



Expertise. Technology. Service. Worldwide.

## The Industry Standard

For more information on DBC, please contact us.

## DBC® Housing

DBC Housing is the most widely used modeling and structuring program for mortgage-backed bonds in the tax-exempt housing market.

Its cash flow forecasts are used by investment banks, state and local housing finance agencies and other industry participants for strategic planning, investment decisions, project surveillance and default sensitivity analysis.

### Key Benefits

- Market-proven software produces reliable results.
- Frequent updates keep you current with industry innovations.
- Our experienced support team provides prompt assistance to your staff.

### Key Features

- Sizes and structures bond issues based on needs to fund mortgage loans, reserve funds, and expenses.
- Models assets, liabilities, investments and the flow of funds to project forward cash flows
- Batch processes unlimited “what-if” scenarios with different assumptions such as prepayment methods, loan assumptions or loan originations for easy comparison.
- Runs all the tests required by issuers, bond counsel, insurers and rating agencies including Yield Analysis, Multiple Debenture Date and CAB-Remainder Sensitivity tests at one time.
- Generates easy-to-read reports with multiple frequencies and detail levels which provide a full audit trail of all calculations.
- **DBC Learning**, a web-based library of courses and articles for the bond professional, is included in all DBC programs.

### Loans

- Supports a full range of loan types including conventional loans with full loan prepayments, adjustable and variable rate loans, growing equity, graduated payment, and HOPE mortgages.
- Supports prepayment methods including FHA, PSA, and GNMA as well as user-defined decrement tables.
- Defines multiple portfolios each with its own prepayment methods and speeds, receipt lags, points, and default characteristics.
- Specifies any type of loan servicing fee for each loan portfolio.
- Funds loan portfolios through an acquisition fund, a transfer into the bond financing, or through recycling of loan receipts and/or excess interest into new loans.
- Determines the maximum tax-exempt mortgage rate and the minimum loan rate to maintain positive cash flow.
- Calculates loan defaults and insurance reimbursements.

### Expenses and Revenue Funds

- Easily creates acquisition funds, reserve funds, CAPI funds and short term accounts by choosing loans, security type and accounts for interest earnings deposits from menus.
- Defines expenses based on loan, bond or fund balances, or deficiencies on parity targets or by input of a fixed dollar amount.
- Flags expenses as affecting IRS tax rules and for use in bond yield or loan yield calculations.
- Batch processes unlimited “what-if” scenarios with varying expense and revenue assumptions.
- Models complex expenses and reserve fund requirements simply by choosing from an extensive list of choices.

## Debt Structures

- Flexible bond debt service solutions including level, deferred, accelerated, proportional or debt capacity and wrap-around existing debt service.
- Supports taxable and tax-exempt bonds, senior/subordinate structures, AMT and non-AMT bonds, and swaps.
- Supports all bond types including CABS, convertible CABS, 26-week, 35-day and 28-day auction rate bonds, variable rate, multi-mode, convertible option, stepped and zero coupon bonds.
- Easily accommodates multiple delivery dates, distinct interest payment or maturity frequencies, and overlapping maturities.
- Supports taxable discount commercial paper, lines of credit and letters of credit.
- Creates multiple bond redemption schemes. Change redemption schemes over the life of the cash flow.
- Redemption methods include PAC, super sinker, tender option, and bonds with principal redemption funds.
- Prioritizes each maturity in a user-defined call hierarchy.
- Allocates redemption monies by ratio or percentage of the entire issue or groups of selected maturities.
- Supports direct, inverse, strip and clean up calls.
- Supports ten year rule and universal cap calculations.

## Flow of Funds

- Defines the flow of funds to control the disposition of funds by source and destination.
- Directs principal, interest payments, prepayments and surplus revenues within or between series.
- Supports subordinate debt in which debt service is deferred based upon available revenues and parity targets.
- Directs surpluses to bond calls, reinvestment, distribution to the issuer and origination of new loans.
- Calculates and directs the flow of funds to accommodate requirements for ten year rule, combined taxable/tax-exempt financings and universal cap restrictions.

## DBC Housing Consolidation

- Runs multiple series simultaneously under an "indenture" structure to obtain a consolidated view of any number of bond series.
- Simultaneously models multiple series, assets and liabilities, and produces aggregate reports.
- Runs consolidated cash flows for multiple issues within a master trust.
- Uses surpluses from one series to replenish reserve funds or other deficiencies in any other series.
- Uses surpluses to re-originate additional loans, call bonds, invest in reserves or to be distributed to the issuer.
- Directs surpluses and/or loan principal receipts to cross-call bonds of another series in the indenture.
- Cross-calling methods include transfers to specifically targeted series or highest coupon calls among any series that are subject to cross-call option.
- Applies indenture-level parity reserve funds and program expenses to any selection of series-level components.