

RENTAL ASSISTANCE AGREEMENT

CASE NO.
46-012-119400742

PROJECT NO.
01-7

This Agreement effective on the 1st day December, 2024 between
of
New Chester Townhouses Phase II, A Limited Partnership
("borrower") and its successors and the United States of America acting through the Rural Housing Service ("the Government")
pursuant to section 521 (a)(2)(A) of Title V of the Housing Act of 1949.

In consideration of the mutual covenants set forth, the Parties agree as
follows:

Section 1 The Government agrees to provide rental assistance in accordance with its governing rules and regulations for the number
of units of housing provided according to the attached Form RD 3560-51 (Part III), "Multiple Housing Obligation-Fund Analysis," or
RD 3560-55, "Multiple Family Housing Transfer of Rental Assistance," for the project located
at 628 Lancaster Highway, Chester SC 29706

and known as New Chester Town II consisting of 52
units. The Government will pay the difference between the Government approved shelter cost for the project and the monthly tenant
contribution as calculated and certified for each tenant household on Form RD 3560-8, "Tenant Certification." Additional attachments
of Form 3560-51 (Part III) or Form RD 3560-55 may be made to, and shall become a part of, this Agreement when properly identified
by case number, project number, dated, and duly executed by both parties.

Section 2 The borrower agrees to abide by the present and future regulations of the Government in the administration of this
program.

Section 3 Borrower agrees to use due diligence in the verification and certification of tenants'
incomes.

Section 4 In the event that any tenant suffers a hardship because rental assistance may not be available in the project because of the
limitations on the number of units from the Government, the borrower may request additional units. If the Government provides
additional units, then copies of the obligation screens will be attached by the Government to, and become a part of, this Agreement.

Section 5 Borrower agrees to comply with Government priorities for selecting tenants that receive rental assistance.

Section 6 Provisions Applicable if the Borrower is a Cooperative -

When the Borrower is a Cooperative:

(a) The term "tenant or occupant" will include a member of a cooperative. The term "household contribution" or "rent" will
include the charges under the occupancy agreement between the member and the cooperative.


(b) A member of a cooperative approved for rental assistance shall agree upon a sale of their membership, any equity
attributable to supplemental rent payments will be paid to the Government through the cooperative.

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid
OMB control number. The valid OMB control number for this information collection is 0575-0189. The time required to complete this information collection is estimated to average 20
minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the
collection of information.

- (a) The provisions of the Agreement may be modified, amended, or terminated, upon written agreement of the parties.
- (b) If the borrower defaults under any provision of the loan agreement, resolution, note, interest credit agreement, security instrument, or other supplementary or related agreements, or violates any program regulations, then the Government may suspend or terminate this Agreement on any specified date following the default.
- (c) If the Government determines that rental assistance units are not being used after initial rent-up or are not needed because of a lack of eligible tenants in the area, then they may be transferred to another project .

(a) This Agreement and its attachments, and any additional rental assistance will expire automatically upon total disbursement or credit of rental assistance to the borrower's account, unless earlier suspended, transferred or terminated according to section 7 of this Agreement.

(b) The attachments, Form RD 3560-51 (Part III) or RD 3560-55, to this Agreement are not renewable. If additional rental assistance is needed, the borrower may submit a "Request for Rental Assistance" on Form RD 3560-7 (Budget) at anytime. If additional or replacement units are provided, a copy of the AMAS Screen M1BI will be attached to and become a part this Agreement.


(Borrower)
New Chester Townhouses, Phase II, A Limited
Partnership

By: Melissa Mays Melissa Mays - Loan Specialist
Date: 12/04/2024

[illegible]

**MULTI-FAMILY HOUSING
TRANSFER OF RENTAL ASSISTANCE**

TRANSFEROR DATA		TRANSFeree DATA	
1. BORROWER NAME-TRANSFEROR		6. BORROWER NAME-TRANSFeree	
C & M PROPERTIES I		NEW CHESTER TWNHSES PHASE II ALP	
2. BORROWER CASE NUMBER		7. BORROWER CASE NUMBER	
15-0-0		46-12-119400742	
3. PROJECT NAME-TRANSFEROR		8. PROJECT NAME-TRANSFeree	
INDIAN SPRINGS LEBANON		NEW CHESTER TOWN II	
4. PROJECT NO.	5. LOAN TYPE	9. PROJECT NO.	10. LOAN TYPE
03-7	RRH	01-7	RRH
11. RA AGREEMENTS FROM TRANSFEROR		12. RA AGREEMENTS TO TRANSFeree	
11a. AGREEMENT NOS	11b. NO. UNITS	12a. AGREEMENT NOS.	12b. NO. UNITS
210100	1	210400	1
13. TRANSFER CODE		14. DATE OF TRANSFER	
1 - LN TRANSFER-ALL 2 - RA TRANSFER-ALL		3 - RA TRANSFER-PARTIAL 4- ACQUISITION	
3		10/30/2024	

15. REMARKS

Transfer of Rental Assistance units to assist overburden tenants.

UNITED STATES OF AMERICA
RURAL HOUSING SERVICE

By

Byron Waters

16. SIGNATURE OF APPROVING OFFICIAL
REGIONAL DIRECTOR
RURAL DEVELOPMENT

15. DATE OF APPROVAL

October 28, 2024

SBM1B504-M1BI
OPR ID: S24605

INQUIRE ON RENTAL ASSISTANCE OBLIGATIONS

12/05/24
07:15:10

ST 46 CTY 012 BORR 119400742
NEW CHESTER TWNHSES PHASE II ALP

PROJ 01 7
NEW CHESTER TOWN II

AGRMNT NUMBER	APPRVL DATE	OBLGN UNITS	TYPE	AMOUNT OBLIGATED	AMOUNT VOUCHERED	UNPAID BALANCE
210400	120424	1	B	916.31	.00	916.31
240100	121823	38	B	288,954.00	131,963.30	156,990.70
000100	091305	1	H	2,588.55	2,588.55	.00
010100	091305	2	H	7,576.20	7,576.20	.00
020100	092904	33	B	487,549.95	487,549.95	.00
050100	011706		H	.00	.00	.00
100100	032510	36	B	165,024.00	165,024.00	.00
110100	042811	36	B	167,184.00	167,184.00	.00
120100	060612	36	B	167,184.00	167,184.00	.00
140100	110613	36	B	167,184.00	167,184.00	.00
150100	112914	36	B	165,456.00	165,456.00	.00

CONT ? Y
NEXT TRAN

SELECT ACTION

(1-MENU 5-PNDG 6-HIST 7-EFCT 8-MISC)

PAGE NBR: 1