



U.S. Department of Housing and Urban Development

St. Louis Area Office
Robert A. Young Federal Building
1222 Spruce Street - 3rd Floor
St. Louis, Missouri 63103-2836

January 23, 2003

Dear Owners and Agents:

Subject: Establishing Acceptable Ranges of Residential Management Fee
 Yields and Schedule of Add-On Fees
 St. Louis Multifamily Program Center

In accordance with HUD Handbook 4381.5, REV-2, Paragraph 3.19, the following are the acceptable management fee ranges. The Add-On Fees remain at the \$2.00 per unit per month (PUPM) for each category. Should a property qualify for both add-ons, the fee would be limited to \$3.00 PUPM.

Range – PUPM

Low	Mean	High
\$17.00	\$27.00	\$32.00

Range – Add-On Fees

Family Projects - \$2.00 PUPM

Adverse Neighborhood Conditions - \$2.00 PUPM

The additional fee is limited to \$3.00 PUPM

Please note the above does not apply to the properties formerly serviced by the Kansas City HUD office. If you should have any questions, please contact the Project Manager assigned to your specific project.

Sincerely,

Susan K. Grimes
Supervisory Project Manager
St. Louis Multifamily Program Center