IDAHO HOUSING AND FINANCE ASSOCIATION RECAPTURE NOTICE

(To be provided to applicant at time of closing)

NOTICE:

This notice must be delivered to and signed by the Mortgagor (s) at the time of the loan closing.

IDAHO HOUSING AND FINANCE ASSOCIATION Single Family Mortgage Bonds

To:	Mortgagor(s)	

SUMMARY

Your mortgage loan (the "Mortgage Loan") is provided through funds made available by the Idaho Housing and Finance Association (the "Association"). The Association obtained these funds by issuing tax-exempt bonds (the "Bonds").

By entering into your Mortgage Loan you have agreed to pay it according to its terms. You may incur an additional tax liability only if you sell the home you bought using the mortgage loan (the "Residence") within nine (9) years after the date of the mortgage loan is closed (the "Closing Date") and have a gain on the sale of your Residence. If you have a gain from the sale of your Residence, your Maximum Recapture, as defined in the Recapture Summary given to you at the time of loan application, will be 50% of such gain and will not exceed 6.25% times the original principal amount of your Mortgage Loan (the federally subsidized amount). Such liability may be further reduced as described in the Recapture Summary. The Recapture Summary refers to possible future reduction of the Maximum Recapture amount based in part upon certain Adjusted Income Limits in effect on the Closing Date of your Mortgage Loan. The "Adjusted Income Limits" in effect on the Closing Date of your Mortgage Loan as disclosed on the next page.

This Recapture Notice is provided by the Association pursuant to Section 143 (m) (7) of the Code. Please acknowledge that you have received and have read this Recapture Notice by signing in the space(s) provided below.

IDAHO HOUSING AND FINANCE ASSOCIATION

ACKNOWLEDGED:	
Borrower (Mortgagor)	Date
Borrower (Mortgagor)	Date
State of Idaho)	
) ss. County of	
On this day of, 20, before, the ur personally appeared subscribed to the within instrument, and acknowledged to me that	ndersigned, a Notary Public, in and for said State, , known to me to be the person(s) whose name is (are) the executed the same.
IN WITNESS WHEREOF, I have hereunto set my hand and affix	ed by official seal the day and year first above written.
(SEAL)	no of Notony
i ypeu ivai	ne of Notary
	Notary Public for State of Idaho Residing at, Idaho (Commission Expires)

"Adjusted Qualifying Income" means the amount shown in the appropriate table below opposite the year in which the sale or transfer occurs for the County where the Residence is located. You should use the table for the number of persons in your family at the time of the sale or transfer of the Residence.

APPLIC	APPLICABLE TO ADA COUNTY:				
	NUMBER OF PE	OPLE IN FAMILY			
<u>YEAR</u>	ONE OR TWO	THREE PLUS			
Year 1	\$108,978	\$125,324			
Year 2	\$114,427	\$131,590			
Year 3	\$120,148	\$138,170			
Year 4	\$126,156	\$145,078			
Year 5	\$132,463	\$152,332			
Year 6	\$139,087	\$159,949			
Year 7	\$146,041	\$167,946			
Year 8	\$153,343	\$176,343			
Year 9	\$161,010	\$185,161			

APPLIC	APPLICABLE TO BLAINE COUNTY:				
	NUMBER OF PEOPLE IN FAMILY				
<u>YEAR</u>	ONE OR TWO	THREE PLUS			
Year 1	\$120,480	\$140,560			
Year 2	\$126,504	\$147,588			
Year 3	\$132,829	\$154,967			
Year 4	\$139,471	\$162,716			
Year 5	\$146,444	\$170,852			
Year 6	\$153,766	\$179,394			
Year 7	\$161,455	\$188,364			
Year 8	\$169,527	\$197,782			
Year 9	\$178,004	\$207,671			

APPLICABLE TO BANNOCK, BONNEVILLE,					
LATAH (LATAH COUNTY:				
	NUMBER OF PE	OPLE IN FAMILY			
YEAR	ONE OR TWO	THREE PLUS			
Year 1	\$98,400	\$113,160			
Year 2	\$103,320	\$118,818			
Year 3	\$108,486	\$124,759			
Year 4	\$113,910	\$130,997			
Year 5	\$119,606	\$137,547			
Year 6	\$125,586	\$144,424			
Year 7	\$131,865	\$151,645			
Year 8	\$138,459	\$159,227			
Year 9	\$145,382	\$167,189			

APPLICABLE TO CARIBOU, FREMONT, POWER,					
TWIN FA	TWIN FALLS COUNTY:				
	NUMBER OF PE	OPLE IN FAMILY			
YEAR	ONE OR TWO	THREE PLUS			
Year 1	\$99,214	\$114,096			
Year 2	\$104,175	\$119,801			
Year 3	\$109,383	\$125,791			
Year 4	\$114,853	\$132,080			
Year 5	\$120,595	\$138,684			
Year 6	\$126,625	\$145,619			
Year 7	\$132,956	\$152,900			
Year 8	\$139,604	\$160,545			
Year 9	\$146,584	\$168,572			

APPLICABLE TO FRANKLIN COUNTY:				
	NUMBER OF PEOPLE IN FAMILY			
YEAR	ONE OR TWO	THREE PLUS		
Year 1	\$103,400	\$118,910		
Year 2	\$108,570	\$124,856		
Year 3	\$113,999	\$131,098		
Year 4	\$119,698	\$137,653		
Year 5	\$125,683	\$144,536		
Year 6	\$131,968	\$151,763		
Year 7	\$138,566	\$159,351		
Year 8	\$145,494	\$167,318		
Year 9	\$152,769	\$175,684		

APPLICABLE TO NEZ PERCE COUNTY:			
NUMBER OF PEOPLE IN FAMILY			
ONE OR TWO	THREE PLUS		
\$99,114	\$113,981		
\$104,070	\$119,680		
\$109,273	\$125,664		
\$114,737	\$131,947		
\$120,474	\$138,545		
\$126,497	\$145,472		
\$132,822	\$152,745		
\$139,463	\$160,383		
\$146,437	\$168,402		
	NUMBER OF PEC ONE OR TWO \$99,114 \$104,070 \$109,273 \$114,737 \$120,474 \$126,497 \$132,822 \$139,463	NUMBER OF PEOPLE IN FAMILY ONE OR TWO \$99,114 \$113,981 \$104,070 \$119,680 \$109,273 \$125,664 \$114,737 \$131,947 \$120,474 \$138,545 \$126,497 \$145,472 \$132,822 \$152,745 \$139,463 \$160,383	

APPLIC	APPLICABLE TO CAMAS COUNTY:			
	NUMBER OF PE	OPLE IN FAMILY		
<u>YEAR</u>	ONE OR TWO	THREE PLUS		
Year 1	\$101,400	\$118,300		
Year 2	\$106,470	\$124,215		
Year 3	\$111,794	\$130,426		
Year 4	\$117,383	\$136,947		
Year 5	\$123,252	\$143,794		
Year 6	\$129,415	\$150,984		
Year 7	\$135,886	\$158,533		
Year 8	\$142,680	\$166,460		
Year 9	\$149,814	\$174,783		

APPLICABLE TO TETON COUNTY:			
NUMBER OF PEOPLE IN FAMILY			
YEAR	ONE OR TWO	THREE PLUS	
Year 1	\$130,200	\$151,900	
Year 2	\$136,710	\$159,495	
Year 3	\$143,546	\$167,470	
Year 4	\$150,723	\$175,843	
Year 5	\$158,259	\$184,635	
Year 6	\$166,172	\$193,867	
Year 7	\$174,480	\$203,561	
Year 8	\$183,204	\$213,739	
Year 9	\$192,365	\$224,425	
APPLICABLE TO THE FOLLOWING COUNTIES:			

APPLICABLE TO VALLEY COUNTY:			
NUMBER OF PEOPLE IN FAMILY			
<u>YEAR</u>	ONE OR TWO	THREE PLUS	
Year 1	\$107,686	\$123,839	
Year 2	\$113,070	\$130,031	
Year 3	\$118,724	\$136,532	
Year 4	\$124,660	\$143,359	
Year 5	\$130,893	\$150,527	
Year 6	\$137,438	\$158,053	
Year 7	\$144,310	\$165,956	
Year 8	\$151,525	\$174,254	
Year 9	\$159,101	\$182,967	

APPLICABLE TO BOISE, CANYON, OWYHEE			
COUNTY	' :		
	NUMBER OF PE	OPLE IN FAMILY	
YEAR	ONE OR TWO	THREE PLUS	
Year 1	\$128,400	\$149,800	
Year 2	\$134,820	\$157,290	
Year 3	\$141,561	\$165,155	
Year 4	\$148,639	\$173,412	
Year 5	\$156,071	\$182,083	
Year 6	\$163,875	\$191,187	
Year 7	\$172,068	\$200,746	
Year 8	\$180,672	\$210,784	
Year 9	\$189,705	\$221,323	

APPLICA	ABLE TO THE	FOLLOWING COUNTIES:	
ADAMS, BEAR LAKE, BENEWAH, BINGHAM,			
BONNER, BOUNDARY, CASSIA, CLARK,			
CLEARWATER, CUSTER, GEM, GOODING,			
IDAHO, JEFFERSON, JEROME, KOOTENAI,			
LEMHI, LEWIS, LINCOLN, ONEIDA, PAYETTE,			
SHOSHONE, WASHINGTON			
NUMBER OF PEOPLE IN FAMILY			
YEAR	ONE OR TW	O THREE PLUS	
Year 1	\$118,080	\$137,760	
Year 2	\$123,984	\$144,648	
Year 3	\$130,183	\$151,880	
Year 4	\$136,692	\$159,474	
Year 5	\$143,527	\$167,448	
Year 6	\$150,703	\$175,821	
Year 7	\$158,238	\$184,612	
Year 8	\$166,150	\$193,842	
Year 9	\$174,458	\$203,534	

APPLICABLE TO BUTTE, ELMORE, MADISON,				
MINIDOKA COUNTY:				
	NUMBER OF PEOPLE IN FAMILY			
YEAR	ONE OR TWO	THREE PLUS		
Year 1	\$99,634	\$114,579		
Year 2	\$104,616	\$120,308		
Year 3	\$109,846	\$126,323		
Year 4	\$115,339	\$132,640		
Year 5	\$121,106	\$139,271		
Year 6	\$127,161	\$146,235		
Year 7	\$133,519	\$153,547		
Year 8	\$140,195	\$161,224		
Year 9	\$147,205	\$169,285		