
	30%	10,650	12,150	13,680	15,180	16,410	17,610	18,840	20,040	21,252	22,466	266	285	342	394	440	486
	33%	11,715	13,365	15,048	16,698	18,051	19,371	20,724	22,044	23,377	24,713	292	313	376	434	484	534
	35%	12,425	14,175	15,960	17,710	19,145	20,545	21,980	23,380	24,794	26,211	310	332	399	460	513	567
	40%	14,200	16,200	18,240	20,240	21,880	23,480	25,120	26,720	28,336	29,955	355	380	456	526	587	648
	45%	15,975	18,225	20,520	22,770	24,615	26,415	28,260	30,060	31,878	33,700	399	427	513	592	660	729
	50%	17,750	20,250	22,800	25,300	27,350	29,350	31,400	33,400	35,420	37,444	443	475	570	658	733	810
	60%	21,300	24,300	27,360	30,360	32,820	35,220	37,680	40,080	42,504	44,933	532	570	684	789	880	972
	Median: 50,600	80%	28,400	32,400	36,480	40,480	43,760	46,960	50,240	53,440	56,672	59,910	710	760	912	1,053	1,174
	120%	42,600	48,600	54,720	60,720	65,640	70,440	75,360	80,160	85,008	89,866	1,065	1,140	1,368	1,579	1,761	1,944
	140%	49,700	56,700	63,840	70,840	76,580	82,180	87,920	93,520	99,176	104,843	1,242	1,330	1,596	1,842	2,054	2,268
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2011)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	8,975	10,250	11,525	12,800	13,825	14,850	15,875	16,900	17,920	18,944	224	240	288	332	371	409
	28% - HS	10,052	11,480	12,908	14,336	15,484	16,632	17,780	18,928	20,070	21,217	251	269	322	372	415	458
	30% - HS	10,770	12,300	13,830	15,360	16,590	17,820	19,050	20,280	21,504	22,733	269	288	345	399	445	491
	33% - HS	11,847	13,530	15,213	16,896	18,249	19,602	20,955	22,308	23,654	25,006	296	317	380	439	490	540
	35% - HS	12,565	14,350	16,135	17,920	19,355	20,790	22,225	23,660	25,088	26,522	314	336	403	465	519	573
	40% - HS	14,360	16,400	18,440	20,480	22,120	23,760	25,400	27,040	28,672	30,310	359	384	461	532	594	655
	45% - HS	16,155	18,450	20,745	23,040	24,885	26,730	28,575	30,420	32,256	34,099	403	432	518	599	668	737
	50% - HS	17,950	20,500	23,050	25,600	27,650	29,700	31,750	33,800	35,840	37,888	448	480	576	665	742	819
	60% - HS	21,540	24,600	27,660	30,720	33,180	35,640	38,100	40,560	43,008	45,466	538	576	691	798	891	983
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300	18,340	19,388	229	245	295	340	380	419
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376	20,541	21,715	256	275	330	381	425	469
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760	22,008	23,266	275	294	354	408	456	503
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836	24,209	25,592	302	324	389	449	501	553
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220	25,676	27,143	321	343	413	476	532	587
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680	29,344	31,021	367	393	472	545	608	671
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140	33,012	34,898	412	442	531	613	684	754
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600	36,680	38,776	458	491	590	681	760	838
	60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520	44,016	46,531	550	589	708	817	912	1,006

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**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Brevard County (Palm Bay-Melbourne-Titusville MSA)	25%	10,775	12,300	13,850	15,375	16,625	17,850	19,075	20,300	21,525	22,755	269	288	346	400	446	492
	28%	12,068	13,776	15,512	17,220	18,620	19,992	21,364	22,736	24,108	25,486	301	323	387	448	499	551
	30%	12,930	14,760	16,620	18,450	19,950	21,420	22,890	24,360	25,830	27,306	323	346	415	480	535	590
	33%	14,223	16,236	18,282	20,295	21,945	23,562	25,179	26,796	28,413	30,037	355	380	457	528	589	649
	35%	15,085	17,220	19,390	21,525	23,275	24,990	26,705	28,420	30,135	31,857	377	403	484	560	624	689
	40%	17,240	19,680	22,160	24,600	26,600	28,560	30,520	32,480	34,440	36,408	431	461	554	640	714	787
	45%	19,395	22,140	24,930	27,675	29,925	32,130	34,335	36,540	38,745	40,959	484	519	623	720	803	885
	50%	21,550	24,600	27,700	30,750	33,250	35,700	38,150	40,600	43,050	45,510	538	576	692	800	892	984
	60%	25,860	29,520	33,240	36,900	39,900	42,840	45,780	48,720	51,660	54,612	646	692	831	960	1,071	1,181
	80%	34,480	39,360	44,320	49,200	53,200	57,120	61,040	64,960	68,880	72,816	862	923	1,108	1,280	1,428	1,575
	120%	51,720	59,040	66,480	73,800	79,800	85,680	91,560	97,440	103,320	109,224	1,293	1,384	1,662	1,920	2,142	2,362
	140%	60,340	68,880	77,560	86,100	93,100	99,960	106,820	113,680	120,540	127,428	1,508	1,615	1,939	2,240	2,499	2,756
	Median: 61,800																
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2011)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	11,025	12,600	14,175	15,725	17,000	18,250	19,500	20,775	22,015	23,273	275	295	354	409	456	503
	28% - HS	12,348	14,112	15,876	17,612	19,040	20,440	21,840	23,268	24,657	26,066	308	330	396	458	511	563
	30% - HS	13,230	15,120	17,010	18,870	20,400	21,900	23,400	24,930	26,418	27,928	330	354	425	490	547	604
	33% - HS	14,553	16,632	18,711	20,757	22,440	24,090	25,740	27,423	29,060	30,720	363	389	467	539	602	664
	35% - HS	15,435	17,640	19,845	22,015	23,800	25,550	27,300	29,085	30,821	32,582	385	413	496	572	638	704
	40% - HS	17,640	20,160	22,680	25,160	27,200	29,200	31,200	33,240	35,224	37,237	441	472	567	654	730	805
	45% - HS	19,845	22,680	25,515	28,305	30,600	32,850	35,100	37,395	39,627	41,891	496	531	637	736	821	906
	50% - HS	22,050	25,200	28,350	31,450	34,000	36,500	39,000	41,550	44,030	46,546	551	590	708	818	912	1,006
60% - HS	26,460	30,240	34,020	37,740	40,800	43,800	46,800	49,860	52,836	55,855	661	708	850	981	1,095	1,208	

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**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Broward County (Fort Lauderdale HMFA; Miami-Fort Lauderdale- Pompano Beach MSA)	25%	11,925	13,625	15,325	17,025	18,400	19,750	21,125	22,475	23,835	25,197	298	319	383	442	493	545
	28%	13,356	15,260	17,164	19,068	20,608	22,120	23,660	25,172	26,695	28,221	333	357	429	495	553	610
	30%	14,310	16,350	18,390	20,430	22,080	23,700	25,350	26,970	28,602	30,236	357	383	459	531	592	654
	33%	15,741	17,985	20,229	22,473	24,288	26,070	27,885	29,667	31,462	33,260	393	421	505	584	651	719
	35%	16,695	19,075	21,455	23,835	25,760	27,650	29,575	31,465	33,369	35,276	417	447	536	619	691	763
	40%	19,080	21,800	24,520	27,240	29,440	31,600	33,800	35,960	38,136	40,315	477	511	613	708	790	872
	45%	21,465	24,525	27,585	30,645	33,120	35,550	38,025	40,455	42,903	45,355	536	574	689	797	888	981
	50%	23,850	27,250	30,650	34,050	36,800	39,500	42,250	44,950	47,670	50,394	596	638	766	885	987	1,090
	60%	28,620	32,700	36,780	40,860	44,160	47,400	50,700	53,940	57,204	60,473	715	766	919	1,062	1,185	1,308
	80%	38,160	43,600	49,040	54,480	58,880	63,200	67,600	71,920	76,272	80,630	954	1,022	1,226	1,417	1,580	1,744
	120%	57,240	65,400	73,560	81,720	88,320	94,800	101,400	107,880	114,408	120,946	1,431	1,533	1,839	2,125	2,370	2,616
	140%	66,780	76,300	85,820	95,340	103,040	110,600	118,300	125,860	133,476	141,103	1,669	1,788	2,145	2,479	2,765	3,052
Median: 61,700																	

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD released 12/11/2012

**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Calhoun County	25%	8,400	9,600	10,800	12,000	12,975	13,925	14,900	15,850	16,800	17,760	210	225	270	312	348	384
	28%	9,408	10,752	12,096	13,440	14,532	15,596	16,688	17,752	18,816	19,891	235	252	302	349	389	430
	30%	10,080	11,520	12,960	14,400	15,570	16,710	17,880	19,020	20,160	21,312	252	270	324	374	417	461
	33%	11,088	12,672	14,256	15,840	17,127	18,381	19,668	20,922	22,176	23,443	277	297	356	412	459	507
	35%	11,760	13,440	15,120	16,800	18,165	19,495	20,860	22,190	23,520	24,864	294	315	378	437	487	538
	40%	13,440	15,360	17,280	19,200	20,760	22,280	23,840	25,360	26,880	28,416	336	360	432	499	557	615
	45%	15,120	17,280	19,440	21,600	23,355	25,065	26,820	28,530	30,240	31,968	378	405	486	561	626	691
	50%	16,800	19,200	21,600	24,000	25,950	27,850	29,800	31,700	33,600	35,520	420	450	540	624	696	768
	60%	20,160	23,040	25,920	28,800	31,140	33,420	35,760	38,040	40,320	42,624	504	540	648	749	835	922
	80%	26,880	30,720	34,560	38,400	41,520	44,560	47,680	50,720	53,760	56,832	672	720	864	999	1,114	1,230
120%	40,320	46,080	51,840	57,600	62,280	66,840	71,520	76,080	80,640	85,248	1,008	1,080	1,296	1,498	1,671	1,845	
140%	47,040	53,760	60,480	67,200	72,660	77,980	83,440	88,760	94,080	99,456	1,176	1,260	1,512	1,748	1,949	2,152	
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2009)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	8,500	9,700	10,925	12,125	13,100	14,075	15,050	16,025	16,975	17,945	212	227	273	315	351	388
	28% - HS	9,520	10,864	12,236	13,580	14,672	15,764	16,856	17,948	19,012	20,098	238	254	305	353	394	435
	30% - HS	10,200	11,640	13,110	14,550	15,720	16,890	18,060	19,230	20,370	21,534	255	273	327	378	422	466
	33% - HS	11,220	12,804	14,421	16,005	17,292	18,579	19,866	21,153	22,407	23,687	280	300	360	416	464	512
	35% - HS	11,900	13,580	15,295	16,975	18,340	19,705	21,070	22,435	23,765	25,123	297	318	382	441	492	543
	40% - HS	13,600	15,520	17,480	19,400	20,960	22,520	24,080	25,640	27,160	28,712	340	364	437	504	563	621
	45% - HS	15,300	17,460	19,665	21,825	23,580	25,335	27,090	28,845	30,555	32,301	382	409	491	567	633	699
	50% - HS	17,000	19,400	21,850	24,250	26,200	28,150	30,100	32,050	33,950	35,890	425	455	546	630	703	776
60% - HS	20,400	23,280	26,220	29,100	31,440	33,780	36,120	38,460	40,740	43,068	510	546	655	756	844	932	
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300	18,340	19,388	229	245	295	340	380	419
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376	20,541	21,715	256	275	330	381	425	469
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760	22,008	23,266	275	294	354	408	456	503
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836	24,209	25,592	302	324	389	449	501	553
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220	25,676	27,143	321	343	413	476	532	587
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680	29,344	31,021	367	393	472	545	608	671
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140	33,012	34,898	412	442	531	613	684	754
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600	36,680	38,776	458	491	590	681	760	838
60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520	44,016	46,531	550	589	708	817	912	1,006	

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Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD released 12/11/2012

**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Charlotte County (Punta Gorda MSA)	25%	9,300	10,625	11,950	13,275	14,350	15,400	16,475	17,525	18,585	19,647	232	249	298	345	385	425
	28%	10,416	11,900	13,384	14,868	16,072	17,248	18,452	19,628	20,815	22,005	260	278	334	386	431	476
	30%	11,160	12,750	14,340	15,930	17,220	18,480	19,770	21,030	22,302	23,576	279	298	358	414	462	510
	33%	12,276	14,025	15,774	17,523	18,942	20,328	21,747	23,133	24,532	25,934	306	328	394	455	508	561
	35%	13,020	14,875	16,730	18,585	20,090	21,560	23,065	24,535	26,019	27,506	325	348	418	483	539	595
	40%	14,880	17,000	19,120	21,240	22,960	24,640	26,360	28,040	29,736	31,435	372	398	478	552	616	680
	45%	16,740	19,125	21,510	23,895	25,830	27,720	29,655	31,545	33,453	35,365	418	448	537	621	693	765
	50%	18,600	21,250	23,900	26,550	28,700	30,800	32,950	35,050	37,170	39,294	465	498	597	690	770	850
	60%	22,320	25,500	28,680	31,860	34,440	36,960	39,540	42,060	44,604	47,153	558	597	717	828	924	1,020
	80%	29,760	34,000	38,240	42,480	45,920	49,280	52,720	56,080	59,472	62,870	744	797	956	1,105	1,232	1,360
	120%	44,640	51,000	57,360	63,720	68,880	73,920	79,080	84,120	89,208	94,306	1,116	1,195	1,434	1,657	1,848	2,040
	140%	52,080	59,500	66,920	74,340	80,360	86,240	92,260	98,140	104,076	110,023	1,302	1,394	1,673	1,933	2,156	2,380
	Median: 53,100																
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2013)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	9,775	11,175	12,575	13,950	15,075	16,200	17,300	18,425	19,530	20,646	244	261	314	362	405	446
	28% - HS	10,948	12,516	14,084	15,624	16,884	18,144	19,376	20,636	21,874	23,124	273	293	352	406	453	500
	30% - HS	11,730	13,410	15,090	16,740	18,090	19,440	20,760	22,110	23,436	24,775	293	314	377	435	486	535
	33% - HS	12,903	14,751	16,599	18,414	19,899	21,384	22,836	24,321	25,780	27,253	322	345	414	478	534	589
	35% - HS	13,685	15,645	17,605	19,530	21,105	22,680	24,220	25,795	27,342	28,904	342	366	440	507	567	625
	40% - HS	15,640	17,880	20,120	22,320	24,120	25,920	27,680	29,480	31,248	33,034	391	419	503	580	648	714
	45% - HS	17,595	20,115	22,635	25,110	27,135	29,160	31,140	33,165	35,154	37,163	439	471	565	653	729	803
	50% - HS	19,550	22,350	25,150	27,900	30,150	32,400	34,600	36,850	39,060	41,292	488	523	628	725	810	893
60% - HS	23,460	26,820	30,180	33,480	36,180	38,880	41,520	44,220	46,872	49,550	586	628	754	870	972	1,071	

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HUD released 12/11/2012

**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Citrus County	25%	8,400	9,600	10,800	12,000	12,975	13,925	14,900	15,850	16,800	17,760	210	225	270	312	348	384
	28%	9,408	10,752	12,096	13,440	14,532	15,596	16,688	17,752	18,816	19,891	235	252	302	349	389	430
	30%	10,080	11,520	12,960	14,400	15,570	16,710	17,880	19,020	20,160	21,312	252	270	324	374	417	461
	33%	11,088	12,672	14,256	15,840	17,127	18,381	19,668	20,922	22,176	23,443	277	297	356	412	459	507
	35%	11,760	13,440	15,120	16,800	18,165	19,495	20,860	22,190	23,520	24,864	294	315	378	437	487	538
	40%	13,440	15,360	17,280	19,200	20,760	22,280	23,840	25,360	26,880	28,416	336	360	432	499	557	615
	45%	15,120	17,280	19,440	21,600	23,355	25,065	26,820	28,530	30,240	31,968	378	405	486	561	626	691
	50%	16,800	19,200	21,600	24,000	25,950	27,850	29,800	31,700	33,600	35,520	420	450	540	624	696	768
	60%	20,160	23,040	25,920	28,800	31,140	33,420	35,760	38,040	40,320	42,624	504	540	648	749	835	922
	Median: 46,500	80%	26,880	30,720	34,560	38,400	41,520	44,560	47,680	50,720	53,760	56,832	672	720	864	999	1,114
	120%	40,320	46,080	51,840	57,600	62,280	66,840	71,520	76,080	80,640	85,248	1,008	1,080	1,296	1,498	1,671	1,845
	140%	47,040	53,760	60,480	67,200	72,660	77,980	83,440	88,760	94,080	99,456	1,176	1,260	1,512	1,748	1,949	2,152
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2013)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	8,425	9,625	10,825	12,025	13,000	13,950	14,925	15,875	16,835	17,797	210	225	270	312	348	385
	28% - HS	9,436	10,780	12,124	13,468	14,560	15,624	16,716	17,780	18,855	19,933	235	252	303	350	390	431
	30% - HS	10,110	11,550	12,990	14,430	15,600	16,740	17,910	19,050	20,202	21,356	252	270	324	375	418	462
	33% - HS	11,121	12,705	14,289	15,873	17,160	18,414	19,701	20,955	22,222	23,492	278	297	357	412	460	508
	35% - HS	11,795	13,475	15,155	16,835	18,200	19,530	20,895	22,225	23,569	24,916	294	315	378	437	488	539
	40% - HS	13,480	15,400	17,320	19,240	20,800	22,320	23,880	25,400	26,936	28,475	337	361	433	500	558	616
	45% - HS	15,165	17,325	19,485	21,645	23,400	25,110	26,865	28,575	30,303	32,035	379	406	487	563	627	693
	50% - HS	16,850	19,250	21,650	24,050	26,000	27,900	29,850	31,750	33,670	35,594	421	451	541	625	697	770
60% - HS	20,220	23,100	25,980	28,860	31,200	33,480	35,820	38,100	40,404	42,713	505	541	649	750	837	924	
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300	18,340	19,388	229	245	295	340	380	419
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376	20,541	21,715	256	275	330	381	425	469
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760	22,008	23,266	275	294	354	408	456	503
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836	24,209	25,592	302	324	389	449	501	553
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220	25,676	27,143	321	343	413	476	532	587
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680	29,344	31,021	367	393	472	545	608	671
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140	33,012	34,898	412	442	531	613	684	754
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600	36,680	38,776	458	491	590	681	760	838
60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520	44,016	46,531	550	589	708	817	912	1,006	

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Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD released 12/11/2012

**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Clay County (Jacksonville HMFA; Jacksonville MSA)	25%	11,200	12,800	14,400	16,000	17,300	18,575	19,850	21,125	22,400	23,680	280	300	360	416	464	512
	28%	12,544	14,336	16,128	17,920	19,376	20,804	22,232	23,660	25,088	26,522	313	336	403	466	520	573
	30%	13,440	15,360	17,280	19,200	20,760	22,290	23,820	25,350	26,880	28,416	336	360	432	499	557	614
	33%	14,784	16,896	19,008	21,120	22,836	24,519	26,202	27,885	29,568	31,258	369	396	475	549	612	676
	35%	15,680	17,920	20,160	22,400	24,220	26,005	27,790	29,575	31,360	33,152	392	420	504	582	650	717
	40%	17,920	20,480	23,040	25,600	27,680	29,720	31,760	33,800	35,840	37,888	448	480	576	666	743	819
	45%	20,160	23,040	25,920	28,800	31,140	33,435	35,730	38,025	40,320	42,624	504	540	648	749	835	921
	50%	22,400	25,600	28,800	32,000	34,600	37,150	39,700	42,250	44,800	47,360	560	600	720	832	928	1,024
	60%	26,880	30,720	34,560	38,400	41,520	44,580	47,640	50,700	53,760	56,832	672	720	864	999	1,114	1,229
	Median: 63,200	80%	35,840	40,960	46,080	51,200	55,360	59,440	63,520	67,600	71,680	75,776	896	960	1,152	1,332	1,486
	120%	53,760	61,440	69,120	76,800	83,040	89,160	95,280	101,400	107,520	113,664	1,344	1,440	1,728	1,998	2,229	2,458
	140%	62,720	71,680	80,640	89,600	96,880	104,020	111,160	118,300	125,440	132,608	1,568	1,680	2,016	2,331	2,600	2,868
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2013)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	11,800	13,475	15,150	16,825	18,175	19,525	20,875	22,225	23,555	24,901	295	315	378	437	488	538
	28% - HS	13,216	15,092	16,968	18,844	20,356	21,868	23,380	24,892	26,382	27,889	330	353	424	490	546	603
	30% - HS	14,160	16,170	18,180	20,190	21,810	23,430	25,050	26,670	28,266	29,881	354	379	454	525	585	646
	33% - HS	15,576	17,787	19,998	22,209	23,991	25,773	27,555	29,337	31,093	32,869	389	417	499	577	644	711
	35% - HS	16,520	18,865	21,210	23,555	25,445	27,335	29,225	31,115	32,977	34,861	413	442	530	612	683	754
	40% - HS	18,880	21,560	24,240	26,920	29,080	31,240	33,400	35,560	37,688	39,842	472	505	606	700	781	862
	45% - HS	21,240	24,255	27,270	30,285	32,715	35,145	37,575	40,005	42,399	44,822	531	568	681	787	878	969
	50% - HS	23,600	26,950	30,300	33,650	36,350	39,050	41,750	44,450	47,110	49,802	590	631	757	875	976	1,077
	60% - HS	28,320	32,340	36,360	40,380	43,620	46,860	50,100	53,340	56,532	59,762	708	758	909	1,050	1,171	1,293

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Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD released 12/11/2012

**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Collier County (Naples-Marco Island MSA)	25%	12,125	13,850	15,575	17,300	18,700	20,075	21,475	22,850	24,220	25,604	303	324	389	450	501	554
	28%	13,580	15,512	17,444	19,376	20,944	22,484	24,052	25,592	27,126	28,676	339	363	436	504	562	620
	30%	14,550	16,620	18,690	20,760	22,440	24,090	25,770	27,420	29,064	30,725	363	389	467	540	602	664
	33%	16,005	18,282	20,559	22,836	24,684	26,499	28,347	30,162	31,970	33,797	400	428	513	594	662	731
	35%	16,975	19,390	21,805	24,220	26,180	28,105	30,065	31,990	33,908	35,846	424	454	545	630	702	775
	40%	19,400	22,160	24,920	27,680	29,920	32,120	34,360	36,560	38,752	40,966	485	519	623	720	803	886
	45%	21,825	24,930	28,035	31,140	33,660	36,135	38,655	41,130	43,596	46,087	545	584	700	810	903	997
	50%	24,250	27,700	31,150	34,600	37,400	40,150	42,950	45,700	48,440	51,208	606	649	778	900	1,003	1,108
	60%	29,100	33,240	37,380	41,520	44,880	48,180	51,540	54,840	58,128	61,450	727	779	934	1,080	1,204	1,329
	80%	38,800	44,320	49,840	55,360	59,840	64,240	68,720	73,120	77,504	81,933	970	1,039	1,246	1,440	1,606	1,773
	120%	58,200	66,480	74,760	83,040	89,760	96,360	103,080	109,680	116,256	122,899	1,455	1,558	1,869	2,160	2,409	2,659
	140%	67,900	77,560	87,220	96,880	104,720	112,420	120,260	127,960	135,632	143,382	1,697	1,818	2,180	2,520	2,810	3,102
	Median: 65,700																
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2009)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	12,850	14,700	16,525	18,350	19,825	21,300	22,775	24,225	25,690	27,158	321	344	413	477	532	587
	28% - HS	14,392	16,464	18,508	20,552	22,204	23,856	25,508	27,132	28,773	30,417	359	385	462	534	596	658
	30% - HS	15,420	17,640	19,830	22,020	23,790	25,560	27,330	29,070	30,828	32,590	385	413	495	572	639	705
	33% - HS	16,962	19,404	21,813	24,222	26,169	28,116	30,063	31,977	33,911	35,849	424	454	545	629	702	775
	35% - HS	17,990	20,580	23,135	25,690	27,755	29,820	31,885	33,915	35,966	38,021	449	482	578	668	745	822
	40% - HS	20,560	23,520	26,440	29,360	31,720	34,080	36,440	38,760	41,104	43,453	514	551	661	763	852	940
	45% - HS	23,130	26,460	29,745	33,030	35,685	38,340	40,995	43,605	46,242	48,884	578	619	743	858	958	1,057
	50% - HS	25,700	29,400	33,050	36,700	39,650	42,600	45,550	48,450	51,380	54,316	642	688	826	954	1,065	1,175
60% - HS	30,840	35,280	39,660	44,040	47,580	51,120	54,660	58,140	61,656	65,179	771	826	991	1,145	1,278	1,410	

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HUD released 12/11/2012

**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Columbia County	25%	8,400	9,600	10,800	12,000	12,975	13,925	14,900	15,850	16,800	17,760	210	225	270	312	348	384
	28%	9,408	10,752	12,096	13,440	14,532	15,596	16,688	17,752	18,816	19,891	235	252	302	349	389	430
	30%	10,080	11,520	12,960	14,400	15,570	16,710	17,880	19,020	20,160	21,312	252	270	324	374	417	461
	33%	11,088	12,672	14,256	15,840	17,127	18,381	19,668	20,922	22,176	23,443	277	297	356	412	459	507
	35%	11,760	13,440	15,120	16,800	18,165	19,495	20,860	22,190	23,520	24,864	294	315	378	437	487	538
	40%	13,440	15,360	17,280	19,200	20,760	22,280	23,840	25,360	26,880	28,416	336	360	432	499	557	615
	45%	15,120	17,280	19,440	21,600	23,355	25,065	26,820	28,530	30,240	31,968	378	405	486	561	626	691
	50%	16,800	19,200	21,600	24,000	25,950	27,850	29,800	31,700	33,600	35,520	420	450	540	624	696	768
	60%	20,160	23,040	25,920	28,800	31,140	33,420	35,760	38,040	40,320	42,624	504	540	648	749	835	922
	80%	26,880	30,720	34,560	38,400	41,520	44,560	47,680	50,720	53,760	56,832	672	720	864	999	1,114	1,230
120%	40,320	46,080	51,840	57,600	62,280	66,840	71,520	76,080	80,640	85,248	1,008	1,080	1,296	1,498	1,671	1,845	
140%	47,040	53,760	60,480	67,200	72,660	77,980	83,440	88,760	94,080	99,456	1,176	1,260	1,512	1,748	1,949	2,152	
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2009)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	8,675	9,900	11,150	12,375	13,375	14,375	15,350	16,350	17,325	18,315	216	232	278	321	359	396
	28% - HS	9,716	11,088	12,488	13,860	14,980	16,100	17,192	18,312	19,404	20,513	242	260	312	360	402	443
	30% - HS	10,410	11,880	13,380	14,850	16,050	17,250	18,420	19,620	20,790	21,978	260	278	334	386	431	475
	33% - HS	11,451	13,068	14,718	16,335	17,655	18,975	20,262	21,582	22,869	24,176	286	306	367	424	474	523
	35% - HS	12,145	13,860	15,610	17,325	18,725	20,125	21,490	22,890	24,255	25,641	303	325	390	450	503	554
	40% - HS	13,880	15,840	17,840	19,800	21,400	23,000	24,560	26,160	27,720	29,304	347	371	446	515	575	634
	45% - HS	15,615	17,820	20,070	22,275	24,075	25,875	27,630	29,430	31,185	32,967	390	417	501	579	646	713
	50% - HS	17,350	19,800	22,300	24,750	26,750	28,750	30,700	32,700	34,650	36,630	433	464	557	643	718	792
60% - HS	20,820	23,760	26,760	29,700	32,100	34,500	36,840	39,240	41,580	43,956	520	557	669	772	862	951	
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300	18,340	19,388	229	245	295	340	380	419
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376	20,541	21,715	256	275	330	381	425	469
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760	22,008	23,266	275	294	354	408	456	503
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836	24,209	25,592	302	324	389	449	501	553
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220	25,676	27,143	321	343	413	476	532	587
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680	29,344	31,021	367	393	472	545	608	671
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140	33,012	34,898	412	442	531	613	684	754
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600	36,680	38,776	458	491	590	681	760	838
60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520	44,016	46,531	550	589	708	817	912	1,006	

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HUD released 12/11/2012

**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
DeSoto County	25%	8,400	9,600	10,800	12,000	12,975	13,925	14,900	15,850	16,800	17,760	210	225	270	312	348	384
	28%	9,408	10,752	12,096	13,440	14,532	15,596	16,688	17,752	18,816	19,891	235	252	302	349	389	430
	30%	10,080	11,520	12,960	14,400	15,570	16,710	17,880	19,020	20,160	21,312	252	270	324	374	417	461
	33%	11,088	12,672	14,256	15,840	17,127	18,381	19,668	20,922	22,176	23,443	277	297	356	412	459	507
	35%	11,760	13,440	15,120	16,800	18,165	19,495	20,860	22,190	23,520	24,864	294	315	378	437	487	538
	40%	13,440	15,360	17,280	19,200	20,760	22,280	23,840	25,360	26,880	28,416	336	360	432	499	557	615
	45%	15,120	17,280	19,440	21,600	23,355	25,065	26,820	28,530	30,240	31,968	378	405	486	561	626	691
	50%	16,800	19,200	21,600	24,000	25,950	27,850	29,800	31,700	33,600	35,520	420	450	540	624	696	768
	60%	20,160	23,040	25,920	28,800	31,140	33,420	35,760	38,040	40,320	42,624	504	540	648	749	835	922
	Median: 41,400	80%	26,880	30,720	34,560	38,400	41,520	44,560	47,680	50,720	53,760	56,832	672	720	864	999	1,114
	120%	40,320	46,080	51,840	57,600	62,280	66,840	71,520	76,080	80,640	85,248	1,008	1,080	1,296	1,498	1,671	1,845
	140%	47,040	53,760	60,480	67,200	72,660	77,980	83,440	88,760	94,080	99,456	1,176	1,260	1,512	1,748	1,949	2,152
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300	18,340	19,388	229	245	295	340	380	419
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376	20,541	21,715	256	275	330	381	425	469
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760	22,008	23,266	275	294	354	408	456	503
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836	24,209	25,592	302	324	389	449	501	553
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220	25,676	27,143	321	343	413	476	532	587
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680	29,344	31,021	367	393	472	545	608	671
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140	33,012	34,898	412	442	531	613	684	754
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600	36,680	38,776	458	491	590	681	760	838
	60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520	44,016	46,531	550	589	708	817	912	1,006

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**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Dixie County	25%	8,400	9,600	10,800	12,000	12,975	13,925	14,900	15,850	16,800	17,760	210	225	270	312	348	384
	28%	9,408	10,752	12,096	13,440	14,532	15,596	16,688	17,752	18,816	19,891	235	252	302	349	389	430
	30%	10,080	11,520	12,960	14,400	15,570	16,710	17,880	19,020	20,160	21,312	252	270	324	374	417	461
	33%	11,088	12,672	14,256	15,840	17,127	18,381	19,668	20,922	22,176	23,443	277	297	356	412	459	507
	35%	11,760	13,440	15,120	16,800	18,165	19,495	20,860	22,190	23,520	24,864	294	315	378	437	487	538
	40%	13,440	15,360	17,280	19,200	20,760	22,280	23,840	25,360	26,880	28,416	336	360	432	499	557	615
	45%	15,120	17,280	19,440	21,600	23,355	25,065	26,820	28,530	30,240	31,968	378	405	486	561	626	691
	50%	16,800	19,200	21,600	24,000	25,950	27,850	29,800	31,700	33,600	35,520	420	450	540	624	696	768
	60%	20,160	23,040	25,920	28,800	31,140	33,420	35,760	38,040	40,320	42,624	504	540	648	749	835	922
	Median: 42,400	80%	26,880	30,720	34,560	38,400	41,520	44,560	47,680	50,720	53,760	56,832	672	720	864	999	1,114
	120%	40,320	46,080	51,840	57,600	62,280	66,840	71,520	76,080	80,640	85,248	1,008	1,080	1,296	1,498	1,671	1,845
	140%	47,040	53,760	60,480	67,200	72,660	77,980	83,440	88,760	94,080	99,456	1,176	1,260	1,512	1,748	1,949	2,152
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2009)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	8,700	9,925	11,175	12,400	13,400	14,400	15,400	16,375	17,360	18,352	217	232	279	322	360	397
	28% - HS	9,744	11,116	12,516	13,888	15,008	16,128	17,248	18,340	19,443	20,554	243	260	312	361	403	444
	30% - HS	10,440	11,910	13,410	14,880	16,080	17,280	18,480	19,650	20,832	22,022	261	279	335	387	432	476
	33% - HS	11,484	13,101	14,751	16,368	17,688	19,008	20,328	21,615	22,915	24,225	287	307	368	425	475	524
	35% - HS	12,180	13,895	15,645	17,360	18,760	20,160	21,560	22,925	24,304	25,693	304	325	391	451	504	556
	40% - HS	13,920	15,880	17,880	19,840	21,440	23,040	24,640	26,200	27,776	29,363	348	372	447	516	576	635
	45% - HS	15,660	17,865	20,115	22,320	24,120	25,920	27,720	29,475	31,248	33,034	391	419	502	580	648	714
	50% - HS	17,400	19,850	22,350	24,800	26,800	28,800	30,800	32,750	34,720	36,704	435	465	558	645	720	794
	60% - HS	20,880	23,820	26,820	29,760	32,160	34,560	36,960	39,300	41,664	44,045	522	558	670	774	864	953
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300	18,340	19,388	229	245	295	340	380	419
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376	20,541	21,715	256	275	330	381	425	469
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760	22,008	23,266	275	294	354	408	456	503
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836	24,209	25,592	302	324	389	449	501	553
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220	25,676	27,143	321	343	413	476	532	587
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680	29,344	31,021	367	393	472	545	608	671
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140	33,012	34,898	412	442	531	613	684	754
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600	36,680	38,776	458	491	590	681	760	838
	60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520	44,016	46,531	550	589	708	817	912	1,006

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**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Duval County (Jacksonville HMFA; Jacksonville MSA)	25%	11,200	12,800	14,400	16,000	17,300	18,575	19,850	21,125	22,400	23,680	280	300	360	416	464	512
	28%	12,544	14,336	16,128	17,920	19,376	20,804	22,232	23,660	25,088	26,522	313	336	403	466	520	573
	30%	13,440	15,360	17,280	19,200	20,760	22,290	23,820	25,350	26,880	28,416	336	360	432	499	557	614
	33%	14,784	16,896	19,008	21,120	22,836	24,519	26,202	27,885	29,568	31,258	369	396	475	549	612	676
	35%	15,680	17,920	20,160	22,400	24,220	26,005	27,790	29,575	31,360	33,152	392	420	504	582	650	717
	40%	17,920	20,480	23,040	25,600	27,680	29,720	31,760	33,800	35,840	37,888	448	480	576	666	743	819
	45%	20,160	23,040	25,920	28,800	31,140	33,435	35,730	38,025	40,320	42,624	504	540	648	749	835	921
	50%	22,400	25,600	28,800	32,000	34,600	37,150	39,700	42,250	44,800	47,360	560	600	720	832	928	1,024
	60%	26,880	30,720	34,560	38,400	41,520	44,580	47,640	50,700	53,760	56,832	672	720	864	999	1,114	1,229
	Median: 63,200	80%	35,840	40,960	46,080	51,200	55,360	59,440	63,520	67,600	71,680	75,776	896	960	1,152	1,332	1,486
	120%	53,760	61,440	69,120	76,800	83,040	89,160	95,280	101,400	107,520	113,664	1,344	1,440	1,728	1,998	2,229	2,458
	140%	62,720	71,680	80,640	89,600	96,880	104,020	111,160	118,300	125,440	132,608	1,568	1,680	2,016	2,331	2,600	2,868
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2013)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	11,800	13,475	15,150	16,825	18,175	19,525	20,875	22,225	23,555	24,901	295	315	378	437	488	538
	28% - HS	13,216	15,092	16,968	18,844	20,356	21,868	23,380	24,892	26,382	27,889	330	353	424	490	546	603
	30% - HS	14,160	16,170	18,180	20,190	21,810	23,430	25,050	26,670	28,266	29,881	354	379	454	525	585	646
	33% - HS	15,576	17,787	19,998	22,209	23,991	25,773	27,555	29,337	31,093	32,869	389	417	499	577	644	711
	35% - HS	16,520	18,865	21,210	23,555	25,445	27,335	29,225	31,115	32,977	34,861	413	442	530	612	683	754
	40% - HS	18,880	21,560	24,240	26,920	29,080	31,240	33,400	35,560	37,688	39,842	472	505	606	700	781	862
	45% - HS	21,240	24,255	27,270	30,285	32,715	35,145	37,575	40,005	42,399	44,822	531	568	681	787	878	969
	50% - HS	23,600	26,950	30,300	33,650	36,350	39,050	41,750	44,450	47,110	49,802	590	631	757	875	976	1,077
	60% - HS	28,320	32,340	36,360	40,380	43,620	46,860	50,100	53,340	56,532	59,762	708	758	909	1,050	1,171	1,293

Florida Housing Finance Corporation (FHFC) income and rent limits are based upon figures provided by the United States Department of Housing and Urban Development (HUD) and are subject to change. Updated schedules will be provided when changes occur.

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD released 12/11/2012

**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Escambia County (Pensacola-Ferry Pass- Brent MSA)	25%	10,100	11,550	13,000	14,425	15,600	16,750	17,900	19,050	20,195	21,349	252	270	325	375	418	461
	28%	11,312	12,936	14,560	16,156	17,472	18,760	20,048	21,336	22,618	23,911	282	303	364	420	469	517
	30%	12,120	13,860	15,600	17,310	18,720	20,100	21,480	22,860	24,234	25,619	303	324	390	450	502	554
	33%	13,332	15,246	17,160	19,041	20,592	22,110	23,628	25,146	26,657	28,181	333	357	429	495	552	609
	35%	14,140	16,170	18,200	20,195	21,840	23,450	25,060	26,670	28,273	29,889	353	378	455	525	586	646
	40%	16,160	18,480	20,800	23,080	24,960	26,800	28,640	30,480	32,312	34,158	404	433	520	600	670	739
	45%	18,180	20,790	23,400	25,965	28,080	30,150	32,220	34,290	36,351	38,428	454	487	585	675	753	831
	50%	20,200	23,100	26,000	28,850	31,200	33,500	35,800	38,100	40,390	42,698	505	541	650	750	837	923
	60%	24,240	27,720	31,200	34,620	37,440	40,200	42,960	45,720	48,468	51,238	606	649	780	900	1,005	1,108
	Median: 57,700	80%	32,320	36,960	41,600	46,160	49,920	53,600	57,280	60,960	64,624	68,317	808	866	1,040	1,201	1,340
	120%	48,480	55,440	62,400	69,240	74,880	80,400	85,920	91,440	96,936	102,475	1,212	1,299	1,560	1,801	2,010	2,217
	140%	56,560	64,680	72,800	80,780	87,360	93,800	100,240	106,680	113,092	119,554	1,414	1,515	1,820	2,101	2,345	2,586
Flagler County (Palm Coast MSA)	25%	10,575	12,075	13,575	15,075	16,300	17,500	18,700	19,900	21,105	22,311	264	283	339	392	437	482
	28%	11,844	13,524	15,204	16,884	18,256	19,600	20,944	22,288	23,638	24,988	296	317	380	439	490	540
	30%	12,690	14,490	16,290	18,090	19,560	21,000	22,440	23,880	25,326	26,773	317	339	407	470	525	579
	33%	13,959	15,939	17,919	19,899	21,516	23,100	24,684	26,268	27,859	29,451	348	373	447	517	577	636
	35%	14,805	16,905	19,005	21,105	22,820	24,500	26,180	27,860	29,547	31,235	370	396	475	549	612	675
	40%	16,920	19,320	21,720	24,120	26,080	28,000	29,920	31,840	33,768	35,698	423	453	543	627	700	772
	45%	19,035	21,735	24,435	27,135	29,340	31,500	33,660	35,820	37,989	40,160	475	509	610	705	787	868
	50%	21,150	24,150	27,150	30,150	32,600	35,000	37,400	39,800	42,210	44,622	528	566	678	784	875	965
	60%	25,380	28,980	32,580	36,180	39,120	42,000	44,880	47,760	50,652	53,546	634	679	814	941	1,050	1,158
	Median: 53,100	80%	33,840	38,640	43,440	48,240	52,160	56,000	59,840	63,680	67,536	71,395	846	906	1,086	1,255	1,400
	120%	50,760	57,960	65,160	72,360	78,240	84,000	89,760	95,520	101,304	107,093	1,269	1,359	1,629	1,882	2,100	2,316
	140%	59,220	67,620	76,020	84,420	91,280	98,000	104,720	111,440	118,188	124,942	1,480	1,585	1,900	2,196	2,450	2,702

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Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD released 12/11/2012

**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Franklin County	25%	8,575	9,800	11,025	12,250	13,250	14,225	15,200	16,175	17,150	18,130	214	229	275	318	355	392
	28%	9,604	10,976	12,348	13,720	14,840	15,932	17,024	18,116	19,208	20,306	240	257	308	357	398	439
	30%	10,290	11,760	13,230	14,700	15,900	17,070	18,240	19,410	20,580	21,756	257	275	330	382	426	470
	33%	11,319	12,936	14,553	16,170	17,490	18,777	20,064	21,351	22,638	23,932	282	303	363	420	469	517
	35%	12,005	13,720	15,435	17,150	18,550	19,915	21,280	22,645	24,010	25,382	300	321	385	446	497	549
	40%	13,720	15,680	17,640	19,600	21,200	22,760	24,320	25,880	27,440	29,008	343	367	441	510	569	627
	45%	15,435	17,640	19,845	22,050	23,850	25,605	27,360	29,115	30,870	32,634	385	413	496	573	640	705
	50%	17,150	19,600	22,050	24,500	26,500	28,450	30,400	32,350	34,300	36,260	428	459	551	637	711	784
	60%	20,580	23,520	26,460	29,400	31,800	34,140	36,480	38,820	41,160	43,512	514	551	661	765	853	941
	Median: 49,000	80%	27,440	31,360	35,280	39,200	42,400	45,520	48,640	51,760	54,880	58,016	686	735	882	1,020	1,138
	120%	41,160	47,040	52,920	58,800	63,600	68,280	72,960	77,640	82,320	87,024	1,029	1,102	1,323	1,530	1,707	1,882
	140%	48,020	54,880	61,740	68,600	74,200	79,660	85,120	90,580	96,040	101,528	1,200	1,286	1,543	1,785	1,991	2,196
HERA Special Limits	25% - HS	9,925	11,325	12,750	14,150	15,300	16,425	17,550	18,700	19,810	20,942	248	265	318	368	410	453
per Section 142(d)(2)(E)	28% - HS	11,116	12,684	14,280	15,848	17,136	18,396	19,656	20,944	22,187	23,455	277	297	357	412	459	507
<i>(est. 2011)</i>	30% - HS	11,910	13,590	15,300	16,980	18,360	19,710	21,060	22,440	23,772	25,130	297	318	382	441	492	543
<i>For use by projects that</i>	33% - HS	13,101	14,949	16,830	18,678	20,196	21,681	23,166	24,684	26,149	27,643	327	350	420	485	542	598
<i>placed in service at least</i>	35% - HS	13,895	15,855	17,850	19,810	21,420	22,995	24,570	26,180	27,734	29,319	347	371	446	515	574	634
<i>one building on or</i>	40% - HS	15,880	18,120	20,400	22,640	24,480	26,280	28,080	29,920	31,696	33,507	397	425	510	589	657	725
<i>before 12/31/2008</i>	45% - HS	17,865	20,385	22,950	25,470	27,540	29,565	31,590	33,660	35,658	37,696	446	478	573	662	739	815
	50% - HS	19,850	22,650	25,500	28,300	30,600	32,850	35,100	37,400	39,620	41,884	496	531	637	736	821	906
	60% - HS	23,820	27,180	30,600	33,960	36,720	39,420	42,120	44,880	47,544	50,261	595	637	765	883	985	1,087
USDA-Eligible	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300	18,340	19,388	229	245	295	340	380	419
Rural Addresses	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376	20,541	21,715	256	275	330	381	425	469
per Section 42(i)(8)	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760	22,008	23,266	275	294	354	408	456	503
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836	24,209	25,592	302	324	389	449	501	553
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220	25,676	27,143	321	343	413	476	532	587
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680	29,344	31,021	367	393	472	545	608	671
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140	33,012	34,898	412	442	531	613	684	754
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600	36,680	38,776	458	491	590	681	760	838
	60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520	44,016	46,531	550	589	708	817	912	1,006

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Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD released 12/11/2012

**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Gadsden County (Tallahassee MSA)	25%	10,700	12,225	13,750	15,275	16,500	17,725	18,950	20,175	21,385	22,607	267	286	343	397	443	489
	28%	11,984	13,692	15,400	17,108	18,480	19,852	21,224	22,596	23,951	25,320	299	320	385	444	496	547
	30%	12,840	14,670	16,500	18,330	19,800	21,270	22,740	24,210	25,662	27,128	321	343	412	476	531	586
	33%	14,124	16,137	18,150	20,163	21,780	23,397	25,014	26,631	28,228	29,841	353	378	453	524	584	645
	35%	14,980	17,115	19,250	21,385	23,100	24,815	26,530	28,245	29,939	31,650	374	401	481	556	620	684
	40%	17,120	19,560	22,000	24,440	26,400	28,360	30,320	32,280	34,216	36,171	428	458	550	635	709	782
	45%	19,260	22,005	24,750	27,495	29,700	31,905	34,110	36,315	38,493	40,693	481	515	618	714	797	880
	50%	21,400	24,450	27,500	30,550	33,000	35,450	37,900	40,350	42,770	45,214	535	573	687	794	886	978
	60%	25,680	29,340	33,000	36,660	39,600	42,540	45,480	48,420	51,324	54,257	642	687	825	953	1,063	1,173
	Median: 60,000	80%	34,240	39,120	44,000	48,880	52,800	56,720	60,640	64,560	68,432	72,342	856	917	1,100	1,271	1,418
	120%	51,360	58,680	66,000	73,320	79,200	85,080	90,960	96,840	102,648	108,514	1,284	1,375	1,650	1,906	2,127	2,347
	140%	59,920	68,460	77,000	85,540	92,400	99,260	106,120	112,980	119,756	126,599	1,498	1,604	1,925	2,224	2,481	2,738
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2013)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	11,275	12,875	14,475	16,075	17,375	18,650	19,950	21,225	22,505	23,791	281	301	361	418	466	514
	28% - HS	12,628	14,420	16,212	18,004	19,460	20,888	22,344	23,772	25,206	26,646	315	338	405	468	522	576
	30% - HS	13,530	15,450	17,370	19,290	20,850	22,380	23,940	25,470	27,006	28,549	338	362	434	501	559	617
	33% - HS	14,883	16,995	19,107	21,219	22,935	24,618	26,334	28,017	29,707	31,404	372	398	477	551	615	679
	35% - HS	15,785	18,025	20,265	22,505	24,325	26,110	27,930	29,715	31,507	33,307	394	422	506	585	652	720
	40% - HS	18,040	20,600	23,160	25,720	27,800	29,840	31,920	33,960	36,008	38,066	451	483	579	669	746	823
	45% - HS	20,295	23,175	26,055	28,935	31,275	33,570	35,910	38,205	40,509	42,824	507	543	651	752	839	926
	50% - HS	22,550	25,750	28,950	32,150	34,750	37,300	39,900	42,450	45,010	47,582	563	603	723	836	932	1,029
	60% - HS	27,060	30,900	34,740	38,580	41,700	44,760	47,880	50,940	54,012	57,098	676	724	868	1,003	1,119	1,235

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HUD released 12/11/2012

**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Gilchrist County (Gainesville MSA)	25%	10,225	11,675	13,125	14,575	15,750	16,925	18,075	19,250	20,405	21,571	255	273	328	379	423	466
	28%	11,452	13,076	14,700	16,324	17,640	18,956	20,244	21,560	22,854	24,160	286	306	367	424	473	522
	30%	12,270	14,010	15,750	17,490	18,900	20,310	21,690	23,100	24,486	25,885	306	328	393	454	507	559
	33%	13,497	15,411	17,325	19,239	20,790	22,341	23,859	25,410	26,935	28,474	337	361	433	500	558	615
	35%	14,315	16,345	18,375	20,405	22,050	23,695	25,305	26,950	28,567	30,199	357	383	459	530	592	653
	40%	16,360	18,680	21,000	23,320	25,200	27,080	28,920	30,800	32,648	34,514	409	438	525	606	677	746
	45%	18,405	21,015	23,625	26,235	28,350	30,465	32,535	34,650	36,729	38,828	460	492	590	682	761	839
	50%	20,450	23,350	26,250	29,150	31,500	33,850	36,150	38,500	40,810	43,142	511	547	656	758	846	933
	60%	24,540	28,020	31,500	34,980	37,800	40,620	43,380	46,200	48,972	51,770	613	657	787	909	1,015	1,119
	Median: 64,000	80%	32,720	37,360	42,000	46,640	50,400	54,160	57,840	61,600	65,296	69,027	818	876	1,050	1,213	1,354
	120%	49,080	56,040	63,000	69,960	75,600	81,240	86,760	92,400	97,944	103,541	1,227	1,314	1,575	1,819	2,031	2,239
	140%	57,260	65,380	73,500	81,620	88,200	94,780	101,220	107,800	114,268	120,798	1,431	1,533	1,837	2,122	2,369	2,612
HERA Special Limits	25% - HS	11,200	12,800	14,400	16,000	17,300	18,575	19,850	21,125	22,400	23,680	280	300	360	416	464	512
per Section 142(d)(2)(E)	28% - HS	12,544	14,336	16,128	17,920	19,376	20,804	22,232	23,660	25,088	26,522	313	336	403	466	520	573
<i>(est. 2011)</i>	30% - HS	13,440	15,360	17,280	19,200	20,760	22,290	23,820	25,350	26,880	28,416	336	360	432	499	557	614
<i>For use by projects that</i>	33% - HS	14,784	16,896	19,008	21,120	22,836	24,519	26,202	27,885	29,568	31,258	369	396	475	549	612	676
<i>placed in service at least</i>	35% - HS	15,680	17,920	20,160	22,400	24,220	26,005	27,790	29,575	31,360	33,152	392	420	504	582	650	717
<i>one building on or</i>	40% - HS	17,920	20,480	23,040	25,600	27,680	29,720	31,760	33,800	35,840	37,888	448	480	576	666	743	819
<i>before 12/31/2008</i>	45% - HS	20,160	23,040	25,920	28,800	31,140	33,435	35,730	38,025	40,320	42,624	504	540	648	749	835	921
	50% - HS	22,400	25,600	28,800	32,000	34,600	37,150	39,700	42,250	44,800	47,360	560	600	720	832	928	1,024
	60% - HS	26,880	30,720	34,560	38,400	41,520	44,580	47,640	50,700	53,760	56,832	672	720	864	999	1,114	1,229

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HUD released 12/11/2012

**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Glades County	25%	8,400	9,600	10,800	12,000	12,975	13,925	14,900	15,850	16,800	17,760	210	225	270	312	348	384
	28%	9,408	10,752	12,096	13,440	14,532	15,596	16,688	17,752	18,816	19,891	235	252	302	349	389	430
	30%	10,080	11,520	12,960	14,400	15,570	16,710	17,880	19,020	20,160	21,312	252	270	324	374	417	461
	33%	11,088	12,672	14,256	15,840	17,127	18,381	19,668	20,922	22,176	23,443	277	297	356	412	459	507
	35%	11,760	13,440	15,120	16,800	18,165	19,495	20,860	22,190	23,520	24,864	294	315	378	437	487	538
	40%	13,440	15,360	17,280	19,200	20,760	22,280	23,840	25,360	26,880	28,416	336	360	432	499	557	615
	45%	15,120	17,280	19,440	21,600	23,355	25,065	26,820	28,530	30,240	31,968	378	405	486	561	626	691
	50%	16,800	19,200	21,600	24,000	25,950	27,850	29,800	31,700	33,600	35,520	420	450	540	624	696	768
	60%	20,160	23,040	25,920	28,800	31,140	33,420	35,760	38,040	40,320	42,624	504	540	648	749	835	922
	Median: 46,800	80%	26,880	30,720	34,560	38,400	41,520	44,560	47,680	50,720	53,760	56,832	672	720	864	999	1,114
	120%	40,320	46,080	51,840	57,600	62,280	66,840	71,520	76,080	80,640	85,248	1,008	1,080	1,296	1,498	1,671	1,845
	140%	47,040	53,760	60,480	67,200	72,660	77,980	83,440	88,760	94,080	99,456	1,176	1,260	1,512	1,748	1,949	2,152
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2011)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	8,525	9,725	10,950	12,150	13,125	14,100	15,075	16,050	17,010	17,982	213	228	273	315	352	389
	28% - HS	9,548	10,892	12,264	13,608	14,700	15,792	16,884	17,976	19,051	20,140	238	255	306	353	394	435
	30% - HS	10,230	11,670	13,140	14,580	15,750	16,920	18,090	19,260	20,412	21,578	255	273	328	379	423	466
	33% - HS	11,253	12,837	14,454	16,038	17,325	18,612	19,899	21,186	22,453	23,736	281	301	361	417	465	513
	35% - HS	11,935	13,615	15,330	17,010	18,375	19,740	21,105	22,470	23,814	25,175	298	319	383	442	493	544
	40% - HS	13,640	15,560	17,520	19,440	21,000	22,560	24,120	25,680	27,216	28,771	341	365	438	505	564	622
	45% - HS	15,345	17,505	19,710	21,870	23,625	25,380	27,135	28,890	30,618	32,368	383	410	492	568	634	700
	50% - HS	17,050	19,450	21,900	24,300	26,250	28,200	30,150	32,100	34,020	35,964	426	456	547	631	705	778
	60% - HS	20,460	23,340	26,280	29,160	31,500	33,840	36,180	38,520	40,824	43,157	511	547	657	758	846	933
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300	18,340	19,388	229	245	295	340	380	419
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376	20,541	21,715	256	275	330	381	425	469
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760	22,008	23,266	275	294	354	408	456	503
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836	24,209	25,592	302	324	389	449	501	553
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220	25,676	27,143	321	343	413	476	532	587
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680	29,344	31,021	367	393	472	545	608	671
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140	33,012	34,898	412	442	531	613	684	754
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600	36,680	38,776	458	491	590	681	760	838
	60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520	44,016	46,531	550	589	708	817	912	1,006

Florida Housing Finance Corporation (FHFC) income and rent limits are based upon figures provided by the United States Department of Housing and Urban Development (HUD) and are subject to change. Updated schedules will be provided when changes occur.

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD released 12/11/2012

**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Gulf County	25%	8,750	10,000	11,250	12,475	13,475	14,475	15,475	16,475	17,465	18,463	218	234	281	324	361	399
	28%	9,800	11,200	12,600	13,972	15,092	16,212	17,332	18,452	19,561	20,679	245	262	315	363	405	447
	30%	10,500	12,000	13,500	14,970	16,170	17,370	18,570	19,770	20,958	22,156	262	281	337	389	434	479
	33%	11,550	13,200	14,850	16,467	17,787	19,107	20,427	21,747	23,054	24,371	288	309	371	428	477	527
	35%	12,250	14,000	15,750	17,465	18,865	20,265	21,665	23,065	24,451	25,848	306	328	393	454	506	559
	40%	14,000	16,000	18,000	19,960	21,560	23,160	24,760	26,360	27,944	29,541	350	375	450	519	579	639
	45%	15,750	18,000	20,250	22,455	24,255	26,055	27,855	29,655	31,437	33,233	393	421	506	583	651	718
	50%	17,500	20,000	22,500	24,950	26,950	28,950	30,950	32,950	34,930	36,926	437	468	562	648	723	798
	60%	21,000	24,000	27,000	29,940	32,340	34,740	37,140	39,540	41,916	44,311	525	562	675	778	868	958
	Median: 49,900	80%	28,000	32,000	36,000	39,920	43,120	46,320	49,520	52,720	55,888	59,082	700	750	900	1,038	1,158
	120%	42,000	48,000	54,000	59,880	64,680	69,480	74,280	79,080	83,832	88,622	1,050	1,125	1,350	1,557	1,737	1,917
	140%	49,000	56,000	63,000	69,860	75,460	81,060	86,660	92,260	97,804	103,393	1,225	1,312	1,575	1,816	2,026	2,236
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2009)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	9,050	10,350	11,650	12,925	13,975	15,000	16,050	17,075	18,095	19,129	226	242	291	336	375	414
	28% - HS	10,136	11,592	13,048	14,476	15,652	16,800	17,976	19,124	20,266	21,424	253	271	326	376	420	463
	30% - HS	10,860	12,420	13,980	15,510	16,770	18,000	19,260	20,490	21,714	22,955	271	291	349	403	450	496
	33% - HS	11,946	13,662	15,378	17,061	18,447	19,800	21,186	22,539	23,885	25,250	298	320	384	443	495	546
	35% - HS	12,670	14,490	16,310	18,095	19,565	21,000	22,470	23,905	25,333	26,781	316	339	407	470	525	579
	40% - HS	14,480	16,560	18,640	20,680	22,360	24,000	25,680	27,320	28,952	30,606	362	388	466	538	600	662
	45% - HS	16,290	18,630	20,970	23,265	25,155	27,000	28,890	30,735	32,571	34,432	407	436	524	605	675	745
	50% - HS	18,100	20,700	23,300	25,850	27,950	30,000	32,100	34,150	36,190	38,258	452	485	582	672	750	828
	60% - HS	21,720	24,840	27,960	31,020	33,540	36,000	38,520	40,980	43,428	45,910	543	582	699	807	900	993
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300	18,340	19,388	229	245	295	340	380	419
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376	20,541	21,715	256	275	330	381	425	469
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760	22,008	23,266	275	294	354	408	456	503
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836	24,209	25,592	302	324	389	449	501	553
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220	25,676	27,143	321	343	413	476	532	587
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680	29,344	31,021	367	393	472	545	608	671
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140	33,012	34,898	412	442	531	613	684	754
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600	36,680	38,776	458	491	590	681	760	838
	60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520	44,016	46,531	550	589	708	817	912	1,006

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Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD released 12/11/2012

**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Hamilton County	25%	8,425	9,625	10,825	12,025	13,000	13,950	14,925	15,875	16,835	17,797	210	225	270	312	348	385
	28%	9,436	10,780	12,124	13,468	14,560	15,624	16,716	17,780	18,855	19,933	235	252	303	350	390	431
	30%	10,110	11,550	12,990	14,430	15,600	16,740	17,910	19,050	20,202	21,356	252	270	324	375	418	462
	33%	11,121	12,705	14,289	15,873	17,160	18,414	19,701	20,955	22,222	23,492	278	297	357	412	460	508
	35%	11,795	13,475	15,155	16,835	18,200	19,530	20,895	22,225	23,569	24,916	294	315	378	437	488	539
	40%	13,480	15,400	17,320	19,240	20,800	22,320	23,880	25,400	26,936	28,475	337	361	433	500	558	616
	45%	15,165	17,325	19,485	21,645	23,400	25,110	26,865	28,575	30,303	32,035	379	406	487	563	627	693
	50%	16,850	19,250	21,650	24,050	26,000	27,900	29,850	31,750	33,670	35,594	421	451	541	625	697	770
	60%	20,220	23,100	25,980	28,860	31,200	33,480	35,820	38,100	40,404	42,713	505	541	649	750	837	924
	Median: 49,500	80%	26,960	30,800	34,640	38,480	41,600	44,640	47,760	50,800	53,872	56,950	674	722	866	1,001	1,116
	120%	40,440	46,200	51,960	57,720	62,400	66,960	71,640	76,200	80,808	85,426	1,011	1,083	1,299	1,501	1,674	1,848
	140%	47,180	53,900	60,620	67,340	72,800	78,120	83,580	88,900	94,276	99,663	1,179	1,263	1,515	1,751	1,953	2,156
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2009)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	10,350	11,825	13,300	14,775	15,975	17,150	18,325	19,525	20,685	21,867	258	277	332	384	428	473
	28% - HS	11,592	13,244	14,896	16,548	17,892	19,208	20,524	21,868	23,167	24,491	289	310	372	430	480	529
	30% - HS	12,420	14,190	15,960	17,730	19,170	20,580	21,990	23,430	24,822	26,240	310	332	399	461	514	567
	33% - HS	13,662	15,609	17,556	19,503	21,087	22,638	24,189	25,773	27,304	28,864	341	365	438	507	565	624
	35% - HS	14,490	16,555	18,620	20,685	22,365	24,010	25,655	27,335	28,959	30,614	362	388	465	538	600	662
	40% - HS	16,560	18,920	21,280	23,640	25,560	27,440	29,320	31,240	33,096	34,987	414	443	532	615	686	757
	45% - HS	18,630	21,285	23,940	26,595	28,755	30,870	32,985	35,145	37,233	39,361	465	498	598	691	771	851
	50% - HS	20,700	23,650	26,600	29,550	31,950	34,300	36,650	39,050	41,370	43,734	517	554	665	768	857	946
	60% - HS	24,840	28,380	31,920	35,460	38,340	41,160	43,980	46,860	49,644	52,481	621	665	798	922	1,029	1,135
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300	18,340	19,388	229	245	295	340	380	419
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376	20,541	21,715	256	275	330	381	425	469
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760	22,008	23,266	275	294	354	408	456	503
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836	24,209	25,592	302	324	389	449	501	553
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220	25,676	27,143	321	343	413	476	532	587
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680	29,344	31,021	367	393	472	545	608	671
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140	33,012	34,898	412	442	531	613	684	754
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600	36,680	38,776	458	491	590	681	760	838
	60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520	44,016	46,531	550	589	708	817	912	1,006

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Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD released 12/11/2012

**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Hardee County	25%	8,400	9,600	10,800	12,000	12,975	13,925	14,900	15,850	16,800	17,760	210	225	270	312	348	384
	28%	9,408	10,752	12,096	13,440	14,532	15,596	16,688	17,752	18,816	19,891	235	252	302	349	389	430
	30%	10,080	11,520	12,960	14,400	15,570	16,710	17,880	19,020	20,160	21,312	252	270	324	374	417	461
	33%	11,088	12,672	14,256	15,840	17,127	18,381	19,668	20,922	22,176	23,443	277	297	356	412	459	507
	35%	11,760	13,440	15,120	16,800	18,165	19,495	20,860	22,190	23,520	24,864	294	315	378	437	487	538
	40%	13,440	15,360	17,280	19,200	20,760	22,280	23,840	25,360	26,880	28,416	336	360	432	499	557	615
	45%	15,120	17,280	19,440	21,600	23,355	25,065	26,820	28,530	30,240	31,968	378	405	486	561	626	691
	50%	16,800	19,200	21,600	24,000	25,950	27,850	29,800	31,700	33,600	35,520	420	450	540	624	696	768
	60%	20,160	23,040	25,920	28,800	31,140	33,420	35,760	38,040	40,320	42,624	504	540	648	749	835	922
	Median: 45,700	80%	26,880	30,720	34,560	38,400	41,520	44,560	47,680	50,720	53,760	56,832	672	720	864	999	1,114
	120%	40,320	46,080	51,840	57,600	62,280	66,840	71,520	76,080	80,640	85,248	1,008	1,080	1,296	1,498	1,671	1,845
	140%	47,040	53,760	60,480	67,200	72,660	77,980	83,440	88,760	94,080	99,456	1,176	1,260	1,512	1,748	1,949	2,152
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2009)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	9,175	10,500	11,800	13,100	14,150	15,200	16,250	17,300	18,340	19,388	229	245	295	340	380	419
	28% - HS	10,276	11,760	13,216	14,672	15,848	17,024	18,200	19,376	20,541	21,715	256	275	330	381	425	469
	30% - HS	11,010	12,600	14,160	15,720	16,980	18,240	19,500	20,760	22,008	23,266	275	295	354	408	456	503
	33% - HS	12,111	13,860	15,576	17,292	18,678	20,064	21,450	22,836	24,209	25,592	302	324	389	449	501	553
	35% - HS	12,845	14,700	16,520	18,340	19,810	21,280	22,750	24,220	25,676	27,143	321	344	413	476	532	587
	40% - HS	14,680	16,800	18,880	20,960	22,640	24,320	26,000	27,680	29,344	31,021	367	393	472	545	608	671
	45% - HS	16,515	18,900	21,240	23,580	25,470	27,360	29,250	31,140	33,012	34,898	412	442	531	613	684	754
	50% - HS	18,350	21,000	23,600	26,200	28,300	30,400	32,500	34,600	36,680	38,776	458	491	590	681	760	838
	60% - HS	22,020	25,200	28,320	31,440	33,960	36,480	39,000	41,520	44,016	46,531	550	590	708	817	912	1,006
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300	18,340	19,388	229	245	295	340	380	419
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376	20,541	21,715	256	275	330	381	425	469
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760	22,008	23,266	275	294	354	408	456	503
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836	24,209	25,592	302	324	389	449	501	553
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220	25,676	27,143	321	343	413	476	532	587
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680	29,344	31,021	367	393	472	545	608	671
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140	33,012	34,898	412	442	531	613	684	754
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600	36,680	38,776	458	491	590	681	760	838
	60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520	44,016	46,531	550	589	708	817	912	1,006

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Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD released 12/11/2012

**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Hendry County	25%	8,400	9,600	10,800	12,000	12,975	13,925	14,900	15,850	16,800	17,760	210	225	270	312	348	384
	28%	9,408	10,752	12,096	13,440	14,532	15,596	16,688	17,752	18,816	19,891	235	252	302	349	389	430
	30%	10,080	11,520	12,960	14,400	15,570	16,710	17,880	19,020	20,160	21,312	252	270	324	374	417	461
	33%	11,088	12,672	14,256	15,840	17,127	18,381	19,668	20,922	22,176	23,443	277	297	356	412	459	507
	35%	11,760	13,440	15,120	16,800	18,165	19,495	20,860	22,190	23,520	24,864	294	315	378	437	487	538
	40%	13,440	15,360	17,280	19,200	20,760	22,280	23,840	25,360	26,880	28,416	336	360	432	499	557	615
	45%	15,120	17,280	19,440	21,600	23,355	25,065	26,820	28,530	30,240	31,968	378	405	486	561	626	691
	50%	16,800	19,200	21,600	24,000	25,950	27,850	29,800	31,700	33,600	35,520	420	450	540	624	696	768
	60%	20,160	23,040	25,920	28,800	31,140	33,420	35,760	38,040	40,320	42,624	504	540	648	749	835	922
	Median: 41,000	80%	26,880	30,720	34,560	38,400	41,520	44,560	47,680	50,720	53,760	56,832	672	720	864	999	1,114
	120%	40,320	46,080	51,840	57,600	62,280	66,840	71,520	76,080	80,640	85,248	1,008	1,080	1,296	1,498	1,671	1,845
	140%	47,040	53,760	60,480	67,200	72,660	77,980	83,440	88,760	94,080	99,456	1,176	1,260	1,512	1,748	1,949	2,152
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300	18,340	19,388	229	245	295	340	380	419
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376	20,541	21,715	256	275	330	381	425	469
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760	22,008	23,266	275	294	354	408	456	503
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836	24,209	25,592	302	324	389	449	501	553
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220	25,676	27,143	321	343	413	476	532	587
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680	29,344	31,021	367	393	472	545	608	671
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140	33,012	34,898	412	442	531	613	684	754
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600	36,680	38,776	458	491	590	681	760	838
	60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520	44,016	46,531	550	589	708	817	912	1,006

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Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD released 12/11/2012

**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Hernando County (Tampa-St.Petersburg- Clearwater MSA)	25%	9,950	11,375	12,800	14,200	15,350	16,475	17,625	18,750	19,880	21,016	248	266	320	369	411	454
	28%	11,144	12,740	14,336	15,904	17,192	18,452	19,740	21,000	22,266	23,538	278	298	358	413	461	509
	30%	11,940	13,650	15,360	17,040	18,420	19,770	21,150	22,500	23,856	25,219	298	319	384	443	494	545
	33%	13,134	15,015	16,896	18,744	20,262	21,747	23,265	24,750	26,242	27,741	328	351	422	487	543	600
	35%	13,930	15,925	17,920	19,880	21,490	23,065	24,675	26,250	27,832	29,422	348	373	448	517	576	636
	40%	15,920	18,200	20,480	22,720	24,560	26,360	28,200	30,000	31,808	33,626	398	426	512	591	659	727
	45%	17,910	20,475	23,040	25,560	27,630	29,655	31,725	33,750	35,784	37,829	447	479	576	664	741	818
	50%	19,900	22,750	25,600	28,400	30,700	32,950	35,250	37,500	39,760	42,032	497	533	640	738	823	909
	60%	23,880	27,300	30,720	34,080	36,840	39,540	42,300	45,000	47,712	50,438	597	639	768	886	988	1,091
	80%	31,840	36,400	40,960	45,440	49,120	52,720	56,400	60,000	63,616	67,251	796	853	1,024	1,182	1,318	1,455
	120%	47,760	54,600	61,440	68,160	73,680	79,080	84,600	90,000	95,424	100,877	1,194	1,279	1,536	1,773	1,977	2,182
	140%	55,720	63,700	71,680	79,520	85,960	92,260	98,700	105,000	111,328	117,690	1,393	1,492	1,792	2,068	2,306	2,546
	Median: 56,800																
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2011)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	10,400	11,900	13,375	14,850	16,050	17,250	18,425	19,625	20,790	21,978	260	278	334	386	431	475
	28% - HS	11,648	13,328	14,980	16,632	17,976	19,320	20,636	21,980	23,285	24,615	291	312	374	432	483	532
	30% - HS	12,480	14,280	16,050	17,820	19,260	20,700	22,110	23,550	24,948	26,374	312	334	401	463	517	570
	33% - HS	13,728	15,708	17,655	19,602	21,186	22,770	24,321	25,905	27,443	29,011	343	367	441	509	569	627
	35% - HS	14,560	16,660	18,725	20,790	22,470	24,150	25,795	27,475	29,106	30,769	364	390	468	540	603	665
	40% - HS	16,640	19,040	21,400	23,760	25,680	27,600	29,480	31,400	33,264	35,165	416	446	535	618	690	761
	45% - HS	18,720	21,420	24,075	26,730	28,890	31,050	33,165	35,325	37,422	39,560	468	501	601	695	776	856
	50% - HS	20,800	23,800	26,750	29,700	32,100	34,500	36,850	39,250	41,580	43,956	520	557	668	772	862	951
60% - HS	24,960	28,560	32,100	35,640	38,520	41,400	44,220	47,100	49,896	52,747	624	669	802	927	1,035	1,141	

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Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD released 12/11/2012

**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Highlands County	25%	8,400	9,600	10,800	12,000	12,975	13,925	14,900	15,850	16,800	17,760	210	225	270	312	348	384
	28%	9,408	10,752	12,096	13,440	14,532	15,596	16,688	17,752	18,816	19,891	235	252	302	349	389	430
	30%	10,080	11,520	12,960	14,400	15,570	16,710	17,880	19,020	20,160	21,312	252	270	324	374	417	461
	33%	11,088	12,672	14,256	15,840	17,127	18,381	19,668	20,922	22,176	23,443	277	297	356	412	459	507
	35%	11,760	13,440	15,120	16,800	18,165	19,495	20,860	22,190	23,520	24,864	294	315	378	437	487	538
	40%	13,440	15,360	17,280	19,200	20,760	22,280	23,840	25,360	26,880	28,416	336	360	432	499	557	615
	45%	15,120	17,280	19,440	21,600	23,355	25,065	26,820	28,530	30,240	31,968	378	405	486	561	626	691
	50%	16,800	19,200	21,600	24,000	25,950	27,850	29,800	31,700	33,600	35,520	420	450	540	624	696	768
	60%	20,160	23,040	25,920	28,800	31,140	33,420	35,760	38,040	40,320	42,624	504	540	648	749	835	922
	Median: 44,100	80%	26,880	30,720	34,560	38,400	41,520	44,560	47,680	50,720	53,760	56,832	672	720	864	999	1,114
	120%	40,320	46,080	51,840	57,600	62,280	66,840	71,520	76,080	80,640	85,248	1,008	1,080	1,296	1,498	1,671	1,845
	140%	47,040	53,760	60,480	67,200	72,660	77,980	83,440	88,760	94,080	99,456	1,176	1,260	1,512	1,748	1,949	2,152
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2009)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	8,600	9,825	11,050	12,275	13,275	14,250	15,225	16,225	17,185	18,167	215	230	276	319	356	393
	28% - HS	9,632	11,004	12,376	13,748	14,868	15,960	17,052	18,172	19,247	20,347	240	257	309	357	399	440
	30% - HS	10,320	11,790	13,260	14,730	15,930	17,100	18,270	19,470	20,622	21,800	258	276	331	383	427	471
	33% - HS	11,352	12,969	14,586	16,203	17,523	18,810	20,097	21,417	22,684	23,980	283	304	364	421	470	518
	35% - HS	12,040	13,755	15,470	17,185	18,585	19,950	21,315	22,715	24,059	25,434	301	322	386	447	498	550
	40% - HS	13,760	15,720	17,680	19,640	21,240	22,800	24,360	25,960	27,496	29,067	344	368	442	511	570	629
	45% - HS	15,480	17,685	19,890	22,095	23,895	25,650	27,405	29,205	30,933	32,701	387	414	497	574	641	707
	50% - HS	17,200	19,650	22,100	24,550	26,550	28,500	30,450	32,450	34,370	36,334	430	460	552	638	712	786
	60% - HS	20,640	23,580	26,520	29,460	31,860	34,200	36,540	38,940	41,244	43,601	516	552	663	766	855	943
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300	18,340	19,388	229	245	295	340	380	419
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376	20,541	21,715	256	275	330	381	425	469
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760	22,008	23,266	275	294	354	408	456	503
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836	24,209	25,592	302	324	389	449	501	553
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220	25,676	27,143	321	343	413	476	532	587
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680	29,344	31,021	367	393	472	545	608	671
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140	33,012	34,898	412	442	531	613	684	754
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600	36,680	38,776	458	491	590	681	760	838
	60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520	44,016	46,531	550	589	708	817	912	1,006

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Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD released 12/11/2012

**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Hillsborough County (Tampa-St.Petersburg- Clearwater MSA)	25%	9,950	11,375	12,800	14,200	15,350	16,475	17,625	18,750	19,880	21,016	248	266	320	369	411	454
	28%	11,144	12,740	14,336	15,904	17,192	18,452	19,740	21,000	22,266	23,538	278	298	358	413	461	509
	30%	11,940	13,650	15,360	17,040	18,420	19,770	21,150	22,500	23,856	25,219	298	319	384	443	494	545
	33%	13,134	15,015	16,896	18,744	20,262	21,747	23,265	24,750	26,242	27,741	328	351	422	487	543	600
	35%	13,930	15,925	17,920	19,880	21,490	23,065	24,675	26,250	27,832	29,422	348	373	448	517	576	636
	40%	15,920	18,200	20,480	22,720	24,560	26,360	28,200	30,000	31,808	33,626	398	426	512	591	659	727
	45%	17,910	20,475	23,040	25,560	27,630	29,655	31,725	33,750	35,784	37,829	447	479	576	664	741	818
	50%	19,900	22,750	25,600	28,400	30,700	32,950	35,250	37,500	39,760	42,032	497	533	640	738	823	909
	60%	23,880	27,300	30,720	34,080	36,840	39,540	42,300	45,000	47,712	50,438	597	639	768	886	988	1,091
	80%	31,840	36,400	40,960	45,440	49,120	52,720	56,400	60,000	63,616	67,251	796	853	1,024	1,182	1,318	1,455
	120%	47,760	54,600	61,440	68,160	73,680	79,080	84,600	90,000	95,424	100,877	1,194	1,279	1,536	1,773	1,977	2,182
	140%	55,720	63,700	71,680	79,520	85,960	92,260	98,700	105,000	111,328	117,690	1,393	1,492	1,792	2,068	2,306	2,546
	Median: 56,800																
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2011)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	10,400	11,900	13,375	14,850	16,050	17,250	18,425	19,625	20,790	21,978	260	278	334	386	431	475
	28% - HS	11,648	13,328	14,980	16,632	17,976	19,320	20,636	21,980	23,285	24,615	291	312	374	432	483	532
	30% - HS	12,480	14,280	16,050	17,820	19,260	20,700	22,110	23,550	24,948	26,374	312	334	401	463	517	570
	33% - HS	13,728	15,708	17,655	19,602	21,186	22,770	24,321	25,905	27,443	29,011	343	367	441	509	569	627
	35% - HS	14,560	16,660	18,725	20,790	22,470	24,150	25,795	27,475	29,106	30,769	364	390	468	540	603	665
	40% - HS	16,640	19,040	21,400	23,760	25,680	27,600	29,480	31,400	33,264	35,165	416	446	535	618	690	761
	45% - HS	18,720	21,420	24,075	26,730	28,890	31,050	33,165	35,325	37,422	39,560	468	501	601	695	776	856
	50% - HS	20,800	23,800	26,750	29,700	32,100	34,500	36,850	39,250	41,580	43,956	520	557	668	772	862	951
	60% - HS	24,960	28,560	32,100	35,640	38,520	41,400	44,220	47,100	49,896	52,747	624	669	802	927	1,035	1,141
80% - HS	33,280	38,080	42,800	47,520	51,360	55,200	58,960	62,800	66,528	70,330	832	892	1,070	1,236	1,380	1,522	

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**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Holmes County	25%	8,400	9,600	10,800	12,000	12,975	13,925	14,900	15,850	16,800	17,760	210	225	270	312	348	384
	28%	9,408	10,752	12,096	13,440	14,532	15,596	16,688	17,752	18,816	19,891	235	252	302	349	389	430
	30%	10,080	11,520	12,960	14,400	15,570	16,710	17,880	19,020	20,160	21,312	252	270	324	374	417	461
	33%	11,088	12,672	14,256	15,840	17,127	18,381	19,668	20,922	22,176	23,443	277	297	356	412	459	507
	35%	11,760	13,440	15,120	16,800	18,165	19,495	20,860	22,190	23,520	24,864	294	315	378	437	487	538
	40%	13,440	15,360	17,280	19,200	20,760	22,280	23,840	25,360	26,880	28,416	336	360	432	499	557	615
	45%	15,120	17,280	19,440	21,600	23,355	25,065	26,820	28,530	30,240	31,968	378	405	486	561	626	691
	50%	16,800	19,200	21,600	24,000	25,950	27,850	29,800	31,700	33,600	35,520	420	450	540	624	696	768
	60%	20,160	23,040	25,920	28,800	31,140	33,420	35,760	38,040	40,320	42,624	504	540	648	749	835	922
	Median: 45,400	80%	26,880	30,720	34,560	38,400	41,520	44,560	47,680	50,720	53,760	56,832	672	720	864	999	1,114
	120%	40,320	46,080	51,840	57,600	62,280	66,840	71,520	76,080	80,640	85,248	1,008	1,080	1,296	1,498	1,671	1,845
	140%	47,040	53,760	60,480	67,200	72,660	77,980	83,440	88,760	94,080	99,456	1,176	1,260	1,512	1,748	1,949	2,152
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300	18,340	19,388	229	245	295	340	380	419
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376	20,541	21,715	256	275	330	381	425	469
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760	22,008	23,266	275	294	354	408	456	503
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836	24,209	25,592	302	324	389	449	501	553
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220	25,676	27,143	321	343	413	476	532	587
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680	29,344	31,021	367	393	472	545	608	671
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140	33,012	34,898	412	442	531	613	684	754
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600	36,680	38,776	458	491	590	681	760	838
	60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520	44,016	46,531	550	589	708	817	912	1,006

Florida Housing Finance Corporation (FHFC) income and rent limits are based upon figures provided by the United States Department of Housing and Urban Development (HUD) and are subject to change. Updated schedules will be provided when changes occur.

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD released 12/11/2012

**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Indian River County (Sebastian-Vero Beach MSA)	25%	9,900	11,300	12,725	14,125	15,275	16,400	17,525	18,650	19,775	20,905	247	265	318	367	410	452
	28%	11,088	12,656	14,252	15,820	17,108	18,368	19,628	20,888	22,148	23,414	277	296	356	411	459	506
	30%	11,880	13,560	15,270	16,950	18,330	19,680	21,030	22,380	23,730	25,086	297	318	381	441	492	542
	33%	13,068	14,916	16,797	18,645	20,163	21,648	23,133	24,618	26,103	27,595	326	349	419	485	541	596
	35%	13,860	15,820	17,815	19,775	21,385	22,960	24,535	26,110	27,685	29,267	346	371	445	514	574	633
	40%	15,840	18,080	20,360	22,600	24,440	26,240	28,040	29,840	31,640	33,448	396	424	509	588	656	723
	45%	17,820	20,340	22,905	25,425	27,495	29,520	31,545	33,570	35,595	37,629	445	477	572	661	738	813
	50%	19,800	22,600	25,450	28,250	30,550	32,800	35,050	37,300	39,550	41,810	495	530	636	735	820	904
	55%	21,780	24,860	27,995	31,075	33,605	36,080	38,555	41,030	43,505	45,991	544	583	699	808	902	994
	60%	23,760	27,120	30,540	33,900	36,660	39,360	42,060	44,760	47,460	50,172	594	636	763	882	984	1,085
Median: 60,500	80%	31,680	36,160	40,720	45,200	48,880	52,480	56,080	59,680	63,280	66,896	792	848	1,018	1,176	1,312	1,447
	120%	47,520	54,240	61,080	67,800	73,320	78,720	84,120	89,520	94,920	100,344	1,188	1,272	1,527	1,764	1,968	2,170
	140%	55,440	63,280	71,260	79,100	85,540	91,840	98,140	104,440	110,740	117,068	1,386	1,484	1,781	2,058	2,296	2,532
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2011)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	10,600	12,100	13,625	15,125	16,350	17,550	18,775	19,975	21,175	22,385	265	283	340	393	438	484
	28% - HS	11,872	13,552	15,260	16,940	18,312	19,656	21,028	22,372	23,716	25,071	296	317	381	440	491	542
	30% - HS	12,720	14,520	16,350	18,150	19,620	21,060	22,530	23,970	25,410	26,862	318	340	408	472	526	581
	33% - HS	13,992	15,972	17,985	19,965	21,582	23,166	24,783	26,367	27,951	29,548	349	374	449	519	579	639
	35% - HS	14,840	16,940	19,075	21,175	22,890	24,570	26,285	27,965	29,645	31,339	371	397	476	550	614	678
	40% - HS	16,960	19,360	21,800	24,200	26,160	28,080	30,040	31,960	33,880	35,816	424	454	545	629	702	775
	45% - HS	19,080	21,780	24,525	27,225	29,430	31,590	33,795	35,955	38,115	40,293	477	510	613	708	789	871
	50% - HS	21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950	42,350	44,770	530	567	681	786	877	968
	55% - HS	23,320	26,620	29,975	33,275	35,970	38,610	41,305	43,945	46,585	49,247	583	624	749	865	965	1,065
	60% - HS	25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940	50,820	53,724	636	681	817	944	1,053	1,162

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Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD released 12/11/2012

**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Jackson County	25%	9,025	10,300	11,600	12,875	13,925	14,950	15,975	17,000	18,025	19,055	225	241	290	335	373	412
	28%	10,108	11,536	12,992	14,420	15,596	16,744	17,892	19,040	20,188	21,342	252	270	324	375	418	461
	30%	10,830	12,360	13,920	15,450	16,710	17,940	19,170	20,400	21,630	22,866	270	289	348	402	448	494
	33%	11,913	13,596	15,312	16,995	18,381	19,734	21,087	22,440	23,793	25,153	297	318	382	442	493	544
	35%	12,635	14,420	16,240	18,025	19,495	20,930	22,365	23,800	25,235	26,677	315	338	406	469	523	577
	40%	14,440	16,480	18,560	20,600	22,280	23,920	25,560	27,200	28,840	30,488	361	386	464	536	598	659
	45%	16,245	18,540	20,880	23,175	25,065	26,910	28,755	30,600	32,445	34,299	406	434	522	603	672	741
	50%	18,050	20,600	23,200	25,750	27,850	29,900	31,950	34,000	36,050	38,110	451	483	580	670	747	824
	60%	21,660	24,720	27,840	30,900	33,420	35,880	38,340	40,800	43,260	45,732	541	579	696	804	897	989
	Median: 52,700	80%	28,880	32,960	37,120	41,200	44,560	47,840	51,120	54,400	57,680	60,976	722	773	928	1,072	1,196
	120%	43,320	49,440	55,680	61,800	66,840	71,760	76,680	81,600	86,520	91,464	1,083	1,159	1,392	1,608	1,794	1,978
	140%	50,540	57,680	64,960	72,100	77,980	83,720	89,460	95,200	100,940	106,708	1,263	1,352	1,624	1,876	2,093	2,308
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2013)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	9,225	10,550	11,875	13,175	14,250	15,300	16,350	17,400	18,445	19,499	230	247	296	342	382	421
	28% - HS	10,332	11,816	13,300	14,756	15,960	17,136	18,312	19,488	20,658	21,839	258	276	332	383	428	472
	30% - HS	11,070	12,660	14,250	15,810	17,100	18,360	19,620	20,880	22,134	23,399	276	296	356	411	459	506
	33% - HS	12,177	13,926	15,675	17,391	18,810	20,196	21,582	22,968	24,347	25,739	304	326	391	452	504	556
	35% - HS	12,915	14,770	16,625	18,445	19,950	21,420	22,890	24,360	25,823	27,299	322	346	415	479	535	590
	40% - HS	14,760	16,880	19,000	21,080	22,800	24,480	26,160	27,840	29,512	31,198	369	395	475	548	612	675
	45% - HS	16,605	18,990	21,375	23,715	25,650	27,540	29,430	31,320	33,201	35,098	415	444	534	617	688	759
	50% - HS	18,450	21,100	23,750	26,350	28,500	30,600	32,700	34,800	36,890	38,998	461	494	593	685	765	843
	60% - HS	22,140	25,320	28,500	31,620	34,200	36,720	39,240	41,760	44,268	46,798	553	593	712	822	918	1,012
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300	18,340	19,388	229	245	295	340	380	419
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376	20,541	21,715	256	275	330	381	425	469
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760	22,008	23,266	275	294	354	408	456	503
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836	24,209	25,592	302	324	389	449	501	553
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220	25,676	27,143	321	343	413	476	532	587
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680	29,344	31,021	367	393	472	545	608	671
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140	33,012	34,898	412	442	531	613	684	754
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600	36,680	38,776	458	491	590	681	760	838
	60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520	44,016	46,531	550	589	708	817	912	1,006

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Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD released 12/11/2012

**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Jefferson County (Tallahassee MSA)	25%	10,700	12,225	13,750	15,275	16,500	17,725	18,950	20,175	21,385	22,607	267	286	343	397	443	489
	28%	11,984	13,692	15,400	17,108	18,480	19,852	21,224	22,596	23,951	25,320	299	320	385	444	496	547
	30%	12,840	14,670	16,500	18,330	19,800	21,270	22,740	24,210	25,662	27,128	321	343	412	476	531	586
	33%	14,124	16,137	18,150	20,163	21,780	23,397	25,014	26,631	28,228	29,841	353	378	453	524	584	645
	35%	14,980	17,115	19,250	21,385	23,100	24,815	26,530	28,245	29,939	31,650	374	401	481	556	620	684
	40%	17,120	19,560	22,000	24,440	26,400	28,360	30,320	32,280	34,216	36,171	428	458	550	635	709	782
	45%	19,260	22,005	24,750	27,495	29,700	31,905	34,110	36,315	38,493	40,693	481	515	618	714	797	880
	50%	21,400	24,450	27,500	30,550	33,000	35,450	37,900	40,350	42,770	45,214	535	573	687	794	886	978
	60%	25,680	29,340	33,000	36,660	39,600	42,540	45,480	48,420	51,324	54,257	642	687	825	953	1,063	1,173
	Median: 60,000	80%	34,240	39,120	44,000	48,880	52,800	56,720	60,640	64,560	68,432	72,342	856	917	1,100	1,271	1,418
	120%	51,360	58,680	66,000	73,320	79,200	85,080	90,960	96,840	102,648	108,514	1,284	1,375	1,650	1,906	2,127	2,347
	140%	59,920	68,460	77,000	85,540	92,400	99,260	106,120	112,980	119,756	126,599	1,498	1,604	1,925	2,224	2,481	2,738
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2013)</i>	25% - HS	11,275	12,875	14,475	16,075	17,375	18,650	19,950	21,225	22,505	23,791	281	301	361	418	466	514
	28% - HS	12,628	14,420	16,212	18,004	19,460	20,888	22,344	23,772	25,206	26,646	315	338	405	468	522	576
	30% - HS	13,530	15,450	17,370	19,290	20,850	22,380	23,940	25,470	27,006	28,549	338	362	434	501	559	617
<i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	33% - HS	14,883	16,995	19,107	21,219	22,935	24,618	26,334	28,017	29,707	31,404	372	398	477	551	615	679
	35% - HS	15,785	18,025	20,265	22,505	24,325	26,110	27,930	29,715	31,507	33,307	394	422	506	585	652	720
	40% - HS	18,040	20,600	23,160	25,720	27,800	29,840	31,920	33,960	36,008	38,066	451	483	579	669	746	823
	45% - HS	20,295	23,175	26,055	28,935	31,275	33,570	35,910	38,205	40,509	42,824	507	543	651	752	839	926
	50% - HS	22,550	25,750	28,950	32,150	34,750	37,300	39,900	42,450	45,010	47,582	563	603	723	836	932	1,029
	60% - HS	27,060	30,900	34,740	38,580	41,700	44,760	47,880	50,940	54,012	57,098	676	724	868	1,003	1,119	1,235

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**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Lafayette County	25%	9,525	10,900	12,250	13,600	14,700	15,800	16,875	17,975	19,040	20,128	238	255	306	353	395	435
	28%	10,668	12,208	13,720	15,232	16,464	17,696	18,900	20,132	21,325	22,543	266	285	343	396	442	487
	30%	11,430	13,080	14,700	16,320	17,640	18,960	20,250	21,570	22,848	24,154	285	306	367	424	474	522
	33%	12,573	14,388	16,170	17,952	19,404	20,856	22,275	23,727	25,133	26,569	314	337	404	466	521	575
	35%	13,335	15,260	17,150	19,040	20,580	22,120	23,625	25,165	26,656	28,179	333	357	428	495	553	609
	40%	15,240	17,440	19,600	21,760	23,520	25,280	27,000	28,760	30,464	32,205	381	408	490	566	632	697
	45%	17,145	19,620	22,050	24,480	26,460	28,440	30,375	32,355	34,272	36,230	428	459	551	636	711	784
	50%	19,050	21,800	24,500	27,200	29,400	31,600	33,750	35,950	38,080	40,256	476	510	612	707	790	871
	60%	22,860	26,160	29,400	32,640	35,280	37,920	40,500	43,140	45,696	48,307	571	612	735	849	948	1,045
	Median: 57,400	80%	30,480	34,880	39,200	43,520	47,040	50,560	54,000	57,520	60,928	64,410	762	817	980	1,132	1,264
	120%	45,720	52,320	58,800	65,280	70,560	75,840	81,000	86,280	91,392	96,614	1,143	1,225	1,470	1,698	1,896	2,091
	140%	53,340	61,040	68,600	76,160	82,320	88,480	94,500	100,660	106,624	112,717	1,333	1,429	1,715	1,981	2,212	2,439
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2011)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	10,400	11,900	13,375	14,850	16,050	17,250	18,425	19,625	20,790	21,978	260	278	334	386	431	475
	28% - HS	11,648	13,328	14,980	16,632	17,976	19,320	20,636	21,980	23,285	24,615	291	312	374	432	483	532
	30% - HS	12,480	14,280	16,050	17,820	19,260	20,700	22,110	23,550	24,948	26,374	312	334	401	463	517	570
	33% - HS	13,728	15,708	17,655	19,602	21,186	22,770	24,321	25,905	27,443	29,011	343	367	441	509	569	627
	35% - HS	14,560	16,660	18,725	20,790	22,470	24,150	25,795	27,475	29,106	30,769	364	390	468	540	603	665
	40% - HS	16,640	19,040	21,400	23,760	25,680	27,600	29,480	31,400	33,264	35,165	416	446	535	618	690	761
	45% - HS	18,720	21,420	24,075	26,730	28,890	31,050	33,165	35,325	37,422	39,560	468	501	601	695	776	856
	50% - HS	20,800	23,800	26,750	29,700	32,100	34,500	36,850	39,250	41,580	43,956	520	557	668	772	862	951
	60% - HS	24,960	28,560	32,100	35,640	38,520	41,400	44,220	47,100	49,896	52,747	624	669	802	927	1,035	1,141
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300	18,340	19,388	229	245	295	340	380	419
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376	20,541	21,715	256	275	330	381	425	469
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760	22,008	23,266	275	294	354	408	456	503
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836	24,209	25,592	302	324	389	449	501	553
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220	25,676	27,143	321	343	413	476	532	587
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680	29,344	31,021	367	393	472	545	608	671
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140	33,012	34,898	412	442	531	613	684	754
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600	36,680	38,776	458	491	590	681	760	838
	60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520	44,016	46,531	550	589	708	817	912	1,006

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HUD released 12/11/2012

**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Lake County (Orlando-Kissimmee-Sanford MSA)	25%	10,250	11,700	13,175	14,625	15,800	16,975	18,150	19,325	20,475	21,645	256	274	329	380	424	468
	28%	11,480	13,104	14,756	16,380	17,696	19,012	20,328	21,644	22,932	24,242	287	307	368	425	475	524
	30%	12,300	14,040	15,810	17,550	18,960	20,370	21,780	23,190	24,570	25,974	307	329	395	456	509	562
	33%	13,530	15,444	17,391	19,305	20,856	22,407	23,958	25,509	27,027	28,571	338	362	434	502	560	618
	35%	14,350	16,380	18,445	20,475	22,120	23,765	25,410	27,055	28,665	30,303	358	384	461	532	594	655
	40%	16,400	18,720	21,080	23,400	25,280	27,160	29,040	30,920	32,760	34,632	410	439	527	608	679	749
	45%	18,450	21,060	23,715	26,325	28,440	30,555	32,670	34,785	36,855	38,961	461	493	592	684	763	843
	50%	20,500	23,400	26,350	29,250	31,600	33,950	36,300	38,650	40,950	43,290	512	548	658	760	848	936
	60%	24,600	28,080	31,620	35,100	37,920	40,740	43,560	46,380	49,140	51,948	615	658	790	912	1,018	1,124
	80%	32,800	37,440	42,160	46,800	50,560	54,320	58,080	61,840	65,520	69,264	820	878	1,054	1,217	1,358	1,499
	120%	49,200	56,160	63,240	70,200	75,840	81,480	87,120	92,760	98,280	103,896	1,230	1,317	1,581	1,825	2,037	2,248
	140%	57,400	65,520	73,780	81,900	88,480	95,060	101,640	108,220	114,660	121,212	1,435	1,536	1,844	2,129	2,376	2,623
	Median: 58,500																
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2011)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	10,750	12,275	13,800	15,325	16,575	17,800	19,025	20,250	21,455	22,681	268	287	345	398	445	490
	28% - HS	12,040	13,748	15,456	17,164	18,564	19,936	21,308	22,680	24,030	25,403	301	322	386	446	498	549
	30% - HS	12,900	14,730	16,560	18,390	19,890	21,360	22,830	24,300	25,746	27,217	322	345	414	478	534	589
	33% - HS	14,190	16,203	18,216	20,229	21,879	23,496	25,113	26,730	28,321	29,939	354	379	455	526	587	648
	35% - HS	15,050	17,185	19,320	21,455	23,205	24,920	26,635	28,350	30,037	31,753	376	402	483	558	623	687
	40% - HS	17,200	19,640	22,080	24,520	26,520	28,480	30,440	32,400	34,328	36,290	430	460	552	638	712	785
	45% - HS	19,350	22,095	24,840	27,585	29,835	32,040	34,245	36,450	38,619	40,826	483	518	621	717	801	883
	50% - HS	21,500	24,550	27,600	30,650	33,150	35,600	38,050	40,500	42,910	45,362	537	575	690	797	890	981
60% - HS	25,800	29,460	33,120	36,780	39,780	42,720	45,660	48,600	51,492	54,434	645	690	828	957	1,068	1,178	

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HUD released 12/11/2012

**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Lee County (Cape Coral-Fort Myers MSA)	25%	9,875	11,275	12,675	14,075	15,225	16,350	17,475	18,600	19,705	20,831	246	264	316	366	408	450
	28%	11,060	12,628	14,196	15,764	17,052	18,312	19,572	20,832	22,070	23,331	276	296	354	410	457	505
	30%	11,850	13,530	15,210	16,890	18,270	19,620	20,970	22,320	23,646	24,997	296	317	380	439	490	541
	33%	13,035	14,883	16,731	18,579	20,097	21,582	23,067	24,552	26,011	27,497	325	348	418	483	539	595
	35%	13,825	15,785	17,745	19,705	21,315	22,890	24,465	26,040	27,587	29,163	345	370	443	512	572	631
	40%	15,800	18,040	20,280	22,520	24,360	26,160	27,960	29,760	31,528	33,330	395	423	507	586	654	721
	45%	17,775	20,295	22,815	25,335	27,405	29,430	31,455	33,480	35,469	37,496	444	475	570	659	735	811
	50%	19,750	22,550	25,350	28,150	30,450	32,700	34,950	37,200	39,410	41,662	493	528	633	732	817	901
	60%	23,700	27,060	30,420	33,780	36,540	39,240	41,940	44,640	47,292	49,994	592	634	760	879	981	1,082
	Median: 56,300	80%	31,600	36,080	40,560	45,040	48,720	52,320	55,920	59,520	63,056	66,659	790	846	1,014	1,172	1,308
	120%	47,400	54,120	60,840	67,560	73,080	78,480	83,880	89,280	94,584	99,989	1,185	1,269	1,521	1,758	1,962	2,164
	140%	55,300	63,140	70,980	78,820	85,260	91,560	97,860	104,160	110,348	116,654	1,382	1,480	1,774	2,051	2,289	2,525
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2011)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	10,800	12,325	13,875	15,400	16,650	17,875	19,100	20,350	21,560	22,792	270	289	346	400	446	493
	28% - HS	12,096	13,804	15,540	17,248	18,648	20,020	21,392	22,792	24,147	25,527	302	323	388	448	500	552
	30% - HS	12,960	14,790	16,650	18,480	19,980	21,450	22,920	24,420	25,872	27,350	324	346	416	480	536	591
	33% - HS	14,256	16,269	18,315	20,328	21,978	23,595	25,212	26,862	28,459	30,085	356	381	457	528	589	650
	35% - HS	15,120	17,255	19,425	21,560	23,310	25,025	26,740	28,490	30,184	31,909	378	404	485	560	625	690
	40% - HS	17,280	19,720	22,200	24,640	26,640	28,600	30,560	32,560	34,496	36,467	432	462	555	641	715	789
	45% - HS	19,440	22,185	24,975	27,720	29,970	32,175	34,380	36,630	38,808	41,026	486	520	624	721	804	887
	50% - HS	21,600	24,650	27,750	30,800	33,300	35,750	38,200	40,700	43,120	45,584	540	578	693	801	893	986
	60% - HS	25,920	29,580	33,300	36,960	39,960	42,900	45,840	48,840	51,744	54,701	648	693	832	961	1,072	1,183

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**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Leon County (Tallahassee HMFA; Tallahassee MSA)	25%	10,700	12,225	13,750	15,275	16,500	17,725	18,950	20,175	21,385	22,607	267	286	343	397	443	489
	28%	11,984	13,692	15,400	17,108	18,480	19,852	21,224	22,596	23,951	25,320	299	320	385	444	496	547
	30%	12,840	14,670	16,500	18,330	19,800	21,270	22,740	24,210	25,662	27,128	321	343	412	476	531	586
	33%	14,124	16,137	18,150	20,163	21,780	23,397	25,014	26,631	28,228	29,841	353	378	453	524	584	645
	35%	14,980	17,115	19,250	21,385	23,100	24,815	26,530	28,245	29,939	31,650	374	401	481	556	620	684
	40%	17,120	19,560	22,000	24,440	26,400	28,360	30,320	32,280	34,216	36,171	428	458	550	635	709	782
	45%	19,260	22,005	24,750	27,495	29,700	31,905	34,110	36,315	38,493	40,693	481	515	618	714	797	880
	50%	21,400	24,450	27,500	30,550	33,000	35,450	37,900	40,350	42,770	45,214	535	573	687	794	886	978
	60%	25,680	29,340	33,000	36,660	39,600	42,540	45,480	48,420	51,324	54,257	642	687	825	953	1,063	1,173
	80%	34,240	39,120	44,000	48,880	52,800	56,720	60,640	64,560	68,432	72,342	856	917	1,100	1,271	1,418	1,565
	120%	51,360	58,680	66,000	73,320	79,200	85,080	90,960	96,840	102,648	108,514	1,284	1,375	1,650	1,906	2,127	2,347
	140%	59,920	68,460	77,000	85,540	92,400	99,260	106,120	112,980	119,756	126,599	1,498	1,604	1,925	2,224	2,481	2,738
	150%	64,200	73,350	82,500	91,650	99,000	106,350	113,700	121,050	128,310	135,642	1,605	1,719	2,062	2,383	2,658	2,934
Median: 60,000																	
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2013)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	11,275	12,875	14,475	16,075	17,375	18,650	19,950	21,225	22,505	23,791	281	301	361	418	466	514
	28% - HS	12,628	14,420	16,212	18,004	19,460	20,888	22,344	23,772	25,206	26,646	315	338	405	468	522	576
	30% - HS	13,530	15,450	17,370	19,290	20,850	22,380	23,940	25,470	27,006	28,549	338	362	434	501	559	617
	33% - HS	14,883	16,995	19,107	21,219	22,935	24,618	26,334	28,017	29,707	31,404	372	398	477	551	615	679
	35% - HS	15,785	18,025	20,265	22,505	24,325	26,110	27,930	29,715	31,507	33,307	394	422	506	585	652	720
	40% - HS	18,040	20,600	23,160	25,720	27,800	29,840	31,920	33,960	36,008	38,066	451	483	579	669	746	823
	45% - HS	20,295	23,175	26,055	28,935	31,275	33,570	35,910	38,205	40,509	42,824	507	543	651	752	839	926
	50% - HS	22,550	25,750	28,950	32,150	34,750	37,300	39,900	42,450	45,010	47,582	563	603	723	836	932	1,029
	60% - HS	27,060	30,900	34,740	38,580	41,700	44,760	47,880	50,940	54,012	57,098	676	724	868	1,003	1,119	1,235
80% - HS	36,080	41,200	46,320	51,440	55,600	59,680	63,840	67,920	72,016	76,131	902	966	1,158	1,338	1,492	1,647	
150% - HS	67,650	77,250	86,850	96,450	104,250	111,900	119,700	127,350	135,030	142,746	1,691	1,811	2,171	2,508	2,797	3,088	

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**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Levy County	25%	8,400	9,600	10,800	12,000	12,975	13,925	14,900	15,850	16,800	17,760	210	225	270	312	348	384
	28%	9,408	10,752	12,096	13,440	14,532	15,596	16,688	17,752	18,816	19,891	235	252	302	349	389	430
	30%	10,080	11,520	12,960	14,400	15,570	16,710	17,880	19,020	20,160	21,312	252	270	324	374	417	461
	33%	11,088	12,672	14,256	15,840	17,127	18,381	19,668	20,922	22,176	23,443	277	297	356	412	459	507
	35%	11,760	13,440	15,120	16,800	18,165	19,495	20,860	22,190	23,520	24,864	294	315	378	437	487	538
	40%	13,440	15,360	17,280	19,200	20,760	22,280	23,840	25,360	26,880	28,416	336	360	432	499	557	615
	45%	15,120	17,280	19,440	21,600	23,355	25,065	26,820	28,530	30,240	31,968	378	405	486	561	626	691
	50%	16,800	19,200	21,600	24,000	25,950	27,850	29,800	31,700	33,600	35,520	420	450	540	624	696	768
	60%	20,160	23,040	25,920	28,800	31,140	33,420	35,760	38,040	40,320	42,624	504	540	648	749	835	922
	Median: 46,000	80%	26,880	30,720	34,560	38,400	41,520	44,560	47,680	50,720	53,760	56,832	672	720	864	999	1,114
	120%	40,320	46,080	51,840	57,600	62,280	66,840	71,520	76,080	80,640	85,248	1,008	1,080	1,296	1,498	1,671	1,845
	140%	47,040	53,760	60,480	67,200	72,660	77,980	83,440	88,760	94,080	99,456	1,176	1,260	1,512	1,748	1,949	2,152
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2009)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	9,525	10,900	12,250	13,600	14,700	15,800	16,875	17,975	19,040	20,128	238	255	306	353	395	435
	28% - HS	10,668	12,208	13,720	15,232	16,464	17,696	18,900	20,132	21,325	22,543	266	285	343	396	442	487
	30% - HS	11,430	13,080	14,700	16,320	17,640	18,960	20,250	21,570	22,848	24,154	285	306	367	424	474	522
	33% - HS	12,573	14,388	16,170	17,952	19,404	20,856	22,275	23,727	25,133	26,569	314	337	404	466	521	575
	35% - HS	13,335	15,260	17,150	19,040	20,580	22,120	23,625	25,165	26,656	28,179	333	357	428	495	553	609
	40% - HS	15,240	17,440	19,600	21,760	23,520	25,280	27,000	28,760	30,464	32,205	381	408	490	566	632	697
	45% - HS	17,145	19,620	22,050	24,480	26,460	28,440	30,375	32,355	34,272	36,230	428	459	551	636	711	784
	50% - HS	19,050	21,800	24,500	27,200	29,400	31,600	33,750	35,950	38,080	40,256	476	510	612	707	790	871
60% - HS	22,860	26,160	29,400	32,640	35,280	37,920	40,500	43,140	45,696	48,307	571	612	735	849	948	1,045	
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300	18,340	19,388	229	245	295	340	380	419
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376	20,541	21,715	256	275	330	381	425	469
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760	22,008	23,266	275	294	354	408	456	503
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836	24,209	25,592	302	324	389	449	501	553
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220	25,676	27,143	321	343	413	476	532	587
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680	29,344	31,021	367	393	472	545	608	671
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140	33,012	34,898	412	442	531	613	684	754
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600	36,680	38,776	458	491	590	681	760	838
60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520	44,016	46,531	550	589	708	817	912	1,006	

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Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Liberty County	25%	9,075	10,375	11,675	12,950	14,000	15,025	16,075	17,100	18,130	19,166	226	243	291	336	375	414
	28%	10,164	11,620	13,076	14,504	15,680	16,828	18,004	19,152	20,306	21,466	254	272	326	377	420	464
	30%	10,890	12,450	14,010	15,540	16,800	18,030	19,290	20,520	21,756	22,999	272	291	350	404	450	497
	33%	11,979	13,695	15,411	17,094	18,480	19,833	21,219	22,572	23,932	25,299	299	320	385	444	495	547
	35%	12,705	14,525	16,345	18,130	19,600	21,035	22,505	23,940	25,382	26,832	317	340	408	471	525	580
	40%	14,520	16,600	18,680	20,720	22,400	24,040	25,720	27,360	29,008	30,666	363	389	467	539	601	663
	45%	16,335	18,675	21,015	23,310	25,200	27,045	28,935	30,780	32,634	34,499	408	437	525	606	676	746
	50%	18,150	20,750	23,350	25,900	28,000	30,050	32,150	34,200	36,260	38,332	453	486	583	673	751	829
	60%	21,780	24,900	28,020	31,080	33,600	36,060	38,580	41,040	43,512	45,998	544	583	700	808	901	995
	Median: 51,800	80%	29,040	33,200	37,360	41,440	44,800	48,080	51,440	54,720	58,016	61,331	726	778	934	1,078	1,202
	120%	43,560	49,800	56,040	62,160	67,200	72,120	77,160	82,080	87,024	91,997	1,089	1,167	1,401	1,617	1,803	1,990
	140%	50,820	58,100	65,380	72,520	78,400	84,140	90,020	95,760	101,528	107,330	1,270	1,361	1,634	1,886	2,103	2,322
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2011)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	10,150	11,600	13,050	14,475	15,650	16,800	17,950	19,125	20,265	21,423	253	271	326	376	420	463
	28% - HS	11,368	12,992	14,616	16,212	17,528	18,816	20,104	21,420	22,697	23,994	284	304	365	421	470	519
	30% - HS	12,180	13,920	15,660	17,370	18,780	20,160	21,540	22,950	24,318	25,708	304	326	391	451	504	556
	33% - HS	13,398	15,312	17,226	19,107	20,658	22,176	23,694	25,245	26,750	28,278	334	358	430	497	554	611
	35% - HS	14,210	16,240	18,270	20,265	21,910	23,520	25,130	26,775	28,371	29,992	355	380	456	527	588	648
	40% - HS	16,240	18,560	20,880	23,160	25,040	26,880	28,720	30,600	32,424	34,277	406	435	522	602	672	741
	45% - HS	18,270	20,880	23,490	26,055	28,170	30,240	32,310	34,425	36,477	38,561	456	489	587	677	756	834
	50% - HS	20,300	23,200	26,100	28,950	31,300	33,600	35,900	38,250	40,530	42,846	507	543	652	753	840	926
	60% - HS	24,360	27,840	31,320	34,740	37,560	40,320	43,080	45,900	48,636	51,415	609	652	783	903	1,008	1,112
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300	18,340	19,388	229	245	295	340	380	419
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376	20,541	21,715	256	275	330	381	425	469
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760	22,008	23,266	275	294	354	408	456	503
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836	24,209	25,592	302	324	389	449	501	553
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220	25,676	27,143	321	343	413	476	532	587
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680	29,344	31,021	367	393	472	545	608	671
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140	33,012	34,898	412	442	531	613	684	754
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600	36,680	38,776	458	491	590	681	760	838
	60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520	44,016	46,531	550	589	708	817	912	1,006

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Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD released 12/11/2012

**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Madison County	25%	8,425	9,625	10,825	12,025	13,000	13,950	14,925	15,875	16,835	17,797	210	225	270	312	348	385
	28%	9,436	10,780	12,124	13,468	14,560	15,624	16,716	17,780	18,855	19,933	235	252	303	350	390	431
	30%	10,110	11,550	12,990	14,430	15,600	16,740	17,910	19,050	20,202	21,356	252	270	324	375	418	462
	33%	11,121	12,705	14,289	15,873	17,160	18,414	19,701	20,955	22,222	23,492	278	297	357	412	460	508
	35%	11,795	13,475	15,155	16,835	18,200	19,530	20,895	22,225	23,569	24,916	294	315	378	437	488	539
	40%	13,480	15,400	17,320	19,240	20,800	22,320	23,880	25,400	26,936	28,475	337	361	433	500	558	616
	45%	15,165	17,325	19,485	21,645	23,400	25,110	26,865	28,575	30,303	32,035	379	406	487	563	627	693
	50%	16,850	19,250	21,650	24,050	26,000	27,900	29,850	31,750	33,670	35,594	421	451	541	625	697	770
	60%	20,220	23,100	25,980	28,860	31,200	33,480	35,820	38,100	40,404	42,713	505	541	649	750	837	924
	Median: 49,700	80%	26,960	30,800	34,640	38,480	41,600	44,640	47,760	50,800	53,872	56,950	674	722	866	1,001	1,116
	120%	40,440	46,200	51,960	57,720	62,400	66,960	71,640	76,200	80,808	85,426	1,011	1,083	1,299	1,501	1,674	1,848
	140%	47,180	53,900	60,620	67,340	72,800	78,120	83,580	88,900	94,276	99,663	1,179	1,263	1,515	1,751	1,953	2,156
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2011)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	9,875	11,300	12,700	14,100	15,250	16,375	17,500	18,625	19,740	20,868	246	264	317	366	409	451
	28% - HS	11,060	12,656	14,224	15,792	17,080	18,340	19,600	20,860	22,109	23,372	276	296	355	410	458	505
	30% - HS	11,850	13,560	15,240	16,920	18,300	19,650	21,000	22,350	23,688	25,042	296	317	381	440	491	541
	33% - HS	13,035	14,916	16,764	18,612	20,130	21,615	23,100	24,585	26,057	27,546	325	349	419	484	540	596
	35% - HS	13,825	15,820	17,780	19,740	21,350	22,925	24,500	26,075	27,636	29,215	345	370	444	513	573	632
	40% - HS	15,800	18,080	20,320	22,560	24,400	26,200	28,000	29,800	31,584	33,389	395	423	508	587	655	722
	45% - HS	17,775	20,340	22,860	25,380	27,450	29,475	31,500	33,525	35,532	37,562	444	476	571	660	736	812
	50% - HS	19,750	22,600	25,400	28,200	30,500	32,750	35,000	37,250	39,480	41,736	493	529	635	733	818	903
	60% - HS	23,700	27,120	30,480	33,840	36,600	39,300	42,000	44,700	47,376	50,083	592	635	762	880	982	1,083
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300	18,340	19,388	229	245	295	340	380	419
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376	20,541	21,715	256	275	330	381	425	469
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760	22,008	23,266	275	294	354	408	456	503
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836	24,209	25,592	302	324	389	449	501	553
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220	25,676	27,143	321	343	413	476	532	587
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680	29,344	31,021	367	393	472	545	608	671
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140	33,012	34,898	412	442	531	613	684	754
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600	36,680	38,776	458	491	590	681	760	838
	60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520	44,016	46,531	550	589	708	817	912	1,006

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Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD released 12/11/2012

**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Manatee County (North Port-Bradenton- Sarasota MSA)	25%	10,500	12,000	13,500	14,975	16,175	17,375	18,575	19,775	20,965	22,163	262	281	337	389	434	479
	28%	11,760	13,440	15,120	16,772	18,116	19,460	20,804	22,148	23,481	24,823	294	315	378	436	486	536
	30%	12,600	14,400	16,200	17,970	19,410	20,850	22,290	23,730	25,158	26,596	315	337	405	467	521	575
	33%	13,860	15,840	17,820	19,767	21,351	22,935	24,519	26,103	27,674	29,255	346	371	445	513	573	632
	35%	14,700	16,800	18,900	20,965	22,645	24,325	26,005	27,685	29,351	31,028	367	393	472	545	608	671
	40%	16,800	19,200	21,600	23,960	25,880	27,800	29,720	31,640	33,544	35,461	420	450	540	623	695	767
	45%	18,900	21,600	24,300	26,955	29,115	31,275	33,435	35,595	37,737	39,893	472	506	607	700	781	862
	50%	21,000	24,000	27,000	29,950	32,350	34,750	37,150	39,550	41,930	44,326	525	562	675	778	868	958
	60%	25,200	28,800	32,400	35,940	38,820	41,700	44,580	47,460	50,316	53,191	630	675	810	934	1,042	1,150
	Median: 59,900	80%	33,600	38,400	43,200	47,920	51,760	55,600	59,440	63,280	67,088	70,922	840	900	1,080	1,246	1,390
	120%	50,400	57,600	64,800	71,880	77,640	83,400	89,160	94,920	100,632	1,260	1,350	1,620	1,869	2,085	2,301	
	140%	58,800	67,200	75,600	83,860	90,580	97,300	104,020	110,740	117,404	1,470	1,575	1,890	2,180	2,432	2,684	
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2011)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	11,450	13,100	14,725	16,350	17,675	18,975	20,275	21,600	22,890	24,198	286	306	368	425	474	523
	28% - HS	12,824	14,672	16,492	18,312	19,796	21,252	22,708	24,192	25,637	27,102	320	343	412	476	531	586
	30% - HS	13,740	15,720	17,670	19,620	21,210	22,770	24,330	25,920	27,468	29,038	343	368	441	510	569	628
	33% - HS	15,114	17,292	19,437	21,582	23,331	25,047	26,763	28,512	30,215	31,941	377	405	485	561	626	690
	35% - HS	16,030	18,340	20,615	22,890	24,745	26,565	28,385	30,240	32,046	33,877	400	429	515	595	664	732
	40% - HS	18,320	20,960	23,560	26,160	28,280	30,360	32,440	34,560	36,624	38,717	458	491	589	680	759	837
	45% - HS	20,610	23,580	26,505	29,430	31,815	34,155	36,495	38,880	41,202	43,556	515	552	662	765	853	942
	50% - HS	22,900	26,200	29,450	32,700	35,350	37,950	40,550	43,200	45,780	48,396	572	613	736	850	948	1,046
	60% - HS	27,480	31,440	35,340	39,240	42,420	45,540	48,660	51,840	54,936	58,075	687	736	883	1,020	1,138	1,256

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Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD released 12/11/2012

**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Marion County (Ocala MSA)	25%	8,400	9,600	10,800	12,000	12,975	13,925	14,900	15,850	16,800	17,760	210	225	270	312	348	384
	28%	9,408	10,752	12,096	13,440	14,532	15,596	16,688	17,752	18,816	19,891	235	252	302	349	389	430
	30%	10,080	11,520	12,960	14,400	15,570	16,710	17,880	19,020	20,160	21,312	252	270	324	374	417	461
	33%	11,088	12,672	14,256	15,840	17,127	18,381	19,668	20,922	22,176	23,443	277	297	356	412	459	507
	35%	11,760	13,440	15,120	16,800	18,165	19,495	20,860	22,190	23,520	24,864	294	315	378	437	487	538
	40%	13,440	15,360	17,280	19,200	20,760	22,280	23,840	25,360	26,880	28,416	336	360	432	499	557	615
	45%	15,120	17,280	19,440	21,600	23,355	25,065	26,820	28,530	30,240	31,968	378	405	486	561	626	691
	50%	16,800	19,200	21,600	24,000	25,950	27,850	29,800	31,700	33,600	35,520	420	450	540	624	696	768
	60%	20,160	23,040	25,920	28,800	31,140	33,420	35,760	38,040	40,320	42,624	504	540	648	749	835	922
	Median: 45,800	80%	26,880	30,720	34,560	38,400	41,520	44,560	47,680	50,720	53,760	56,832	672	720	864	999	1,114
	120%	40,320	46,080	51,840	57,600	62,280	66,840	71,520	76,080	80,640	85,248	1,008	1,080	1,296	1,498	1,671	1,845
	140%	47,040	53,760	60,480	67,200	72,660	77,980	83,440	88,760	94,080	99,456	1,176	1,260	1,512	1,748	1,949	2,152
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2013)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	8,850	10,100	11,375	12,625	13,650	14,650	15,675	16,675	17,675	18,685	221	236	284	328	366	404
	28% - HS	9,912	11,312	12,740	14,140	15,288	16,408	17,556	18,676	19,796	20,927	247	265	318	367	410	452
	30% - HS	10,620	12,120	13,650	15,150	16,380	17,580	18,810	20,010	21,210	22,422	265	284	341	394	439	485
	33% - HS	11,682	13,332	15,015	16,665	18,018	19,338	20,691	22,011	23,331	24,664	292	312	375	433	483	533
	35% - HS	12,390	14,140	15,925	17,675	19,110	20,510	21,945	23,345	24,745	26,159	309	331	398	459	512	566
	40% - HS	14,160	16,160	18,200	20,200	21,840	23,440	25,080	26,680	28,280	29,896	354	379	455	525	586	647
	45% - HS	15,930	18,180	20,475	22,725	24,570	26,370	28,215	30,015	31,815	33,633	398	426	511	591	659	727
	50% - HS	17,700	20,200	22,750	25,250	27,300	29,300	31,350	33,350	35,350	37,370	442	473	568	656	732	808
	60% - HS	21,240	24,240	27,300	30,300	32,760	35,160	37,620	40,020	42,420	44,844	531	568	682	788	879	970
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300	18,340	19,388	229	245	295	340	380	419
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376	20,541	21,715	256	275	330	381	425	469
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760	22,008	23,266	275	294	354	408	456	503
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836	24,209	25,592	302	324	389	449	501	553
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220	25,676	27,143	321	343	413	476	532	587
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680	29,344	31,021	367	393	472	545	608	671
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140	33,012	34,898	412	442	531	613	684	754
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600	36,680	38,776	458	491	590	681	760	838
	60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520	44,016	46,531	550	589	708	817	912	1,006

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**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Martin County (Port Saint Lucie MSA)	25%	9,600	10,975	12,350	13,700	14,800	15,900	17,000	18,100	19,180	20,276	240	257	308	356	397	438
	28%	10,752	12,292	13,832	15,344	16,576	17,808	19,040	20,272	21,482	22,709	268	288	345	399	445	491
	30%	11,520	13,170	14,820	16,440	17,760	19,080	20,400	21,720	23,016	24,331	288	308	370	427	477	526
	33%	12,672	14,487	16,302	18,084	19,536	20,988	22,440	23,892	25,318	26,764	316	339	407	470	524	579
	35%	13,440	15,365	17,290	19,180	20,720	22,260	23,800	25,340	26,852	28,386	336	360	432	498	556	614
	40%	15,360	17,560	19,760	21,920	23,680	25,440	27,200	28,960	30,688	32,442	384	411	494	570	636	702
	45%	17,280	19,755	22,230	24,660	26,640	28,620	30,600	32,580	34,524	36,497	432	462	555	641	715	789
	50%	19,200	21,950	24,700	27,400	29,600	31,800	34,000	36,200	38,360	40,552	480	514	617	712	795	877
	60%	23,040	26,340	29,640	32,880	35,520	38,160	40,800	43,440	46,032	48,662	576	617	741	855	954	1,053
	Median: 53,300	80%	30,720	35,120	39,520	43,840	47,360	50,880	54,400	57,920	61,376	64,883	768	823	988	1,140	1,272
	120%	46,080	52,680	59,280	65,760	71,040	76,320	81,600	86,880	92,064	97,325	1,152	1,234	1,482	1,710	1,908	2,106
	140%	53,760	61,460	69,160	76,720	82,880	89,040	95,200	101,360	107,408	113,546	1,344	1,440	1,729	1,995	2,226	2,457
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2010)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	10,475	11,975	13,475	14,950	16,150	17,350	18,550	19,750	20,930	22,126	261	280	336	388	433	478
	28% - HS	11,732	13,412	15,092	16,744	18,088	19,432	20,776	22,120	23,442	24,781	293	314	377	435	485	536
	30% - HS	12,570	14,370	16,170	17,940	19,380	20,820	22,260	23,700	25,116	26,551	314	336	404	466	520	574
	33% - HS	13,827	15,807	17,787	19,734	21,318	22,902	24,486	26,070	27,628	29,206	345	370	444	513	572	631
	35% - HS	14,665	16,765	18,865	20,930	22,610	24,290	25,970	27,650	29,302	30,976	366	392	471	544	607	670
	40% - HS	16,760	19,160	21,560	23,920	25,840	27,760	29,680	31,600	33,488	35,402	419	449	539	622	694	766
	45% - HS	18,855	21,555	24,255	26,910	29,070	31,230	33,390	35,550	37,674	39,827	471	505	606	699	780	861
	50% - HS	20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500	41,860	44,252	523	561	673	777	867	957
	60% - HS	25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400	50,232	53,102	628	673	808	933	1,041	1,149

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Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD released 12/11/2012

**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Miami-Dade County (Miami-Miami Beach- Kendall HMFA; Miami-Fort Lauderdale- Pompano Beach MSA) Median: 49,000	25%	11,450	13,100	14,725	16,350	17,675	18,975	20,275	21,600	22,890	24,198	286	306	368	425	474	523
	28%	12,824	14,672	16,492	18,312	19,796	21,252	22,708	24,192	25,637	27,102	320	343	412	476	531	586
	30%	13,740	15,720	17,670	19,620	21,210	22,770	24,330	25,920	27,468	29,038	343	368	441	510	569	628
	33%	15,114	17,292	19,437	21,582	23,331	25,047	26,763	28,512	30,215	31,941	377	405	485	561	626	690
	35%	16,030	18,340	20,615	22,890	24,745	26,565	28,385	30,240	32,046	33,877	400	429	515	595	664	732
	40%	18,320	20,960	23,560	26,160	28,280	30,360	32,440	34,560	36,624	38,717	458	491	589	680	759	837
	45%	20,610	23,580	26,505	29,430	31,815	34,155	36,495	38,880	41,202	43,556	515	552	662	765	853	942
	50%	22,900	26,200	29,450	32,700	35,350	37,950	40,550	43,200	45,780	48,396	572	613	736	850	948	1,046
	60%	27,480	31,440	35,340	39,240	42,420	45,540	48,660	51,840	54,936	58,075	687	736	883	1,020	1,138	1,256
	80%	36,640	41,920	47,120	52,320	56,560	60,720	64,880	69,120	73,248	77,434	916	982	1,178	1,361	1,518	1,675
	120%	54,960	62,880	70,680	78,480	84,840	91,080	97,320	103,680	109,872	116,150	1,374	1,473	1,767	2,041	2,277	2,512
	140%	64,120	73,360	82,460	91,560	98,980	106,260	113,540	120,960	128,184	135,509	1,603	1,718	2,061	2,381	2,656	2,931
Monroe County Median: 63,300	25%	15,175	17,350	19,525	21,675	23,425	25,150	26,900	28,625	30,345	32,079	379	406	488	563	628	694
	28%	16,996	19,432	21,868	24,276	26,236	28,168	30,128	32,060	33,986	35,928	424	455	546	631	704	777
	30%	18,210	20,820	23,430	26,010	28,110	30,180	32,280	34,350	36,414	38,495	455	487	585	676	754	832
	33%	20,031	22,902	25,773	28,611	30,921	33,198	35,508	37,785	40,055	42,344	500	536	644	744	829	916
	35%	21,245	24,290	27,335	30,345	32,795	35,210	37,660	40,075	42,483	44,911	531	569	683	789	880	971
	40%	24,280	27,760	31,240	34,680	37,480	40,240	43,040	45,800	48,552	51,326	607	650	781	902	1,006	1,110
	45%	27,315	31,230	35,145	39,015	42,165	45,270	48,420	51,525	54,621	57,742	682	731	878	1,014	1,131	1,249
	50%	30,350	34,700	39,050	43,350	46,850	50,300	53,800	57,250	60,690	64,158	758	813	976	1,127	1,257	1,388
	60%	36,420	41,640	46,860	52,020	56,220	60,360	64,560	68,700	72,828	76,990	910	975	1,171	1,353	1,509	1,665
	80%	48,560	55,520	62,480	69,360	74,960	80,480	86,080	91,600	97,104	102,653	1,214	1,301	1,562	1,804	2,012	2,221
	120%	72,840	83,280	93,720	104,040	112,440	120,720	129,120	137,400	145,656	153,979	1,821	1,951	2,343	2,706	3,018	3,331
	140%	84,980	97,160	109,340	121,380	131,180	140,840	150,640	160,300	169,932	179,642	2,124	2,276	2,733	3,157	3,521	3,886
150%	91,050	104,100	117,150	130,050	140,550	150,900	161,400	171,750	182,070	192,474	2,276	2,439	2,928	3,382	3,772	4,164	

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HUD released 12/11/2012

**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Nassau County (Jacksonville MSA)	25%	11,200	12,800	14,400	16,000	17,300	18,575	19,850	21,125	22,400	23,680	280	300	360	416	464	512
	28%	12,544	14,336	16,128	17,920	19,376	20,804	22,232	23,660	25,088	26,522	313	336	403	466	520	573
	30%	13,440	15,360	17,280	19,200	20,760	22,290	23,820	25,350	26,880	28,416	336	360	432	499	557	614
	33%	14,784	16,896	19,008	21,120	22,836	24,519	26,202	27,885	29,568	31,258	369	396	475	549	612	676
	35%	15,680	17,920	20,160	22,400	24,220	26,005	27,790	29,575	31,360	33,152	392	420	504	582	650	717
	40%	17,920	20,480	23,040	25,600	27,680	29,720	31,760	33,800	35,840	37,888	448	480	576	666	743	819
	45%	20,160	23,040	25,920	28,800	31,140	33,435	35,730	38,025	40,320	42,624	504	540	648	749	835	921
	50%	22,400	25,600	28,800	32,000	34,600	37,150	39,700	42,250	44,800	47,360	560	600	720	832	928	1,024
	60%	26,880	30,720	34,560	38,400	41,520	44,580	47,640	50,700	53,760	56,832	672	720	864	999	1,114	1,229
	Median: 63,200	80%	35,840	40,960	46,080	51,200	55,360	59,440	63,520	67,600	71,680	75,776	896	960	1,152	1,332	1,486
	120%	53,760	61,440	69,120	76,800	83,040	89,160	95,280	101,400	107,520	113,664	1,344	1,440	1,728	1,998	2,229	2,458
	140%	62,720	71,680	80,640	89,600	96,880	104,020	111,160	118,300	125,440	132,608	1,568	1,680	2,016	2,331	2,600	2,868
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2013)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	11,800	13,475	15,150	16,825	18,175	19,525	20,875	22,225	23,555	24,901	295	315	378	437	488	538
	28% - HS	13,216	15,092	16,968	18,844	20,356	21,868	23,380	24,892	26,382	27,889	330	353	424	490	546	603
	30% - HS	14,160	16,170	18,180	20,190	21,810	23,430	25,050	26,670	28,266	29,881	354	379	454	525	585	646
	33% - HS	15,576	17,787	19,998	22,209	23,991	25,773	27,555	29,337	31,093	32,869	389	417	499	577	644	711
	35% - HS	16,520	18,865	21,210	23,555	25,445	27,335	29,225	31,115	32,977	34,861	413	442	530	612	683	754
	40% - HS	18,880	21,560	24,240	26,920	29,080	31,240	33,400	35,560	37,688	39,842	472	505	606	700	781	862
	45% - HS	21,240	24,255	27,270	30,285	32,715	35,145	37,575	40,005	42,399	44,822	531	568	681	787	878	969
	50% - HS	23,600	26,950	30,300	33,650	36,350	39,050	41,750	44,450	47,110	49,802	590	631	757	875	976	1,077
	60% - HS	28,320	32,340	36,360	40,380	43,620	46,860	50,100	53,340	56,532	59,762	708	758	909	1,050	1,171	1,293

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HUD released 12/11/2012

**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Okaloosa County (Crestview-Fort Walton Beach- Destin MSA)	25%	11,375	13,000	14,625	16,250	17,550	18,850	20,150	21,450	22,750	24,050	284	304	365	422	471	520
	28%	12,740	14,560	16,380	18,200	19,656	21,112	22,568	24,024	25,480	26,936	318	341	409	473	527	582
	30%	13,650	15,600	17,550	19,500	21,060	22,620	24,180	25,740	27,300	28,860	341	365	438	507	565	624
	33%	15,015	17,160	19,305	21,450	23,166	24,882	26,598	28,314	30,030	31,746	375	402	482	557	622	686
	35%	15,925	18,200	20,475	22,750	24,570	26,390	28,210	30,030	31,850	33,670	398	426	511	591	659	728
	40%	18,200	20,800	23,400	26,000	28,080	30,160	32,240	34,320	36,400	38,480	455	487	585	676	754	832
	45%	20,475	23,400	26,325	29,250	31,590	33,930	36,270	38,610	40,950	43,290	511	548	658	760	848	936
	50%	22,750	26,000	29,250	32,500	35,100	37,700	40,300	42,900	45,500	48,100	568	609	731	845	942	1,040
	60%	27,300	31,200	35,100	39,000	42,120	45,240	48,360	51,480	54,600	57,720	682	731	877	1,014	1,131	1,248
	Median: 64,000	80%	36,400	41,600	46,800	52,000	56,160	60,320	64,480	68,640	72,800	76,960	910	975	1,170	1,352	1,508
	120%	54,600	62,400	70,200	78,000	84,240	90,480	96,720	102,960	109,200	115,440	1,365	1,462	1,755	2,028	2,262	2,496
	140%	63,700	72,800	81,900	91,000	98,280	105,560	112,840	120,120	127,400	134,680	1,592	1,706	2,047	2,366	2,639	2,912

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**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Okeechobee County	25%	8,725	9,975	11,225	12,450	13,450	14,450	15,450	16,450	17,430	18,426	218	233	280	323	361	398
	28%	9,772	11,172	12,572	13,944	15,064	16,184	17,304	18,424	19,522	20,637	244	261	314	362	404	446
	30%	10,470	11,970	13,470	14,940	16,140	17,340	18,540	19,740	20,916	22,111	261	280	336	388	433	478
	33%	11,517	13,167	14,817	16,434	17,754	19,074	20,394	21,714	23,008	24,322	287	308	370	427	476	526
	35%	12,215	13,965	15,715	17,430	18,830	20,230	21,630	23,030	24,402	25,796	305	327	392	453	505	558
	40%	13,960	15,960	17,960	19,920	21,520	23,120	24,720	26,320	27,888	29,482	349	374	449	518	578	638
	45%	15,705	17,955	20,205	22,410	24,210	26,010	27,810	29,610	31,374	33,167	392	420	505	582	650	717
	50%	17,450	19,950	22,450	24,900	26,900	28,900	30,900	32,900	34,860	36,852	436	467	561	647	722	797
	60%	20,940	23,940	26,940	29,880	32,280	34,680	37,080	39,480	41,832	44,222	523	561	673	777	867	957
	Median: 45,900	80%	27,920	31,920	35,920	39,840	43,040	46,240	49,440	52,640	55,776	58,963	698	748	898	1,036	1,156
	120%	41,880	47,880	53,880	59,760	64,560	69,360	74,160	78,960	83,664	88,445	1,047	1,122	1,347	1,554	1,734	1,914
	140%	48,860	55,860	62,860	69,720	75,320	80,920	86,520	92,120	97,608	103,186	1,221	1,309	1,571	1,813	2,023	2,233
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300	18,340	19,388	229	245	295	340	380	419
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376	20,541	21,715	256	275	330	381	425	469
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760	22,008	23,266	275	294	354	408	456	503
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836	24,209	25,592	302	324	389	449	501	553
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220	25,676	27,143	321	343	413	476	532	587
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680	29,344	31,021	367	393	472	545	608	671
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140	33,012	34,898	412	442	531	613	684	754
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600	36,680	38,776	458	491	590	681	760	838
	60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520	44,016	46,531	550	589	708	817	912	1,006

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**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Orange County (Orlando-Kissimmee-Sanford MSA)	25%	10,250	11,700	13,175	14,625	15,800	16,975	18,150	19,325	20,475	21,645	256	274	329	380	424	468
	28%	11,480	13,104	14,756	16,380	17,696	19,012	20,328	21,644	22,932	24,242	287	307	368	425	475	524
	30%	12,300	14,040	15,810	17,550	18,960	20,370	21,780	23,190	24,570	25,974	307	329	395	456	509	562
	33%	13,530	15,444	17,391	19,305	20,856	22,407	23,958	25,509	27,027	28,571	338	362	434	502	560	618
	35%	14,350	16,380	18,445	20,475	22,120	23,765	25,410	27,055	28,665	30,303	358	384	461	532	594	655
	40%	16,400	18,720	21,080	23,400	25,280	27,160	29,040	30,920	32,760	34,632	410	439	527	608	679	749
	45%	18,450	21,060	23,715	26,325	28,440	30,555	32,670	34,785	36,855	38,961	461	493	592	684	763	843
	50%	20,500	23,400	26,350	29,250	31,600	33,950	36,300	38,650	40,950	43,290	512	548	658	760	848	936
	55%	22,550	25,740	28,985	32,175	34,760	37,345	39,930	42,515	45,045	47,619	563	603	724	836	933	1,030
	60%	24,600	28,080	31,620	35,100	37,920	40,740	43,560	46,380	49,140	51,948	615	658	790	912	1,018	1,124
	80%	32,800	37,440	42,160	46,800	50,560	54,320	58,080	61,840	65,520	69,264	820	878	1,054	1,217	1,358	1,499
	120%	49,200	56,160	63,240	70,200	75,840	81,480	87,120	92,760	98,280	103,896	1,230	1,317	1,581	1,825	2,037	2,248
	140%	57,400	65,520	73,780	81,900	88,480	95,060	101,640	108,220	114,660	121,212	1,435	1,536	1,844	2,129	2,376	2,623
	HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2011)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	10,750	12,275	13,800	15,325	16,575	17,800	19,025	20,250	21,455	22,681	268	287	345	398	445
28% - HS		12,040	13,748	15,456	17,164	18,564	19,936	21,308	22,680	24,030	25,403	301	322	386	446	498	549
30% - HS		12,900	14,730	16,560	18,390	19,890	21,360	22,830	24,300	25,746	27,217	322	345	414	478	534	589
33% - HS		14,190	16,203	18,216	20,229	21,879	23,496	25,113	26,730	28,321	29,939	354	379	455	526	587	648
35% - HS		15,050	17,185	19,320	21,455	23,205	24,920	26,635	28,350	30,037	31,753	376	402	483	558	623	687
40% - HS		17,200	19,640	22,080	24,520	26,520	28,480	30,440	32,400	34,328	36,290	430	460	552	638	712	785
45% - HS		19,350	22,095	24,840	27,585	29,835	32,040	34,245	36,450	38,619	40,826	483	518	621	717	801	883
50% - HS		21,500	24,550	27,600	30,650	33,150	35,600	38,050	40,500	42,910	45,362	537	575	690	797	890	981
55% - HS	23,650	27,005	30,360	33,715	36,465	39,160	41,855	44,550	47,201	49,898	591	633	759	877	979	1,080	
60% - HS	25,800	29,460	33,120	36,780	39,780	42,720	45,660	48,600	51,492	54,434	645	690	828	957	1,068	1,178	

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Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD released 12/11/2012

**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Osceola County (Orlando-Kissimmee-Sanford MSA)	25%	10,250	11,700	13,175	14,625	15,800	16,975	18,150	19,325	20,475	21,645	256	274	329	380	424	468
	28%	11,480	13,104	14,756	16,380	17,696	19,012	20,328	21,644	22,932	24,242	287	307	368	425	475	524
	30%	12,300	14,040	15,810	17,550	18,960	20,370	21,780	23,190	24,570	25,974	307	329	395	456	509	562
	33%	13,530	15,444	17,391	19,305	20,856	22,407	23,958	25,509	27,027	28,571	338	362	434	502	560	618
	35%	14,350	16,380	18,445	20,475	22,120	23,765	25,410	27,055	28,665	30,303	358	384	461	532	594	655
	40%	16,400	18,720	21,080	23,400	25,280	27,160	29,040	30,920	32,760	34,632	410	439	527	608	679	749
	45%	18,450	21,060	23,715	26,325	28,440	30,555	32,670	34,785	36,855	38,961	461	493	592	684	763	843
	50%	20,500	23,400	26,350	29,250	31,600	33,950	36,300	38,650	40,950	43,290	512	548	658	760	848	936
	60%	24,600	28,080	31,620	35,100	37,920	40,740	43,560	46,380	49,140	51,948	615	658	790	912	1,018	1,124
	80%	32,800	37,440	42,160	46,800	50,560	54,320	58,080	61,840	65,520	69,264	820	878	1,054	1,217	1,358	1,499
	120%	49,200	56,160	63,240	70,200	75,840	81,480	87,120	92,760	98,280	103,896	1,230	1,317	1,581	1,825	2,037	2,248
	140%	57,400	65,520	73,780	81,900	88,480	95,060	101,640	108,220	114,660	121,212	1,435	1,536	1,844	2,129	2,376	2,623
	Median: 58,500																
	HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2011)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	10,750	12,275	13,800	15,325	16,575	17,800	19,025	20,250	21,455	22,681	268	287	345	398	445
28% - HS		12,040	13,748	15,456	17,164	18,564	19,936	21,308	22,680	24,030	25,403	301	322	386	446	498	549
30% - HS		12,900	14,730	16,560	18,390	19,890	21,360	22,830	24,300	25,746	27,217	322	345	414	478	534	589
33% - HS		14,190	16,203	18,216	20,229	21,879	23,496	25,113	26,730	28,321	29,939	354	379	455	526	587	648
35% - HS		15,050	17,185	19,320	21,455	23,205	24,920	26,635	28,350	30,037	31,753	376	402	483	558	623	687
40% - HS		17,200	19,640	22,080	24,520	26,520	28,480	30,440	32,400	34,328	36,290	430	460	552	638	712	785
45% - HS		19,350	22,095	24,840	27,585	29,835	32,040	34,245	36,450	38,619	40,826	483	518	621	717	801	883
50% - HS		21,500	24,550	27,600	30,650	33,150	35,600	38,050	40,500	42,910	45,362	537	575	690	797	890	981
60% - HS	25,800	29,460	33,120	36,780	39,780	42,720	45,660	48,600	51,492	54,434	645	690	828	957	1,068	1,178	

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HUD released 12/11/2012

**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Palm Beach County (West Palm Beach- Boca Raton HMFA; Miami-Fort Lauderdale- Pompano Beach MSA)	25%	12,025	13,750	15,475	17,175	18,550	19,925	21,300	22,675	24,045	25,419	300	322	386	446	498	549
	28%	13,468	15,400	17,332	19,236	20,776	22,316	23,856	25,396	26,930	28,469	336	360	433	500	557	615
	30%	14,430	16,500	18,570	20,610	22,260	23,910	25,560	27,210	28,854	30,503	360	386	464	535	597	659
	33%	15,873	18,150	20,427	22,671	24,486	26,301	28,116	29,931	31,739	33,553	396	425	510	589	657	725
	35%	16,835	19,250	21,665	24,045	25,970	27,895	29,820	31,745	33,663	35,587	420	451	541	625	697	769
	40%	19,240	22,000	24,760	27,480	29,680	31,880	34,080	36,280	38,472	40,670	481	515	619	714	797	879
	45%	21,645	24,750	27,855	30,915	33,390	35,865	38,340	40,815	43,281	45,754	541	579	696	803	896	989
	50%	24,050	27,500	30,950	34,350	37,100	39,850	42,600	45,350	48,090	50,838	601	644	773	893	996	1,099
	60%	28,860	33,000	37,140	41,220	44,520	47,820	51,120	54,420	57,708	61,006	721	773	928	1,071	1,195	1,319
	80%	38,480	44,000	49,520	54,960	59,360	63,760	68,160	72,560	76,944	81,341	962	1,031	1,238	1,429	1,594	1,759
	120%	57,720	66,000	74,280	82,440	89,040	95,640	102,240	108,840	115,416	122,011	1,443	1,546	1,857	2,143	2,391	2,638
	140%	67,340	77,000	86,660	96,180	103,880	111,580	119,280	126,980	134,652	142,346	1,683	1,804	2,166	2,500	2,789	3,078
	Median: 64,600																
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2012)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	13,325	15,225	17,125	19,025	20,550	22,075	23,600	25,125	26,635	28,157	333	356	428	494	551	609
	28% - HS	14,924	17,052	19,180	21,308	23,016	24,724	26,432	28,140	29,831	31,536	373	399	479	554	618	682
	30% - HS	15,990	18,270	20,550	22,830	24,660	26,490	28,320	30,150	31,962	33,788	399	428	513	593	662	730
	33% - HS	17,589	20,097	22,605	25,113	27,126	29,139	31,152	33,165	35,158	37,167	439	471	565	652	728	803
	35% - HS	18,655	21,315	23,975	26,635	28,770	30,905	33,040	35,175	37,289	39,420	466	499	599	692	772	852
	40% - HS	21,320	24,360	27,400	30,440	32,880	35,320	37,760	40,200	42,616	45,051	533	571	685	791	883	974
	45% - HS	23,985	27,405	30,825	34,245	36,990	39,735	42,480	45,225	47,943	50,683	599	642	770	890	993	1,096
	50% - HS	26,650	30,450	34,250	38,050	41,100	44,150	47,200	50,250	53,270	56,314	666	713	856	989	1,103	1,218
	60% - HS	31,980	36,540	41,100	45,660	49,320	52,980	56,640	60,300	63,924	67,577	799	856	1,027	1,187	1,324	1,461
140% - HS	74,620	85,260	95,900	106,540	115,080	123,620	132,160	140,700	149,156	157,679	1,865	1,998	2,397	2,770	3,090	3,410	

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HUD released 12/11/2012

**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Pasco County (Tampa-St.Petersburg- Clearwater MSA)	25%	9,950	11,375	12,800	14,200	15,350	16,475	17,625	18,750	19,880	21,016	248	266	320	369	411	454
	28%	11,144	12,740	14,336	15,904	17,192	18,452	19,740	21,000	22,266	23,538	278	298	358	413	461	509
	30%	11,940	13,650	15,360	17,040	18,420	19,770	21,150	22,500	23,856	25,219	298	319	384	443	494	545
	33%	13,134	15,015	16,896	18,744	20,262	21,747	23,265	24,750	26,242	27,741	328	351	422	487	543	600
	35%	13,930	15,925	17,920	19,880	21,490	23,065	24,675	26,250	27,832	29,422	348	373	448	517	576	636
	40%	15,920	18,200	20,480	22,720	24,560	26,360	28,200	30,000	31,808	33,626	398	426	512	591	659	727
	45%	17,910	20,475	23,040	25,560	27,630	29,655	31,725	33,750	35,784	37,829	447	479	576	664	741	818
	50%	19,900	22,750	25,600	28,400	30,700	32,950	35,250	37,500	39,760	42,032	497	533	640	738	823	909
	60%	23,880	27,300	30,720	34,080	36,840	39,540	42,300	45,000	47,712	50,438	597	639	768	886	988	1,091
	80%	31,840	36,400	40,960	45,440	49,120	52,720	56,400	60,000	63,616	67,251	796	853	1,024	1,182	1,318	1,455
	120%	47,760	54,600	61,440	68,160	73,680	79,080	84,600	90,000	95,424	100,877	1,194	1,279	1,536	1,773	1,977	2,182
	140%	55,720	63,700	71,680	79,520	85,960	92,260	98,700	105,000	111,328	117,690	1,393	1,492	1,792	2,068	2,306	2,546
	HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2011)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	10,400	11,900	13,375	14,850	16,050	17,250	18,425	19,625	20,790	21,978	260	278	334	386	431
28% - HS	11,648	13,328	14,980	16,632	17,976	19,320	20,636	21,980	23,285	24,615	291	312	374	432	483	532	
30% - HS	12,480	14,280	16,050	17,820	19,260	20,700	22,110	23,550	24,948	26,374	312	334	401	463	517	570	
33% - HS	13,728	15,708	17,655	19,602	21,186	22,770	24,321	25,905	27,443	29,011	343	367	441	509	569	627	
35% - HS	14,560	16,660	18,725	20,790	22,470	24,150	25,795	27,475	29,106	30,769	364	390	468	540	603	665	
40% - HS	16,640	19,040	21,400	23,760	25,680	27,600	29,480	31,400	33,264	35,165	416	446	535	618	690	761	
45% - HS	18,720	21,420	24,075	26,730	28,890	31,050	33,165	35,325	37,422	39,560	468	501	601	695	776	856	
50% - HS	20,800	23,800	26,750	29,700	32,100	34,500	36,850	39,250	41,580	43,956	520	557	668	772	862	951	
60% - HS	24,960	28,560	32,100	35,640	38,520	41,400	44,220	47,100	49,896	52,747	624	669	802	927	1,035	1,141	
Median: 56,800																	

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**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Pinellas County (Tampa-St.Petersburg- Clearwater MSA)	20%	7,960	9,100	10,240	11,360	12,280	13,180	14,100	15,000	15,904	16,813	199	213	256	295	329	363
	25%	9,950	11,375	12,800	14,200	15,350	16,475	17,625	18,750	19,880	21,016	248	266	320	369	411	454
	28%	11,144	12,740	14,336	15,904	17,192	18,452	19,740	21,000	22,266	23,538	278	298	358	413	461	509
	30%	11,940	13,650	15,360	17,040	18,420	19,770	21,150	22,500	23,856	25,219	298	319	384	443	494	545
	33%	13,134	15,015	16,896	18,744	20,262	21,747	23,265	24,750	26,242	27,741	328	351	422	487	543	600
	35%	13,930	15,925	17,920	19,880	21,490	23,065	24,675	26,250	27,832	29,422	348	373	448	517	576	636
	40%	15,920	18,200	20,480	22,720	24,560	26,360	28,200	30,000	31,808	33,626	398	426	512	591	659	727
	45%	17,910	20,475	23,040	25,560	27,630	29,655	31,725	33,750	35,784	37,829	447	479	576	664	741	818
	50%	19,900	22,750	25,600	28,400	30,700	32,950	35,250	37,500	39,760	42,032	497	533	640	738	823	909
	60%	23,880	27,300	30,720	34,080	36,840	39,540	42,300	45,000	47,712	50,438	597	639	768	886	988	1,091
Median: 56,800	80%	31,840	36,400	40,960	45,440	49,120	52,720	56,400	60,000	63,616	67,251	796	853	1,024	1,182	1,318	1,455
	120%	47,760	54,600	61,440	68,160	73,680	79,080	84,600	90,000	95,424	100,877	1,194	1,279	1,536	1,773	1,977	2,182
	140%	55,720	63,700	71,680	79,520	85,960	92,260	98,700	105,000	111,328	117,690	1,393	1,492	1,792	2,068	2,306	2,546
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2011)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	20% - HS	8,320	9,520	10,700	11,880	12,840	13,800	14,740	15,700	16,632	17,582	208	223	267	309	345	380
	25% - HS	10,400	11,900	13,375	14,850	16,050	17,250	18,425	19,625	20,790	21,978	260	278	334	386	431	475
	28% - HS	11,648	13,328	14,980	16,632	17,976	19,320	20,636	21,980	23,285	24,615	291	312	374	432	483	532
	30% - HS	12,480	14,280	16,050	17,820	19,260	20,700	22,110	23,550	24,948	26,374	312	334	401	463	517	570
	33% - HS	13,728	15,708	17,655	19,602	21,186	22,770	24,321	25,905	27,443	29,011	343	367	441	509	569	627
	35% - HS	14,560	16,660	18,725	20,790	22,470	24,150	25,795	27,475	29,106	30,769	364	390	468	540	603	665
	40% - HS	16,640	19,040	21,400	23,760	25,680	27,600	29,480	31,400	33,264	35,165	416	446	535	618	690	761
	45% - HS	18,720	21,420	24,075	26,730	28,890	31,050	33,165	35,325	37,422	39,560	468	501	601	695	776	856
	50% - HS	20,800	23,800	26,750	29,700	32,100	34,500	36,850	39,250	41,580	43,956	520	557	668	772	862	951
	60% - HS	24,960	28,560	32,100	35,640	38,520	41,400	44,220	47,100	49,896	52,747	624	669	802	927	1,035	1,141
80% - HS	33,280	38,080	42,800	47,520	51,360	55,200	58,960	62,800	66,528	70,330	832	892	1,070	1,236	1,380	1,522	

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**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Polk County (Lakeland-Winter Haven MSA)	25%	9,075	10,375	11,675	12,950	14,000	15,025	16,075	17,100	18,130	19,166	226	243	291	336	375	414
	28%	10,164	11,620	13,076	14,504	15,680	16,828	18,004	19,152	20,306	21,466	254	272	326	377	420	464
	30%	10,890	12,450	14,010	15,540	16,800	18,030	19,290	20,520	21,756	22,999	272	291	350	404	450	497
	33%	11,979	13,695	15,411	17,094	18,480	19,833	21,219	22,572	23,932	25,299	299	320	385	444	495	547
	35%	12,705	14,525	16,345	18,130	19,600	21,035	22,505	23,940	25,382	26,832	317	340	408	471	525	580
	40%	14,520	16,600	18,680	20,720	22,400	24,040	25,720	27,360	29,008	30,666	363	389	467	539	601	663
	45%	16,335	18,675	21,015	23,310	25,200	27,045	28,935	30,780	32,634	34,499	408	437	525	606	676	746
	50%	18,150	20,750	23,350	25,900	28,000	30,050	32,150	34,200	36,260	38,332	453	486	583	673	751	829
	60%	21,780	24,900	28,020	31,080	33,600	36,060	38,580	41,040	43,512	45,998	544	583	700	808	901	995
	Median: 51,000	80%	29,040	33,200	37,360	41,440	44,800	48,080	51,440	54,720	58,016	61,331	726	778	934	1,078	1,202
	120%	43,560	49,800	56,040	62,160	67,200	72,120	77,160	82,080	87,024	91,997	1,089	1,167	1,401	1,617	1,803	1,990
	140%	50,820	58,100	65,380	72,520	78,400	84,140	90,020	95,760	101,528	107,330	1,270	1,361	1,634	1,886	2,103	2,322
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2013)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	9,550	10,900	12,275	13,625	14,725	15,825	16,900	18,000	19,075	20,165	238	255	306	354	395	436
	28% - HS	10,696	12,208	13,748	15,260	16,492	17,724	18,928	20,160	21,364	22,585	267	286	343	396	443	488
	30% - HS	11,460	13,080	14,730	16,350	17,670	18,990	20,280	21,600	22,890	24,198	286	306	368	425	474	523
	33% - HS	12,606	14,388	16,203	17,985	19,437	20,889	22,308	23,760	25,179	26,618	315	337	405	467	522	575
	35% - HS	13,370	15,260	17,185	19,075	20,615	22,155	23,660	25,200	26,705	28,231	334	357	429	496	553	610
	40% - HS	15,280	17,440	19,640	21,800	23,560	25,320	27,040	28,800	30,520	32,264	382	409	491	567	633	698
	45% - HS	17,190	19,620	22,095	24,525	26,505	28,485	30,420	32,400	34,335	36,297	429	460	552	637	712	785
	50% - HS	19,100	21,800	24,550	27,250	29,450	31,650	33,800	36,000	38,150	40,330	477	511	613	708	791	872
	60% - HS	22,920	26,160	29,460	32,700	35,340	37,980	40,560	43,200	45,780	48,396	573	613	736	850	949	1,047

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Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD released 12/11/2012

**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Putnam County	25%	8,400	9,600	10,800	12,000	12,975	13,925	14,900	15,850	16,800	17,760	210	225	270	312	348	384
	28%	9,408	10,752	12,096	13,440	14,532	15,596	16,688	17,752	18,816	19,891	235	252	302	349	389	430
	30%	10,080	11,520	12,960	14,400	15,570	16,710	17,880	19,020	20,160	21,312	252	270	324	374	417	461
	33%	11,088	12,672	14,256	15,840	17,127	18,381	19,668	20,922	22,176	23,443	277	297	356	412	459	507
	35%	11,760	13,440	15,120	16,800	18,165	19,495	20,860	22,190	23,520	24,864	294	315	378	437	487	538
	40%	13,440	15,360	17,280	19,200	20,760	22,280	23,840	25,360	26,880	28,416	336	360	432	499	557	615
	45%	15,120	17,280	19,440	21,600	23,355	25,065	26,820	28,530	30,240	31,968	378	405	486	561	626	691
	50%	16,800	19,200	21,600	24,000	25,950	27,850	29,800	31,700	33,600	35,520	420	450	540	624	696	768
	60%	20,160	23,040	25,920	28,800	31,140	33,420	35,760	38,040	40,320	42,624	504	540	648	749	835	922
	Median: 40,400	80%	26,880	30,720	34,560	38,400	41,520	44,560	47,680	50,720	53,760	56,832	672	720	864	999	1,114
	120%	40,320	46,080	51,840	57,600	62,280	66,840	71,520	76,080	80,640	85,248	1,008	1,080	1,296	1,498	1,671	1,845
	140%	47,040	53,760	60,480	67,200	72,660	77,980	83,440	88,760	94,080	99,456	1,176	1,260	1,512	1,748	1,949	2,152
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300	18,340	19,388	229	245	295	340	380	419
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376	20,541	21,715	256	275	330	381	425	469
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760	22,008	23,266	275	294	354	408	456	503
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836	24,209	25,592	302	324	389	449	501	553
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220	25,676	27,143	321	343	413	476	532	587
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680	29,344	31,021	367	393	472	545	608	671
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140	33,012	34,898	412	442	531	613	684	754
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600	36,680	38,776	458	491	590	681	760	838
	60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520	44,016	46,531	550	589	708	817	912	1,006

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Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD released 12/11/2012

**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Saint Johns County (Jacksonville MSA)	25%	11,200	12,800	14,400	16,000	17,300	18,575	19,850	21,125	22,400	23,680	280	300	360	416	464	512
	28%	12,544	14,336	16,128	17,920	19,376	20,804	22,232	23,660	25,088	26,522	313	336	403	466	520	573
	30%	13,440	15,360	17,280	19,200	20,760	22,290	23,820	25,350	26,880	28,416	336	360	432	499	557	614
	33%	14,784	16,896	19,008	21,120	22,836	24,519	26,202	27,885	29,568	31,258	369	396	475	549	612	676
	35%	15,680	17,920	20,160	22,400	24,220	26,005	27,790	29,575	31,360	33,152	392	420	504	582	650	717
	40%	17,920	20,480	23,040	25,600	27,680	29,720	31,760	33,800	35,840	37,888	448	480	576	666	743	819
	45%	20,160	23,040	25,920	28,800	31,140	33,435	35,730	38,025	40,320	42,624	504	540	648	749	835	921
	50%	22,400	25,600	28,800	32,000	34,600	37,150	39,700	42,250	44,800	47,360	560	600	720	832	928	1,024
	60%	26,880	30,720	34,560	38,400	41,520	44,580	47,640	50,700	53,760	56,832	672	720	864	999	1,114	1,229
	Median: 63,200	80%	35,840	40,960	46,080	51,200	55,360	59,440	63,520	67,600	71,680	75,776	896	960	1,152	1,332	1,486
	120%	53,760	61,440	69,120	76,800	83,040	89,160	95,280	101,400	107,520	113,664	1,344	1,440	1,728	1,998	2,229	2,458
	140%	62,720	71,680	80,640	89,600	96,880	104,020	111,160	118,300	125,440	132,608	1,568	1,680	2,016	2,331	2,600	2,868
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2013)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	11,800	13,475	15,150	16,825	18,175	19,525	20,875	22,225	23,555	24,901	295	315	378	437	488	538
	28% - HS	13,216	15,092	16,968	18,844	20,356	21,868	23,380	24,892	26,382	27,889	330	353	424	490	546	603
	30% - HS	14,160	16,170	18,180	20,190	21,810	23,430	25,050	26,670	28,266	29,881	354	379	454	525	585	646
	33% - HS	15,576	17,787	19,998	22,209	23,991	25,773	27,555	29,337	31,093	32,869	389	417	499	577	644	711
	35% - HS	16,520	18,865	21,210	23,555	25,445	27,335	29,225	31,115	32,977	34,861	413	442	530	612	683	754
	40% - HS	18,880	21,560	24,240	26,920	29,080	31,240	33,400	35,560	37,688	39,842	472	505	606	700	781	862
	45% - HS	21,240	24,255	27,270	30,285	32,715	35,145	37,575	40,005	42,399	44,822	531	568	681	787	878	969
	50% - HS	23,600	26,950	30,300	33,650	36,350	39,050	41,750	44,450	47,110	49,802	590	631	757	875	976	1,077
	60% - HS	28,320	32,340	36,360	40,380	43,620	46,860	50,100	53,340	56,532	59,762	708	758	909	1,050	1,171	1,293

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HUD released 12/11/2012

**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Saint Lucie County (Port Saint Lucie MSA)	25%	9,600	10,975	12,350	13,700	14,800	15,900	17,000	18,100	19,180	20,276	240	257	308	356	397	438
	28%	10,752	12,292	13,832	15,344	16,576	17,808	19,040	20,272	21,482	22,709	268	288	345	399	445	491
	30%	11,520	13,170	14,820	16,440	17,760	19,080	20,400	21,720	23,016	24,331	288	308	370	427	477	526
	33%	12,672	14,487	16,302	18,084	19,536	20,988	22,440	23,892	25,318	26,764	316	339	407	470	524	579
	35%	13,440	15,365	17,290	19,180	20,720	22,260	23,800	25,340	26,852	28,386	336	360	432	498	556	614
	40%	15,360	17,560	19,760	21,920	23,680	25,440	27,200	28,960	30,688	32,442	384	411	494	570	636	702
	45%	17,280	19,755	22,230	24,660	26,640	28,620	30,600	32,580	34,524	36,497	432	462	555	641	715	789
	50%	19,200	21,950	24,700	27,400	29,600	31,800	34,000	36,200	38,360	40,552	480	514	617	712	795	877
	60%	23,040	26,340	29,640	32,880	35,520	38,160	40,800	43,440	46,032	48,662	576	617	741	855	954	1,053
	Median: 53,300	80%	30,720	35,120	39,520	43,840	47,360	50,880	54,400	57,920	61,376	64,883	768	823	988	1,140	1,272
	120%	46,080	52,680	59,280	65,760	71,040	76,320	81,600	86,880	92,064	97,325	1,152	1,234	1,482	1,710	1,908	2,106
	140%	53,760	61,460	69,160	76,720	82,880	89,040	95,200	101,360	107,408	113,546	1,344	1,440	1,729	1,995	2,226	2,457
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2010)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	10,475	11,975	13,475	14,950	16,150	17,350	18,550	19,750	20,930	22,126	261	280	336	388	433	478
	28% - HS	11,732	13,412	15,092	16,744	18,088	19,432	20,776	22,120	23,442	24,781	293	314	377	435	485	536
	30% - HS	12,570	14,370	16,170	17,940	19,380	20,820	22,260	23,700	25,116	26,551	314	336	404	466	520	574
	33% - HS	13,827	15,807	17,787	19,734	21,318	22,902	24,486	26,070	27,628	29,206	345	370	444	513	572	631
	35% - HS	14,665	16,765	18,865	20,930	22,610	24,290	25,970	27,650	29,302	30,976	366	392	471	544	607	670
	40% - HS	16,760	19,160	21,560	23,920	25,840	27,760	29,680	31,600	33,488	35,402	419	449	539	622	694	766
	45% - HS	18,855	21,555	24,255	26,910	29,070	31,230	33,390	35,550	37,674	39,827	471	505	606	699	780	861
	50% - HS	20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500	41,860	44,252	523	561	673	777	867	957
	60% - HS	25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400	50,232	53,102	628	673	808	933	1,041	1,149

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HUD released 12/11/2012

**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Santa Rosa County (Pensacola-Ferry Pass- Brent MSA)	25%	10,100	11,550	13,000	14,425	15,600	16,750	17,900	19,050	20,195	21,349	252	270	325	375	418	461
	28%	11,312	12,936	14,560	16,156	17,472	18,760	20,048	21,336	22,618	23,911	282	303	364	420	469	517
	30%	12,120	13,860	15,600	17,310	18,720	20,100	21,480	22,860	24,234	25,619	303	324	390	450	502	554
	33%	13,332	15,246	17,160	19,041	20,592	22,110	23,628	25,146	26,657	28,181	333	357	429	495	552	609
	35%	14,140	16,170	18,200	20,195	21,840	23,450	25,060	26,670	28,273	29,889	353	378	455	525	586	646
	40%	16,160	18,480	20,800	23,080	24,960	26,800	28,640	30,480	32,312	34,158	404	433	520	600	670	739
	45%	18,180	20,790	23,400	25,965	28,080	30,150	32,220	34,290	36,351	38,428	454	487	585	675	753	831
	50%	20,200	23,100	26,000	28,850	31,200	33,500	35,800	38,100	40,390	42,698	505	541	650	750	837	923
	60%	24,240	27,720	31,200	34,620	37,440	40,200	42,960	45,720	48,468	51,238	606	649	780	900	1,005	1,108
	Median: 57,700	80%	32,320	36,960	41,600	46,160	49,920	53,600	57,280	60,960	64,624	68,317	808	866	1,040	1,201	1,340
	120%	48,480	55,440	62,400	69,240	74,880	80,400	85,920	91,440	96,936	102,475	1,212	1,299	1,560	1,801	2,010	2,217
	140%	56,560	64,680	72,800	80,780	87,360	93,800	100,240	106,680	113,092	119,554	1,414	1,515	1,820	2,101	2,345	2,586

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD released 12/11/2012

**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Sarasota County (North Port-Bradenton- Sarasota MSA)	25%	10,500	12,000	13,500	14,975	16,175	17,375	18,575	19,775	20,965	22,163	262	281	337	389	434	479
	28%	11,760	13,440	15,120	16,772	18,116	19,460	20,804	22,148	23,481	24,823	294	315	378	436	486	536
	30%	12,600	14,400	16,200	17,970	19,410	20,850	22,290	23,730	25,158	26,596	315	337	405	467	521	575
	33%	13,860	15,840	17,820	19,767	21,351	22,935	24,519	26,103	27,674	29,255	346	371	445	513	573	632
	35%	14,700	16,800	18,900	20,965	22,645	24,325	26,005	27,685	29,351	31,028	367	393	472	545	608	671
	40%	16,800	19,200	21,600	23,960	25,880	27,800	29,720	31,640	33,544	35,461	420	450	540	623	695	767
	45%	18,900	21,600	24,300	26,955	29,115	31,275	33,435	35,595	37,737	39,893	472	506	607	700	781	862
	50%	21,000	24,000	27,000	29,950	32,350	34,750	37,150	39,550	41,930	44,326	525	562	675	778	868	958
	60%	25,200	28,800	32,400	35,940	38,820	41,700	44,580	47,460	50,316	53,191	630	675	810	934	1,042	1,150
	80%	33,600	38,400	43,200	47,920	51,760	55,600	59,440	63,280	67,088	70,922	840	900	1,080	1,246	1,390	1,534
	120%	50,400	57,600	64,800	71,880	77,640	83,400	89,160	94,920	100,632	106,382	1,260	1,350	1,620	1,869	2,085	2,301
	140%	58,800	67,200	75,600	83,860	90,580	97,300	104,020	110,740	117,404	124,113	1,470	1,575	1,890	2,180	2,432	2,684
	Median: 59,900																
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2011)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	11,450	13,100	14,725	16,350	17,675	18,975	20,275	21,600	22,890	24,198	286	306	368	425	474	523
	28% - HS	12,824	14,672	16,492	18,312	19,796	21,252	22,708	24,192	25,637	27,102	320	343	412	476	531	586
	30% - HS	13,740	15,720	17,670	19,620	21,210	22,770	24,330	25,920	27,468	29,038	343	368	441	510	569	628
	33% - HS	15,114	17,292	19,437	21,582	23,331	25,047	26,763	28,512	30,215	31,941	377	405	485	561	626	690
	35% - HS	16,030	18,340	20,615	22,890	24,745	26,565	28,385	30,240	32,046	33,877	400	429	515	595	664	732
	40% - HS	18,320	20,960	23,560	26,160	28,280	30,360	32,440	34,560	36,624	38,717	458	491	589	680	759	837
	45% - HS	20,610	23,580	26,505	29,430	31,815	34,155	36,495	38,880	41,202	43,556	515	552	662	765	853	942
	50% - HS	22,900	26,200	29,450	32,700	35,350	37,950	40,550	43,200	45,780	48,396	572	613	736	850	948	1,046
60% - HS	27,480	31,440	35,340	39,240	42,420	45,540	48,660	51,840	54,936	58,075	687	736	883	1,020	1,138	1,256	

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**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Seminole County (Orlando-Kissimmee-Sanford MSA)	25%	10,250	11,700	13,175	14,625	15,800	16,975	18,150	19,325	20,475	21,645	256	274	329	380	424	468
	28%	11,480	13,104	14,756	16,380	17,696	19,012	20,328	21,644	22,932	24,242	287	307	368	425	475	524
	30%	12,300	14,040	15,810	17,550	18,960	20,370	21,780	23,190	24,570	25,974	307	329	395	456	509	562
	33%	13,530	15,444	17,391	19,305	20,856	22,407	23,958	25,509	27,027	28,571	338	362	434	502	560	618
	35%	14,350	16,380	18,445	20,475	22,120	23,765	25,410	27,055	28,665	30,303	358	384	461	532	594	655
	40%	16,400	18,720	21,080	23,400	25,280	27,160	29,040	30,920	32,760	34,632	410	439	527	608	679	749
	45%	18,450	21,060	23,715	26,325	28,440	30,555	32,670	34,785	36,855	38,961	461	493	592	684	763	843
	50%	20,500	23,400	26,350	29,250	31,600	33,950	36,300	38,650	40,950	43,290	512	548	658	760	848	936
	60%	24,600	28,080	31,620	35,100	37,920	40,740	43,560	46,380	49,140	51,948	615	658	790	912	1,018	1,124
	80%	32,800	37,440	42,160	46,800	50,560	54,320	58,080	61,840	65,520	69,264	820	878	1,054	1,217	1,358	1,499
	120%	49,200	56,160	63,240	70,200	75,840	81,480	87,120	92,760	98,280	103,896	1,230	1,317	1,581	1,825	2,037	2,248
	140%	57,400	65,520	73,780	81,900	88,480	95,060	101,640	108,220	114,660	121,212	1,435	1,536	1,844	2,129	2,376	2,623
	Median: 58,500																
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2011)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	10,750	12,275	13,800	15,325	16,575	17,800	19,025	20,250	21,455	22,681	268	287	345	398	445	490
	28% - HS	12,040	13,748	15,456	17,164	18,564	19,936	21,308	22,680	24,030	25,403	301	322	386	446	498	549
	30% - HS	12,900	14,730	16,560	18,390	19,890	21,360	22,830	24,300	25,746	27,217	322	345	414	478	534	589
	33% - HS	14,190	16,203	18,216	20,229	21,879	23,496	25,113	26,730	28,321	29,939	354	379	455	526	587	648
	35% - HS	15,050	17,185	19,320	21,455	23,205	24,920	26,635	28,350	30,037	31,753	376	402	483	558	623	687
	40% - HS	17,200	19,640	22,080	24,520	26,520	28,480	30,440	32,400	34,328	36,290	430	460	552	638	712	785
	45% - HS	19,350	22,095	24,840	27,585	29,835	32,040	34,245	36,450	38,619	40,826	483	518	621	717	801	883
	50% - HS	21,500	24,550	27,600	30,650	33,150	35,600	38,050	40,500	42,910	45,362	537	575	690	797	890	981
60% - HS	25,800	29,460	33,120	36,780	39,780	42,720	45,660	48,600	51,492	54,434	645	690	828	957	1,068	1,178	

Florida Housing Finance Corporation (FHFC) income and rent limits are based upon figures provided by the United States Department of Housing and Urban Development (HUD) and are subject to change. Updated schedules will be provided when changes occur.

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD released 12/11/2012

**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Sumter County	25%	9,275	10,600	11,925	13,250	14,325	15,375	16,450	17,500	18,550	19,610	231	248	298	344	384	424
	28%	10,388	11,872	13,356	14,840	16,044	17,220	18,424	19,600	20,776	21,963	259	278	333	386	430	475
	30%	11,130	12,720	14,310	15,900	17,190	18,450	19,740	21,000	22,260	23,532	278	298	357	413	461	509
	33%	12,243	13,992	15,741	17,490	18,909	20,295	21,714	23,100	24,486	25,885	306	327	393	454	507	560
	35%	12,985	14,840	16,695	18,550	20,055	21,525	23,030	24,500	25,970	27,454	324	347	417	482	538	594
	40%	14,840	16,960	19,080	21,200	22,920	24,600	26,320	28,000	29,680	31,376	371	397	477	551	615	679
	45%	16,695	19,080	21,465	23,850	25,785	27,675	29,610	31,500	33,390	35,298	417	447	536	620	691	763
	50%	18,550	21,200	23,850	26,500	28,650	30,750	32,900	35,000	37,100	39,220	463	496	596	689	768	848
	60%	22,260	25,440	28,620	31,800	34,380	36,900	39,480	42,000	44,520	47,064	556	596	715	827	922	1,018
	Median: 55,100	80%	29,680	33,920	38,160	42,400	45,840	49,200	52,640	56,000	59,360	62,752	742	795	954	1,103	1,230
	120%	44,520	50,880	57,240	63,600	68,760	73,800	78,960	84,000	89,040	94,128	1,113	1,192	1,431	1,654	1,845	2,037
	140%	51,940	59,360	66,780	74,200	80,220	86,100	92,120	98,000	103,880	109,816	1,298	1,391	1,669	1,930	2,152	2,376
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2013)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	9,650	11,025	12,400	13,775	14,900	16,000	17,100	18,200	19,285	20,387	241	258	310	358	400	441
	28% - HS	10,808	12,348	13,888	15,428	16,688	17,920	19,152	20,384	21,599	22,833	270	289	347	401	448	494
	30% - HS	11,580	13,230	14,880	16,530	17,880	19,200	20,520	21,840	23,142	24,464	289	310	372	430	480	529
	33% - HS	12,738	14,553	16,368	18,183	19,668	21,120	22,572	24,024	25,456	26,911	318	341	409	473	528	582
	35% - HS	13,510	15,435	17,360	19,285	20,860	22,400	23,940	25,480	26,999	28,542	337	361	434	501	560	617
	40% - HS	15,440	17,640	19,840	22,040	23,840	25,600	27,360	29,120	30,856	32,619	386	413	496	573	640	706
	45% - HS	17,370	19,845	22,320	24,795	26,820	28,800	30,780	32,760	34,713	36,697	434	465	558	645	720	794
	50% - HS	19,300	22,050	24,800	27,550	29,800	32,000	34,200	36,400	38,570	40,774	482	516	620	716	800	882
	60% - HS	23,160	26,460	29,760	33,060	35,760	38,400	41,040	43,680	46,284	48,929	579	620	744	860	960	1,059
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300	18,340	19,388	229	245	295	340	380	419
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376	20,541	21,715	256	275	330	381	425	469
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760	22,008	23,266	275	294	354	408	456	503
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836	24,209	25,592	302	324	389	449	501	553
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220	25,676	27,143	321	343	413	476	532	587
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680	29,344	31,021	367	393	472	545	608	671
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140	33,012	34,898	412	442	531	613	684	754
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600	36,680	38,776	458	491	590	681	760	838
	60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520	44,016	46,531	550	589	708	817	912	1,006

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Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD released 12/11/2012

**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Suwannee County	25%	8,400	9,600	10,800	12,000	12,975	13,925	14,900	15,850	16,800	17,760	210	225	270	312	348	384
	28%	9,408	10,752	12,096	13,440	14,532	15,596	16,688	17,752	18,816	19,891	235	252	302	349	389	430
	30%	10,080	11,520	12,960	14,400	15,570	16,710	17,880	19,020	20,160	21,312	252	270	324	374	417	461
	33%	11,088	12,672	14,256	15,840	17,127	18,381	19,668	20,922	22,176	23,443	277	297	356	412	459	507
	35%	11,760	13,440	15,120	16,800	18,165	19,495	20,860	22,190	23,520	24,864	294	315	378	437	487	538
	40%	13,440	15,360	17,280	19,200	20,760	22,280	23,840	25,360	26,880	28,416	336	360	432	499	557	615
	45%	15,120	17,280	19,440	21,600	23,355	25,065	26,820	28,530	30,240	31,968	378	405	486	561	626	691
	50%	16,800	19,200	21,600	24,000	25,950	27,850	29,800	31,700	33,600	35,520	420	450	540	624	696	768
	60%	20,160	23,040	25,920	28,800	31,140	33,420	35,760	38,040	40,320	42,624	504	540	648	749	835	922
	Median: 47,800	80%	26,880	30,720	34,560	38,400	41,520	44,560	47,680	50,720	53,760	56,832	672	720	864	999	1,114
	120%	40,320	46,080	51,840	57,600	62,280	66,840	71,520	76,080	80,640	85,248	1,008	1,080	1,296	1,498	1,671	1,845
	140%	47,040	53,760	60,480	67,200	72,660	77,980	83,440	88,760	94,080	99,456	1,176	1,260	1,512	1,748	1,949	2,152
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2009)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	8,875	10,150	11,425	12,675	13,700	14,725	15,725	16,750	17,745	18,759	221	237	285	329	368	405
	28% - HS	9,940	11,368	12,796	14,196	15,344	16,492	17,612	18,760	19,874	21,010	248	266	319	369	412	454
	30% - HS	10,650	12,180	13,710	15,210	16,440	17,670	18,870	20,100	21,294	22,511	266	285	342	395	441	487
	33% - HS	11,715	13,398	15,081	16,731	18,084	19,437	20,757	22,110	23,423	24,762	292	313	377	435	485	535
	35% - HS	12,425	14,210	15,995	17,745	19,180	20,615	22,015	23,450	24,843	26,263	310	332	399	461	515	568
	40% - HS	14,200	16,240	18,280	20,280	21,920	23,560	25,160	26,800	28,392	30,014	355	380	457	527	589	649
	45% - HS	15,975	18,270	20,565	22,815	24,660	26,505	28,305	30,150	31,941	33,766	399	428	514	593	662	730
	50% - HS	17,750	20,300	22,850	25,350	27,400	29,450	31,450	33,500	35,490	37,518	443	475	571	659	736	811
	60% - HS	21,300	24,360	27,420	30,420	32,880	35,340	37,740	40,200	42,588	45,022	532	570	685	791	883	974
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300	18,340	19,388	229	245	295	340	380	419
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376	20,541	21,715	256	275	330	381	425	469
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760	22,008	23,266	275	294	354	408	456	503
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836	24,209	25,592	302	324	389	449	501	553
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220	25,676	27,143	321	343	413	476	532	587
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680	29,344	31,021	367	393	472	545	608	671
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140	33,012	34,898	412	442	531	613	684	754
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600	36,680	38,776	458	491	590	681	760	838
	60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520	44,016	46,531	550	589	708	817	912	1,006

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Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD released 12/11/2012

**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Taylor County	25%	8,575	9,800	11,025	12,225	13,225	14,200	15,175	16,150	17,115	18,093	214	229	275	318	355	391
	28%	9,604	10,976	12,348	13,692	14,812	15,904	16,996	18,088	19,169	20,264	240	257	308	356	397	438
	30%	10,290	11,760	13,230	14,670	15,870	17,040	18,210	19,380	20,538	21,712	257	275	330	381	426	469
	33%	11,319	12,936	14,553	16,137	17,457	18,744	20,031	21,318	22,592	23,883	282	303	363	419	468	516
	35%	12,005	13,720	15,435	17,115	18,515	19,880	21,245	22,610	23,961	25,330	300	321	385	445	497	548
	40%	13,720	15,680	17,640	19,560	21,160	22,720	24,280	25,840	27,384	28,949	343	367	441	509	568	626
	45%	15,435	17,640	19,845	22,005	23,805	25,560	27,315	29,070	30,807	32,567	385	413	496	572	639	704
	50%	17,150	19,600	22,050	24,450	26,450	28,400	30,350	32,300	34,230	36,186	428	459	551	636	710	783
	60%	20,580	23,520	26,460	29,340	31,740	34,080	36,420	38,760	41,076	43,423	514	551	661	763	852	939
	Median: 48,900	80%	27,440	31,360	35,280	39,120	42,320	45,440	48,560	51,680	54,768	57,898	686	735	882	1,018	1,136
	120%	41,160	47,040	52,920	58,680	63,480	68,160	72,840	77,520	82,152	86,846	1,029	1,102	1,323	1,527	1,704	1,879
	140%	48,020	54,880	61,740	68,460	74,060	79,520	84,980	90,440	95,844	101,321	1,200	1,286	1,543	1,781	1,988	2,192
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2009)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	9,000	10,275	11,550	12,825	13,875	14,900	15,925	16,950	17,955	18,981	225	240	288	333	372	410
	28% - HS	10,080	11,508	12,936	14,364	15,540	16,688	17,836	18,984	20,110	21,259	252	269	323	373	417	460
	30% - HS	10,800	12,330	13,860	15,390	16,650	17,880	19,110	20,340	21,546	22,777	270	289	346	400	447	493
	33% - HS	11,880	13,563	15,246	16,929	18,315	19,668	21,021	22,374	23,701	25,055	297	318	381	440	491	542
	35% - HS	12,600	14,385	16,170	17,955	19,425	20,860	22,295	23,730	25,137	26,573	315	337	404	467	521	575
	40% - HS	14,400	16,440	18,480	20,520	22,200	23,840	25,480	27,120	28,728	30,370	360	385	462	534	596	657
	45% - HS	16,200	18,495	20,790	23,085	24,975	26,820	28,665	30,510	32,319	34,166	405	433	519	600	670	739
	50% - HS	18,000	20,550	23,100	25,650	27,750	29,800	31,850	33,900	35,910	37,962	450	481	577	667	745	821
	60% - HS	21,600	24,660	27,720	30,780	33,300	35,760	38,220	40,680	43,092	45,554	540	578	693	801	894	986
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300	18,340	19,388	229	245	295	340	380	419
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376	20,541	21,715	256	275	330	381	425	469
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760	22,008	23,266	275	294	354	408	456	503
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836	24,209	25,592	302	324	389	449	501	553
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220	25,676	27,143	321	343	413	476	532	587
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680	29,344	31,021	367	393	472	545	608	671
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140	33,012	34,898	412	442	531	613	684	754
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600	36,680	38,776	458	491	590	681	760	838
	60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520	44,016	46,531	550	589	708	817	912	1,006

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HUD released 12/11/2012

**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Union County	25%	9,875	11,300	12,700	14,100	15,250	16,375	17,500	18,625	19,740	20,868	246	264	317	366	409	451
	28%	11,060	12,656	14,224	15,792	17,080	18,340	19,600	20,860	22,109	23,372	276	296	355	410	458	505
	30%	11,850	13,560	15,240	16,920	18,300	19,650	21,000	22,350	23,688	25,042	296	317	381	440	491	541
	33%	13,035	14,916	16,764	18,612	20,130	21,615	23,100	24,585	26,057	27,546	325	349	419	484	540	596
	35%	13,825	15,820	17,780	19,740	21,350	22,925	24,500	26,075	27,636	29,215	345	370	444	513	573	632
	40%	15,800	18,080	20,320	22,560	24,400	26,200	28,000	29,800	31,584	33,389	395	423	508	587	655	722
	45%	17,775	20,340	22,860	25,380	27,450	29,475	31,500	33,525	35,532	37,562	444	476	571	660	736	812
	50%	19,750	22,600	25,400	28,200	30,500	32,750	35,000	37,250	39,480	41,736	493	529	635	733	818	903
	60%	23,700	27,120	30,480	33,840	36,600	39,300	42,000	44,700	47,376	50,083	592	635	762	880	982	1,083
	Median: 56,800	80%	31,600	36,160	40,640	45,120	48,800	52,400	56,000	59,600	63,168	66,778	790	847	1,016	1,174	1,310
	120%	47,400	54,240	60,960	67,680	73,200	78,600	84,000	89,400	94,752	100,166	1,185	1,270	1,524	1,761	1,965	2,167
	140%	55,300	63,280	71,120	78,960	85,400	91,700	98,000	104,300	110,544	116,861	1,382	1,482	1,778	2,054	2,292	2,528
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2013)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	9,950	11,375	12,800	14,200	15,350	16,475	17,625	18,750	19,880	21,016	248	266	320	369	411	454
	28% - HS	11,144	12,740	14,336	15,904	17,192	18,452	19,740	21,000	22,266	23,538	278	298	358	413	461	509
	30% - HS	11,940	13,650	15,360	17,040	18,420	19,770	21,150	22,500	23,856	25,219	298	319	384	443	494	545
	33% - HS	13,134	15,015	16,896	18,744	20,262	21,747	23,265	24,750	26,242	27,741	328	351	422	487	543	600
	35% - HS	13,930	15,925	17,920	19,880	21,490	23,065	24,675	26,250	27,832	29,422	348	373	448	517	576	636
	40% - HS	15,920	18,200	20,480	22,720	24,560	26,360	28,200	30,000	31,808	33,626	398	426	512	591	659	727
	45% - HS	17,910	20,475	23,040	25,560	27,630	29,655	31,725	33,750	35,784	37,829	447	479	576	664	741	818
	50% - HS	19,900	22,750	25,600	28,400	30,700	32,950	35,250	37,500	39,760	42,032	497	533	640	738	823	909
	60% - HS	23,880	27,300	30,720	34,080	36,840	39,540	42,300	45,000	47,712	50,438	597	639	768	886	988	1,091
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300	18,340	19,388	229	245	295	340	380	419
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376	20,541	21,715	256	275	330	381	425	469
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760	22,008	23,266	275	294	354	408	456	503
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836	24,209	25,592	302	324	389	449	501	553
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220	25,676	27,143	321	343	413	476	532	587
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680	29,344	31,021	367	393	472	545	608	671
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140	33,012	34,898	412	442	531	613	684	754
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600	36,680	38,776	458	491	590	681	760	838
	60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520	44,016	46,531	550	589	708	817	912	1,006

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Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD released 12/11/2012

**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Volusia County (Deltona-Daytona Beach- Ormond Beach MSA)	25%	9,900	11,300	12,725	14,125	15,275	16,400	17,525	18,650	19,775	20,905	247	265	318	367	410	452
	28%	11,088	12,656	14,252	15,820	17,108	18,368	19,628	20,888	22,148	23,414	277	296	356	411	459	506
	30%	11,880	13,560	15,270	16,950	18,330	19,680	21,030	22,380	23,730	25,086	297	318	381	441	492	542
	33%	13,068	14,916	16,797	18,645	20,163	21,648	23,133	24,618	26,103	27,595	326	349	419	485	541	596
	35%	13,860	15,820	17,815	19,775	21,385	22,960	24,535	26,110	27,685	29,267	346	371	445	514	574	633
	40%	15,840	18,080	20,360	22,600	24,440	26,240	28,040	29,840	31,640	33,448	396	424	509	588	656	723
	45%	17,820	20,340	22,905	25,425	27,495	29,520	31,545	33,570	35,595	37,629	445	477	572	661	738	813
	50%	19,800	22,600	25,450	28,250	30,550	32,800	35,050	37,300	39,550	41,810	495	530	636	735	820	904
	60%	23,760	27,120	30,540	33,900	36,660	39,360	42,060	44,760	47,460	50,172	594	636	763	882	984	1,085
	80%	31,680	36,160	40,720	45,200	48,880	52,480	56,080	59,680	63,280	66,896	792	848	1,018	1,176	1,312	1,447
	120%	47,520	54,240	61,080	67,800	73,320	78,720	84,120	89,520	94,920	100,344	1,188	1,272	1,527	1,764	1,968	2,170
	140%	55,440	63,280	71,260	79,100	85,540	91,840	98,140	104,440	110,740	117,068	1,386	1,484	1,781	2,058	2,296	2,532
	Median: 56,500																
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2013)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	10,150	11,600	13,050	14,475	15,650	16,800	17,950	19,125	20,265	21,423	253	271	326	376	420	463
	28% - HS	11,368	12,992	14,616	16,212	17,528	18,816	20,104	21,420	22,697	23,994	284	304	365	421	470	519
	30% - HS	12,180	13,920	15,660	17,370	18,780	20,160	21,540	22,950	24,318	25,708	304	326	391	451	504	556
	33% - HS	13,398	15,312	17,226	19,107	20,658	22,176	23,694	25,245	26,750	28,278	334	358	430	497	554	611
	35% - HS	14,210	16,240	18,270	20,265	21,910	23,520	25,130	26,775	28,371	29,992	355	380	456	527	588	648
	40% - HS	16,240	18,560	20,880	23,160	25,040	26,880	28,720	30,600	32,424	34,277	406	435	522	602	672	741
	45% - HS	18,270	20,880	23,490	26,055	28,170	30,240	32,310	34,425	36,477	38,561	456	489	587	677	756	834
	50% - HS	20,300	23,200	26,100	28,950	31,300	33,600	35,900	38,250	40,530	42,846	507	543	652	753	840	926
60% - HS	24,360	27,840	31,320	34,740	37,560	40,320	43,080	45,900	48,636	51,415	609	652	783	903	1,008	1,112	

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HUD released 12/11/2012

**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Wakulla County (Wakulla County HMFA; Tallahassee MSA)	25%	11,525	13,175	14,825	16,450	17,775	19,100	20,400	21,725	23,030	24,346	288	308	370	427	477	526
	28%	12,908	14,756	16,604	18,424	19,908	21,392	22,848	24,332	25,794	27,268	322	345	415	479	534	589
	30%	13,830	15,810	17,790	19,740	21,330	22,920	24,480	26,070	27,636	29,215	345	370	444	513	573	631
	33%	15,213	17,391	19,569	21,714	23,463	25,212	26,928	28,677	30,400	32,137	380	407	489	564	630	695
	35%	16,135	18,445	20,755	23,030	24,885	26,740	28,560	30,415	32,242	34,084	403	432	518	598	668	737
	40%	18,440	21,080	23,720	26,320	28,440	30,560	32,640	34,760	36,848	38,954	461	494	593	684	764	842
	45%	20,745	23,715	26,685	29,610	31,995	34,380	36,720	39,105	41,454	43,823	518	555	667	770	859	947
	50%	23,050	26,350	29,650	32,900	35,550	38,200	40,800	43,450	46,060	48,692	576	617	741	855	955	1,053
	60%	27,660	31,620	35,580	39,480	42,660	45,840	48,960	52,140	55,272	58,430	691	741	889	1,026	1,146	1,263
	80%	36,880	42,160	47,440	52,640	56,880	61,120	65,280	69,520	73,696	77,907	922	988	1,186	1,369	1,528	1,685
	120%	55,320	63,240	71,160	78,960	85,320	91,680	97,920	104,280	110,544	116,861	1,383	1,482	1,779	2,053	2,292	2,527
	140%	64,540	73,780	83,020	92,120	99,540	106,960	114,240	121,660	128,968	136,338	1,613	1,729	2,075	2,395	2,674	2,948
	Median: 67,900																
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2010)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	11,900	13,600	15,300	16,975	18,350	19,700	21,050	22,425	23,765	25,123	297	318	382	441	492	543
	28% - HS	13,328	15,232	17,136	19,012	20,552	22,064	23,576	25,116	26,617	28,138	333	357	428	494	551	608
	30% - HS	14,280	16,320	18,360	20,370	22,020	23,640	25,260	26,910	28,518	30,148	357	382	459	529	591	652
	33% - HS	15,708	17,952	20,196	22,407	24,222	26,004	27,786	29,601	31,370	33,162	392	420	504	582	650	717
	35% - HS	16,660	19,040	21,420	23,765	25,690	27,580	29,470	31,395	33,271	35,172	416	446	535	618	689	760
	40% - HS	19,040	21,760	24,480	27,160	29,360	31,520	33,680	35,880	38,024	40,197	476	510	612	706	788	869
	45% - HS	21,420	24,480	27,540	30,555	33,030	35,460	37,890	40,365	42,777	45,221	535	573	688	794	886	978
	50% - HS	23,800	27,200	30,600	33,950	36,700	39,400	42,100	44,850	47,530	50,246	595	637	765	883	985	1,086
60% - HS	28,560	32,640	36,720	40,740	44,040	47,280	50,520	53,820	57,036	60,295	714	765	918	1,059	1,182	1,304	

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HUD released 12/11/2012

**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Walton County	25%	10,325	11,800	13,275	14,725	15,925	17,100	18,275	19,450	20,615	21,793	258	276	331	383	427	471
	28%	11,564	13,216	14,868	16,492	17,836	19,152	20,468	21,784	23,089	24,408	289	309	371	429	478	528
	30%	12,390	14,160	15,930	17,670	19,110	20,520	21,930	23,340	24,738	26,152	309	331	398	459	513	565
	33%	13,629	15,576	17,523	19,437	21,021	22,572	24,123	25,674	27,212	28,767	340	365	438	505	564	622
	35%	14,455	16,520	18,585	20,615	22,295	23,940	25,585	27,230	28,861	30,510	361	387	464	536	598	660
	40%	16,520	18,880	21,240	23,560	25,480	27,360	29,240	31,120	32,984	34,869	413	442	531	613	684	754
	45%	18,585	21,240	23,895	26,505	28,665	30,780	32,895	35,010	37,107	39,227	464	497	597	689	769	848
	50%	20,650	23,600	26,550	29,450	31,850	34,200	36,550	38,900	41,230	43,586	516	553	663	766	855	943
	60%	24,780	28,320	31,860	35,340	38,220	41,040	43,860	46,680	49,476	52,303	619	663	796	919	1,026	1,131
	Median: 59,800	80%	33,040	37,760	42,480	47,120	50,960	54,720	58,480	62,240	65,968	69,738	826	885	1,062	1,226	1,368
	120%	49,560	56,640	63,720	70,680	76,440	82,080	87,720	93,360	98,952	104,606	1,239	1,327	1,593	1,839	2,052	2,263
	140%	57,820	66,080	74,340	82,460	89,180	95,760	102,340	108,920	115,444	122,041	1,445	1,548	1,858	2,145	2,394	2,640
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2010)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	10,475	11,975	13,475	14,950	16,150	17,350	18,550	19,750	20,930	22,126	261	280	336	388	433	478
	28% - HS	11,732	13,412	15,092	16,744	18,088	19,432	20,776	22,120	23,442	24,781	293	314	377	435	485	536
	30% - HS	12,570	14,370	16,170	17,940	19,380	20,820	22,260	23,700	25,116	26,551	314	336	404	466	520	574
	33% - HS	13,827	15,807	17,787	19,734	21,318	22,902	24,486	26,070	27,628	29,206	345	370	444	513	572	631
	35% - HS	14,665	16,765	18,865	20,930	22,610	24,290	25,970	27,650	29,302	30,976	366	392	471	544	607	670
	40% - HS	16,760	19,160	21,560	23,920	25,840	27,760	29,680	31,600	33,488	35,402	419	449	539	622	694	766
	45% - HS	18,855	21,555	24,255	26,910	29,070	31,230	33,390	35,550	37,674	39,827	471	505	606	699	780	861
	50% - HS	20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500	41,860	44,252	523	561	673	777	867	957
	60% - HS	25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400	50,232	53,102	628	673	808	933	1,041	1,149

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**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Washington County	25%	8,700	9,950	11,200	12,425	13,425	14,425	15,425	16,425	17,395	18,389	217	233	280	323	360	398
	28%	9,744	11,144	12,544	13,916	15,036	16,156	17,276	18,396	19,482	20,596	243	261	313	361	403	445
	30%	10,440	11,940	13,440	14,910	16,110	17,310	18,510	19,710	20,874	22,067	261	279	336	387	432	477
	33%	11,484	13,134	14,784	16,401	17,721	19,041	20,361	21,681	22,961	24,273	287	307	369	426	476	525
	35%	12,180	13,930	15,680	17,395	18,795	20,195	21,595	22,995	24,353	25,745	304	326	392	452	504	557
	40%	13,920	15,920	17,920	19,880	21,480	23,080	24,680	26,280	27,832	29,422	348	373	448	517	577	637
	45%	15,660	17,910	20,160	22,365	24,165	25,965	27,765	29,565	31,311	33,100	391	419	504	581	649	716
	50%	17,400	19,900	22,400	24,850	26,850	28,850	30,850	32,850	34,790	36,778	435	466	560	646	721	796
	60%	20,880	23,880	26,880	29,820	32,220	34,620	37,020	39,420	41,748	44,134	522	559	672	775	865	955
	Median: 49,700	80%	27,840	31,840	35,840	39,760	42,960	46,160	49,360	52,560	55,664	58,845	696	746	896	1,034	1,154
	120%	41,760	47,760	53,760	59,640	64,440	69,240	74,040	78,840	83,496	88,267	1,044	1,119	1,344	1,551	1,731	1,911
	140%	48,720	55,720	62,720	69,580	75,180	80,780	86,380	91,980	97,412	102,978	1,218	1,305	1,568	1,809	2,019	2,229
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2009)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	9,675	11,050	12,425	13,800	14,925	16,025	17,125	18,225	19,320	20,424	241	259	310	359	400	441
	28% - HS	10,836	12,376	13,916	15,456	16,716	17,948	19,180	20,412	21,638	22,875	270	290	347	402	448	494
	30% - HS	11,610	13,260	14,910	16,560	17,910	19,230	20,550	21,870	23,184	24,509	290	310	372	430	480	530
	33% - HS	12,771	14,586	16,401	18,216	19,701	21,153	22,605	24,057	25,502	26,960	319	341	410	473	528	583
	35% - HS	13,545	15,470	17,395	19,320	20,895	22,435	23,975	25,515	27,048	28,594	338	362	434	502	560	618
	40% - HS	15,480	17,680	19,880	22,080	23,880	25,640	27,400	29,160	30,912	32,678	387	414	497	574	641	707
	45% - HS	17,415	19,890	22,365	24,840	26,865	28,845	30,825	32,805	34,776	36,763	435	466	559	646	721	795
	50% - HS	19,350	22,100	24,850	27,600	29,850	32,050	34,250	36,450	38,640	40,848	483	518	621	718	801	883
	60% - HS	23,220	26,520	29,820	33,120	35,820	38,460	41,100	43,740	46,368	49,018	580	621	745	861	961	1,060
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300	18,340	19,388	229	245	295	340	380	419
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376	20,541	21,715	256	275	330	381	425	469
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760	22,008	23,266	275	294	354	408	456	503
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836	24,209	25,592	302	324	389	449	501	553
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220	25,676	27,143	321	343	413	476	532	587
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680	29,344	31,021	367	393	472	545	608	671
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140	33,012	34,898	412	442	531	613	684	754
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600	36,680	38,776	458	491	590	681	760	838
	60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520	44,016	46,531	550	589	708	817	912	1,006

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Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD released 12/11/2012

**2013 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5

**Florida Housing Finance Corporation
Multifamily Rental Bond Program -- Pre-1986 Tax Reform Act
NOT by Household Size**

Alachua County (Gainesville MSA)	80%		46,640
	150%		87,450
Broward County (Fort Lauderdale HMFA)	80%		54,480
	150%		102,150
Duval County (Jacksonville HMFA)	80%		51,200
	150%		96,000
Hillsborough County (Tampa-St. Petersburg MSA)	80%		45,440
	150%		85,200
Lee County (Cape Coral-Fort Myers MSA)	80%		45,040
	150%		84,600
Orange County (Orlando MSA)	80%		46,800
	150%		87,750
Palm Beach County (West Palm Beach HMFA)	65%		44,655
Sarasota County (North Port-Bradenton MSA)	80%		47,920
	150%		89,850
Volusia County (Deltona-Daytona Beach MSA)	80%		45,200
	150%		84,750

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