

PRORATION - DIVORCED OR SEPARATED COUPLES

Tenure	Moving Expenses – Scheduled Moves	Moving Expenses – Actual Moves	Replacement Housing Payment – Both Rent	Replacement Housing Payment – Both Purchase	Replacement Housing Payment – One Rents/One Purchases
90-Day Occupant	Determine that amount the "family" would have received if they had relocated together (actual cost or scheduled method); prorate the amount to each party by applying the agreed percentage division allocation. This percentage division may be different from the replacement housing payment division.	Each occupant who moves to a separate replacement dwelling is entitled to the actual reasonable cost incurred in moving their personal property up to 50 miles.	RENT DIFFERENTIAL Determine the amount the "family" would have received as a rental replacement housing entitlement if they had relocated together and prorate the amount to each party by applying the agreed percentage division payment. The aggregate rent paid by the parties is the amount of the replacement rent used to calculate the rent differential.	Convert RENT DIFFERENTIAL TO DOWN-PAYMENT <ol style="list-style-type: none"> Determine the total amount they would have received (exclusive of incidental costs) if they had relocated as a "family." Prorate the amount for each party, applying the agreed percentage division to the unmatched share. Add the pro rata share of the eligible incidental costs for each replacement property. Total payment to each party cannot exceed the lesser of (a) the pro rata share of the family's maximum entitlement, or (b) the pro rata share of the maximum \$7,200 payment. <p>Example: The agreed division is 60% for the wife and 40% for the husband. The State's maximum contribution would be \$4,320 for the wife and \$2,880 for the husband. <i>Why? Add what was PD, what they bought (spend-to-get), DS&S.</i></p>	RENT DIFFERENTIAL for one, Convert RENT DIFFERENTIAL to DOWN-PAYMENT for other Apply rental criteria to the one that rents and purchase criteria to the one that purchases, same as above. <ol style="list-style-type: none"> If the displacement rental rate is determined by 30% of gross income, then the family income is to be determined in the normal manner. The total rent supplement is then divided between the parties per the displacee's agreement. If one party rents and is to be paid their agreed upon portion, then any down-payment option by the second party is limited to their agreed-upon portion of the rental supplement. If the rental supplement is less than \$7,200 and both parties opt for down payments, then the sum of \$7,200 is divided between the two in their agreed upon portions, such sums are to be applied to purchase price. In any split rental benefit situation, the District may pay each party the total of their entitlement. The District must verify that each party rents and occupies separate residences.

PRORATION FOR DIVORCED OR SEPARATED COUPLES (Cont.)

Tenure	Moving Expenses – Scheduled Moves	Moving Expenses – Actual Moves	Replacement Housing Payment – Both Rent	Replacement Housing Payment – Both Purchase	Replacement Housing Payment – One Rents/One Purchases
90-Day Owner	Determine that amount the "family" would have received if they had relocated together (actual cost or scheduled method); prorate the amount to each party by applying the agreed percentage division allocation. This percentage division may be different from the replacement housing payment division.	Each occupant who moves to a separate replacement dwelling is entitled to the actual reasonable cost incurred in moving their personal property, up to 50 miles	RENT DIFFERENTIAL based on economic rent (up to limit)	RHP - PRICE DIFFERENTIAL, INCIDENTAL EXPENSES, MORTGAGE DIFFERENTIAL Each party would be entitled to the following: <ul style="list-style-type: none"> • Price Differential Payment - The computation is based on the difference between the pro rata share of the amount paid for the State acquired property (fair market value) and the pro rata share of the Department's calculated replacement cost. The actual payment is based on the amount spent in excess of the pro rata share of the fair market value payment (State-acquired property) not to exceed the pro rata share of the calculated replacement cost. 	RHP for one, RD for other (How?) Apply rental criteria to the one that rents and purchase criteria to the one that purchases, same as above.

PRORATION FOR DIVORCED OR SEPARATED COUPLES (Cont.)

Tenure	Moving Expenses – Scheduled Moves	Moving Expenses – Actual Moves	Replacement Housing Payment – Both Rent	Replacement Housing Payment – Both Purchase	Replacement Housing Payment – One Rents/One Purchases
90-Day Owner (Cont.)				<ul style="list-style-type: none"> <li data-bbox="905 423 1377 743">• Incidental Cost Payment - Determine the eligible incidental costs applicable to the first occupant's (e.g., husband) replacement property and apply the percentage division. Repeat the process for second occupant's (e.g., wife) entitlement based on her replacement property. <li data-bbox="905 789 1377 1075">• Interest Differential Payment - Normal calculations based on a comparison of old loan data and the husband's replacement loan. Apply the percentage division. Repeat the process for the wife's entitlement based on her replacement property. 	