Guide to the Discount Rate Correction (DRC) Tool

- Enter information into your Base REM model just as you normally would. Confirm all information is correct. Save your model as you normally do. Some agencies use a WX number, others use the name of the Client. In this case, I will use both. Feel free to follow your agency's standard naming style. My client's name is "Jo Example." The base REM is named "Example, Jo WX0001."
- 2. Save the file and **<u>CLOSE</u>** it.
- 3. Open the Discount Rate Correction tool. It is named "ia-criteria-fix" and you will see the following window:

Improvement An	alysis criteria eo	ditor for REM/D	Design		>
Select a .blg file to v The factors can be n Select .BLG file	riew its IA econom nodified and save	nic factors. ed.			_
					•
4				•	Ŧ
Mortgage/ Discount Rate (%) Mortgage Term	0.00	Save File	Before saving, make sure file is not open in another program		
				Close	

4. Select your file, in this case, "Example, Jo WX0001" by clicking the [Select .BLG file...] and click [Open].

Name	Status	Date modified	Туре	Size
archive	0	Wed 8/23/2023 4:51 PM	File folder	
🔁 Student Files	0	Thu 8/29/2024 2:18 PM	File folder	
Student Modeling Files	\odot	Thu 8/29/2024 2:30 PM	File folder	
🚞 temp	0	Wed 8/23/2023 4:51 PM	File folder	
🇱 Example, Jo WX0001	0	Thu 8/29/2024 2:18 PM	Performance Mon	12 KB

Example, Jo WX0001	Building (*.blg)	~
	Open	Cancel

5. Enter the Mortgage/Discount Rate (%) at 2.0 and the Mortgage Term at 30.

👌 Improvement Analysis criteria editor for REM/Design	×
Select a .blg file to view its IA economic factors. The factors can be modified and saved. Select .BLG file C:\Users\Lara\Community Action Partnership of Oregon (CAPO)\OTI Courses and Invoid	ii
IA criteria found: rate: 0.000000 loan years: 1	h.
2.0, MUST have a decimal	,
Mortgage/ Discount Rate (%) 2.0 Save File Bafore saving, make sure Mortgage Term 30 Program	
30, must NOT have a decimal Close	

- 6. Then click [Save File]. You will be prompted to save in the same location. Save the file adding "_DRC" to the end. It should look something like this: Example, Jo WX0001_DRC
- 7. Open the NEW file with Discount Rate Corrected File. It will have _DRC in the name.
- 8. Now run your Improvement Analysis just as you have always done.



9. The DRC tool WILL NOT change information in the Economic Factors. However, for consistency, it should look like this:

Calculation Methodology:	Oregon	•	
Mortgage Rate (%):	4.860	✓ Default	
Mortgage Period (yrs):	30	✓ Default	
Downpayment (%):	10.0	✓ Default	
Appraised Value (\$):	0		
General Inflation (%):	2.000	✓ Default	
Energy Inflation (%):	1.650	✓ Default	
Discount Rate (%):	2.000	🗌 Default	
Analysis Period (yrs):	30	✓ Default	

10. When you are done, save the improved file with _IMP at the end. You will have three files in your folder.

