

Directions to:
Coes Pond Village
39 First Street
Worcester, MA 01602
508-756-3594

Going west (from Boston)

Follow the Mass Pike to exit 290 East. From 290 east take the College Square exit.

At the bottom of the ramp 1st set of lights, go straight. Continue under the underpass to next set of lights. Take a left onto Cambridge Street.

Stay on Cambridge Street until you come to Webster Square and go straight. *(the Webster House Restaurant will be on your left)*

Next set of lights - take that right onto Mill Street, *(Mobile Gas Station will be on your right)*

Stay to the left, next set of lights go straight continuing on Mill Street, *(Goodyear Tire on your right and Dunkin Donuts on your left)*

You continue on Mill Street, you will pass a pond on your right.

About 1 mile you will see 1st Street on your left. *(Bay State Savings Bank will be at the corner of Mill and 1st First Street).*

Half way up the hill on your left you will see the sign for Coes Pond Village.

Going South (from NH)

Take 495 to I-290 west. From 290 west take college square exit.

At the bottom of the ramp 1st set of lights go straight. Continue under the underpass to next set of lights. Take a left onto Cambridge Street.

Stay on Cambridge Street until you come to Webster Square go straight. *(the Webster House Restaurant will be on your left)*

Next set of lights - take that right onto Mill Street, *(Mobile Gas Station will be on your right).*

Stay to the left, next set of lights go straight continuing on Mill Street, *(Goodyear Tire on your left and Dunkin Donuts on your left).*

You continue on Mill Street, you will pass a pond on your right.

About 1 mile you will see 1st Street on your left. *(Bay State Savings Bank will be at the corner of Mill and 1st First Street).*

Half way up the hill on your left you will see the sign for Coes Pond Village.



NEAHMA

400 Washington Street, Suite 210

Braintree, MA 02184

Save these Dates!
Annual Bay Queen Cruise - July 22
Kids Day Event - July 29
LIHTC File Audit - Worcester, MA - August 6
CPO - Lawrence, MA - August 12, 13, & 14
Basic Tax Credit - Worcester, MA - August 19
MA Monthly Meeting - August 20



Your Professional Partner
In Property Management

**Massachusetts
Asset Training
Wednesday, July 16, 2008**

Coes Pond Village
39 First Street
Worcester, MA 01602
508-756-3594

**“Asset Calculation Workshops”
Level 101 (9 am -12 pm)
Level 201 (1 pm - 4 pm)**

“Do the Following Calculations
Create Asset Anxiety & Stress?”

- Early Withdrawal Penalty
- Cash Value of CDs, IRAs, 401Ks, Dividends
- Jointly-Owned Assets
- Annuities: Asset or Income?
- Lump Sums
- Assets disposed for less than FMV

Relieve Your Stress and Join
Us at the Asset Training
and Workshop Session

Presenter:
Sue Johnson,
The Success Group

This important workshop is designed for Site Managers, Assistant Managers, Recertification Specialists & Leasing Agents.

Assets 101
Overview of Understanding Assets

This session provides a comprehensive overview of understand assets.

- What is and is Not an Asset
- Fair Market Value and Cash Value
- Accurately Computing Cash Value of Assets
- Imputed Income: What it is and When to Compute It
- Divestiture of Assets

Included is Exh. 5-2 of the 4350.3 as well as sample worksheets. This class includes exercises on correct understand and calculation of assets. Attendees will receive excerpted material from the 4350.3.

Assets 201
Advanced Understanding of Assets

This session will focus on certain asset inclusions and how to correctly compute them.

- Trusts
- Annuities
- Real Estate as an Asset
- Mutual Funds
- Stocks
- Jointly Owned Assets

This class will focus heavily on case studies and exercises used as teaching points for participants. Attendees will receive excerpted materials from the 4350.3 as well as HUD's RHIP Manual.

Attendees should bring a calculator

Agenda

Registration

for Level 101 or both workshops

8:30 am - 9:00 am

(Continental breakfast included)

Level 101 Workshop

9:00 am - 12:00 pm

Registration

for Level 201

12:00 pm - 1:00 pm

Please note:

(Lunch is 12:00 pm - 1:00 pm for Level 201 and for registrants staying for the both workshops)

Level 201

1:00 pm - 4:00 pm

Workshops will start promptly at the indicated times listed above

**NEAHMA proudly thanks
WinnResidential and the
Staff at Coes Pond Village
for Hosting this Training**

Fax In Registration (781) 380-4842

Registration Deadline: July 11, 2008

Please use one registration form per person.

MA Assets 101/201 Workshops

Wednesday, July 16, 2008

Please check the course(s) you are attending:

Level 101 Workshop Only __ Member \$99
Level 101 Workshop Only __ Non Member \$149

Level 201 Workshop Only __ Member \$99
Level 201 Workshop Only __ Non Member \$149

Level 101 and Level 201 __ Member \$169
Level 101 and Level 201 __ Non Member \$289

Please make checks payable to: NEAHMA, 400 Washington St., Suite 210, Braintree, MA 02184. On-line payment option available for credit cards at: www.neahma.org

Name

Company

Site

Address

Phone

Email

There is a \$50 administrative fee for cancellation 5 working days prior to the course. After this date, fees are nonrefundable. A substitute may be sent in the place of the registrant. Class space is limited; therefore your registration must be accompanied by full payment in order to confirm your space for this course. This organization complies with the Title III of the Americans with Disabilities Act (ADA). The site is accessible for individuals with disabilities and if a registrant requires special accommodations, please contact the NEAHMA office at least ten days prior to the date of the course.