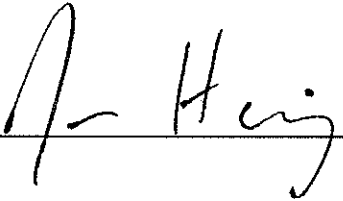


Rent Roll Certification

As an authorized representative of Independent Management Services the "Management Company"), I certify to the best of my knowledge and belief that the attached rent roll for Duncan Village Apartments, located at 100 Duncan St., Duncan, SC 29334, is a true statement of the facts contained therein as of the date stated and may be relied upon by the South Carolina State Housing Finance and Development Authority as a complete and accurate representation.

Signature:

A handwritten signature in black ink, appearing to read "J. Harrigan", is written over a horizontal line.

Name & Title:

James Harrigan, Executive Vice President

Date:

5/15/25

RENT ROLL DETAIL

As of 05/13/2025

Parameters: Properties - ALL;Show All Unit Designations or Filter by - ALL;Subjournals - ALL;Exclude Formers? - Yes;Sort by - Unit;Report Type - Details + Summary;Show Unit Rent as - Market + Addl.;

details																
Unit	Floorplan	unit designation	SQFT	Unit/Lease Status	Name	Move-In Move-Out	Lease Start	Lease End	Market + Addl.	Sub Journal	Trans Code	Lease Rent	Other Charges/ Credits	Total Billing	Dep On Hand	balance
A-A1	1A	Affordable / Tax Credit	613	Occupied	Lowe, Keith	02/03/2022	02/03/2022	02/02/2023	787.00	RESIDENT RENT		451.00	0.00	451.00	229.00	(15.00)
A-A2	1A	Affordable / Tax Credit	613	Occupied	Fayard, Lisa	05/02/2014	05/02/2014	05/01/2015	787.00	RESIDENT RENT		211.00	0.00	211.00	212.00	0.00
A-A3	1A	Affordable / Tax Credit	613	Occupied	Hill, Kathy	02/22/2022	02/22/2022	02/22/2023	787.00	RESIDENT RENT		293.00	0.00	293.00	278.00	(5.00)
A-A4	1A	Affordable / Tax Credit	613	Occupied	Lynch, Charles	03/14/2024	03/14/2024	03/31/2025	787.00	RESIDENT RENT		360.00	0.00	360.00	633.00	0.00
B-B1	1B	Affordable / Tax Credit	613	Occupied	Williams, Carolyn	11/01/2018	11/01/2018	10/31/2019	787.00	RESIDENT RENT		787.00	0.00	787.00	215.00	0.00
B-B2	1A	Affordable / Tax Credit	613	Occupied	Crow, Jalme	02/01/2024	02/01/2024	01/31/2025	787.00	RESIDENT RENT		239.00	0.00	239.00	306.00	0.00
B-B3	1A	Affordable / Tax Credit	613	Occupied	Hicks, Kimberly	08/16/2013	08/16/2013	07/31/2014	787.00	RESIDENT UTILREIMB		0.00	(50.00)	(50.00)	25.00	(956.00)
B-B4	1B	Affordable / Tax Credit	613	Occupied	Lowe, Samantha	05/09/2022	05/09/2022	05/08/2023	787.00	RESIDENT RENT		175.00	0.00	175.00	50.00	(37.00)
C-C1	1A	Affordable / Tax Credit	613	Occupied	Harris, Sharon	05/03/2019	05/03/2019	05/02/2020	787.00	RESIDENT RENT		211.00	0.00	211.00	227.00	0.00
C-C2	1A	Affordable / Tax Credit	613	Occupied	Harris, Willie	04/03/2024	04/03/2024	04/30/2025	787.00	RESIDENT RENT		205.00	0.00	205.00	273.00	(26.00)
C-C3	1A	Affordable / Tax Credit	613	Occupied	Cartee, Debra	06/03/2011	06/01/2013	05/31/2014	787.00	RESIDENT RENT		231.00	0.00	231.00	166.00	(5.00)
C-C4	1A	Affordable / Tax Credit	613	Occupied	Bruton, Melvin	01/31/2025	01/31/2025	01/31/2026	787.00	RESIDENT RENT		189.00	0.00	189.00	264.00	0.00

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RENT ROLL DETAIL

As of 05/13/2025

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details

Unit	Floorplan	unit designation	SQFT	Unit/Lease Status	Name	Move-In Move-Out	Lease Start	Lease End	Market + Addl.	Sub Journal	Trans Code	Lease Rent	Other Charges/ Credits	Total Billing	Dep On Hand	balance
										SUBSIDY	SUBRENT	598.00	0.00	598.00	0.00	0.00
D-D1	3A	Affordable / Tax Credit	1109	Occupied	Mason, Deshny	11/14/2024	11/14/2024	11/30/2025	1,093.00	RESIDENT	RENT	91.00	0.00	91.00	211.00	0.00
										SUBSIDY	SUBRENT	1,002.00	0.00	1,002.00	0.00	0.00
D-D2	2A	Affordable / Tax Credit	874	Occupied	Mace, Larry	04/28/2010	04/01/2013	03/31/2014	913.00	RESIDENT	RENT	215.00	0.00	215.00	232.00	(27.00)
										SUBSIDY	SUBRENT	698.00	0.00	698.00	0.00	0.00
D-D3	2A	Affordable / Tax Credit	874	Occupied	Baker, Tamika	11/04/2022	11/04/2022	10/31/2023	913.00	RESIDENT	RENT	158.00	0.00	158.00	230.00	(9.00)
										SUBSIDY	SUBRENT	755.00	0.00	755.00	0.00	0.00
D-D4	3A	Affordable / Tax Credit	1109	Occupied	McCord, Brandi	05/09/2022	05/09/2022	05/08/2023	1,093.00	RESIDENT	UTILREIMB	0.00	(95.00)	(95.00)	435.00	(138.00)
										SUBSIDY	SUBRENT	1,093.00	0.00	1,188.00	0.00	280.00
										SUBSIDY	UTAC	0.00	95.00			
E-E1	1A	Affordable / Tax Credit	613	Occupied	Chapman, Brenda	02/09/1996	02/01/2013	01/31/2014	787.00	RESIDENT	RENT	251.00	0.00	251.00	190.00	0.00
										SUBSIDY	SUBRENT	536.00	0.00	536.00	0.00	0.00
E-E2	2A	Affordable / Tax Credit	874	Occupied	Harrison, Kelly	11/16/2018	11/16/2018	11/15/2019	913.00	RESIDENT	UTILREIMB	0.00	(82.00)	(82.00)	469.00	(82.00)
										SUBSIDY	SUBRENT	913.00	0.00	995.00	0.00	336.00
										SUBSIDY	UTAC	0.00	82.00			
E-E3	2A	Affordable / Tax Credit	874	Occupied	Drummond, Donald	12/22/2017	12/22/2017	12/21/2018	913.00	RESIDENT	UTILREIMB	0.00	(96.00)	(96.00)	50.00	0.00
										SUBSIDY	SUBRENT	913.00	0.00	1,009.00	0.00	(612.00)
										SUBSIDY	UTAC	0.00	96.00			
E-E4	2A	Affordable / Tax Credit	874	Occupied	Young, Brittany	08/03/2020	08/03/2020	08/02/2021	913.00	RESIDENT	UTILREIMB	0.00	(118.00)	(118.00)	133.00	(10.00)
										SUBSIDY	SUBRENT	913.00	0.00	1,031.00	0.00	70.45
										SUBSIDY	UTAC	0.00	118.00			
E-E5	2A	Affordable / Tax Credit	874	Occupied	Westmoreland, Paula	05/19/2022	05/19/2022	05/18/2023	913.00	RESIDENT	RENT	205.00	0.00	205.00	343.00	251.00
										SUBSIDY	SUBRENT	708.00	0.00	708.00	0.00	209.00
E-E6	1A	Affordable / Tax Credit	613	Occupied	Pittman, Julia	12/16/2016	12/16/2016	12/15/2017	787.00	RESIDENT	RENT	282.00	0.00	282.00	164.00	(15.00)
										SUBSIDY	SUBRENT	505.00	0.00	505.00	0.00	0.00

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RENT ROLL DETAIL

As of 05/13/2025

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details

Unit	Floorplan	unit designation	SQFT	Unit/Lease Status	Name	Move-In Move-Out	Lease Start	Lease End	Market + Addl.	Sub Journal	Trans Code	Lease Rent	Other Charges/ Credits	Total Billing	Dep On Hand	balance
F-F1	2A	Affordable / Tax Credit	874	Occupied	Mathis, Sammy	02/25/2022	02/25/2022	02/24/2023	913.00	RESIDENT	RENT	191.00	0.00	191.00	292.00	4.00
										SUBSIDY	SUBRENT	722.00	0.00	722.00	0.00	0.00
F-F2	2A	Affordable / Tax Credit	874	Occupied	Hickum, Taylor	07/31/2024	07/31/2024	07/31/2025	913.00	RESIDENT	RENT	267.00	0.00	267.00	388.00	0.00
										SUBSIDY	SUBRENT	646.00	0.00	646.00	0.00	0.00
F-F3	2A	Affordable / Tax Credit	874	Occupied	Sanchez, Priscilla	03/28/2025	03/28/2025	03/31/2026	913.00	RESIDENT	UTILREIMB	0.00	(96.00)	(96.00)	50.00	0.00
										SUBSIDY	SUBRENT	913.00	0.00	1,009.00	0.00	1,009.00
										SUBSIDY	UTAC	0.00	96.00			
F-F4	2A	Affordable / Tax Credit	874	Occupied	Drummond, Tammie	11/14/1997	11/01/2013	10/31/2014	913.00	RESIDENT	RENT	913.00	0.00	913.00	50.00	(20.00)
										SUBSIDY		0.00	0.00		0.00	96.00
G-G1	3A	Affordable / Tax Credit	1109	Occupied	Williams, Rodneira	07/23/2024	07/23/2024	07/31/2025	1,093.00	RESIDENT	UTILREIMB	0.00	(48.00)	(48.00)	72.00	0.00
										SUBSIDY	SUBRENT	1,093.00	0.00	1,141.00	0.00	0.00
										SUBSIDY	UTAC	0.00	48.00			
G-G2	2A	Affordable / Tax Credit	874	Occupied	Fullenwinder, Aliene	04/05/2024	04/05/2024	04/30/2025	913.00	RESIDENT	RENT	268.00	0.00	268.00	754.00	(18.00)
										SUBSIDY	SUBRENT	645.00	0.00	645.00	0.00	(43.00)
G-G3	2A	Affordable / Tax Credit	874	Occupied	Barbare, Michelle	03/05/2024	03/05/2024	03/31/2025	913.00	RESIDENT	RENT	595.00	0.00	595.00	165.00	0.00
										SUBSIDY	SUBRENT	318.00	0.00	318.00	0.00	0.00
G-G4	3A	Affordable / Tax Credit	1109	Occupied	Logan, Tina	12/01/2016	12/01/2016	11/30/2017	1,093.00	RESIDENT	UTILREIMB	0.00	(117.00)	(117.00)	80.00	(6.00)
										SUBSIDY	SUBRENT	1,093.00	0.00	1,210.00	0.00	(11.00)
										SUBSIDY	UTAC	0.00	117.00			
H-H1	2A	Affordable / Tax Credit	874	Occupied	Flores, Toni	03/07/2022	03/07/2022	03/06/2023	913.00	RESIDENT	UTILREIMB	0.00	(96.00)	(96.00)	104.00	56.00
										SUBSIDY	SUBRENT	913.00	0.00	1,009.00	0.00	(925.26)
										SUBSIDY	UTAC	0.00	96.00			
H-H2	2A	Affordable / Tax Credit	874	Occupied	Young, April	01/24/2024	01/24/2024	01/31/2025	913.00	RESIDENT	UTILREIMB	0.00	(73.00)	(73.00)	50.00	0.00
										SUBSIDY	SUBRENT	913.00	0.00	986.00	0.00	1.00
										SUBSIDY	UTAC	0.00	73.00			

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RENT ROLL DETAIL

As of 05/13/2025

Parameters: Properties - ALL;Show All Unit Designations or Filter by - ALL;Subjournals - ALL;Exclude Formers? - Yes;Sort by - Unit;Report Type - Details + Summary;Show Unit Rent as - Market + Addl.;

details

Unit	Floorplan	unit designation	SQFT	Unit/Lease Status	Name	Move-In Move-Out	Lease Start	Lease End	Market + Addl.	Sub Journal	Trans Code	Lease Rent	Other Charges/ Credits	Total Billing	Dep On Hand	balance
H-H3	2A	Affordable / Tax Credit	874	Occupied	Reeder, Aleja	03/13/2024	03/13/2024	03/31/2025	913.00	RESIDENT	UTILREIMB	0.00	(30.00)	(30.00)	103.00	(1.00)
											SUBSIDY SUBRENT	913.00	0.00	943.00	0.00	0.00
											SUBSIDY UTAC	0.00	30.00			
H-H4	2A	Affordable / Tax Credit	874	Occupied	Posey, Naceka	09/18/2019	09/18/2019	09/17/2020	913.00	RESIDENT	UTILREIMB	0.00	(91.00)	(91.00)	0.00	(20.00)
											SUBSIDY SUBRENT	913.00	0.00	1,004.00	0.00	0.00
											SUBSIDY UTAC	0.00	91.00			
I-I1	1A	Affordable / Tax Credit	613	Occupied	Cleland, Helen	10/01/2021	10/01/2021	09/30/2022	787.00	RESIDENT	RENT	217.00	0.00	217.00	278.00	0.00
											SUBSIDY SUBRENT	570.00	0.00	570.00	0.00	0.00
I-I2	2A	Affordable / Tax Credit	874	Occupied-NTV	Eubanks, Michaela	04/01/2022	04/01/2022	03/21/2023	913.00	RESIDENT	UTILREIMB	0.00	(96.00)	(96.00)	378.00	(0.89)
											SUBSIDY SUBRENT	913.00	0.00	1,009.00	0.00	954.00
											SUBSIDY UTAC	0.00	96.00			
I-I3	2A	Affordable / Tax Credit	874	Occupied	Coleman, Nikaya	03/14/2024	03/14/2024	03/31/2025	913.00	RESIDENT	RENT	233.00	0.00	233.00	50.00	139.00
											SUBSIDY SUBRENT	680.00	0.00	680.00	0.00	0.00
I-I4	2A	Affordable / Tax Credit	874	Occupied	Tanner, Ladetra	06/21/2018	06/21/2018	06/20/2019	913.00	RESIDENT	RENT	300.00	0.00	300.00	50.00	(64.00)
											SUBSIDY SUBRENT	613.00	0.00	613.00	0.00	(92.00)
I-I5	2A	Affordable / Tax Credit	874	Occupied	McIntyre, Ivory	08/23/2018	08/23/2018	08/22/2019	913.00	RESIDENT	RENT	343.00	0.00	343.00	50.00	349.00
											SUBSIDY SUBRENT	570.00	0.00	570.00	0.00	0.00
I-I6	1B	Affordable / Tax Credit	613	Occupied	Hunt, Mary	10/18/2021	10/18/2021	10/17/2022	787.00	RESIDENT	RENT	213.00	0.00	213.00	241.00	(6.00)
											SUBSIDY SUBRENT	574.00	0.00	574.00	0.00	(0.36)
J-J1	3A	Affordable / Tax Credit	1109	Occupied	Foster, Ronna	12/17/2019	12/17/2019	11/30/2021	1,093.00	RESIDENT	RENT	96.00	0.00	96.00	50.00	102.00
											SUBSIDY SUBRENT	997.00	0.00	997.00	0.00	1,559.00
J-J2	2A	Affordable / Tax Credit	874	Occupied	Copeland, Bryisha	02/29/2024	02/29/2024	02/28/2025	913.00	RESIDENT	UTILREIMB	0.00	(103.00)	(103.00)	151.00	261.00
											SUBSIDY SUBRENT	913.00	0.00	1,016.00	0.00	0.00
											SUBSIDY UTAC	0.00	103.00			

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RENT ROLL DETAIL

As of 05/13/2025

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details

Unit	Floorplan	unit designation	SQFT	Unit/Lease Status	Name	Move-In Move-Out	Lease Start	Lease End	Market + Addl.	Sub Journal	Trans Code	Lease Rent	Other Charges/ Credits	Total Billing	Dep On Hand	balance
J-J3	2A	Affordable / Tax Credit	874	Occupied	Fullenwinder, Cierra	09/15/2017	09/15/2017	09/14/2018	913.00	RESIDENT	RENT	349.00	0.00	349.00	231.00	(29.00)
										SUBSIDY	SUBRENT	564.00	0.00	564.00	0.00	0.00
J-J4	3A	Affordable / Tax Credit	1109	Occupied	Smith, China	06/19/2017	06/19/2017	06/18/2018	1,093.00	RESIDENT	RENT	193.00	0.00	193.00	25.00	(2,128.00)
										SUBSIDY	SUBRENT	900.00	0.00	900.00	0.00	5,964.00
K-K1	1A	Affordable / Tax Credit	613	Occupied	Whitmire, Rena	02/01/2024	02/01/2024	01/31/2025	787.00	RESIDENT	RENT	272.00	0.00	272.00	165.00	(154.00)
										SUBSIDY	SUBRENT	515.00	0.00	515.00	0.00	308.00
K-K2	2A	Affordable / Tax Credit	874	Occupied	Williams, Tamara	07/26/2024	07/26/2024	07/31/2025	913.00	RESIDENT	RENT	231.00	0.00	231.00	352.00	0.00
										SUBSIDY	SUBRENT	682.00	0.00	682.00	0.00	0.00
K-K3	2A	Affordable / Tax Credit	874	Occupied	Hilton, Susan	09/03/2020	09/03/2020	09/02/2021	913.00	RESIDENT	RENT	182.00	0.00	182.00	252.00	0.00
										SUBSIDY	SUBRENT	731.00	0.00	731.00	0.00	52.00
K-K4	2A	Affordable / Tax Credit	874	Occupied	Bishop, Amanda	02/23/2024	02/23/2024	02/28/2025	913.00	RESIDENT	RENT	162.00	0.00	162.00	243.00	(1.00)
										SUBSIDY	SUBRENT	751.00	0.00	751.00	0.00	0.00
K-K5	2A	Affordable / Tax Credit	874	Occupied	Lewis, Chrisandra	01/15/2019	01/15/2019	01/14/2020	913.00	RESIDENT	RENT	331.00	0.00	331.00	209.00	0.00
										SUBSIDY	SUBRENT	582.00	0.00	582.00	0.00	0.00
K-K6	1A	Affordable / Tax Credit	613	Occupied	Davis, Edward	04/24/2020	04/24/2020	04/23/2021	787.00	RESIDENT	RENT	196.00	0.00	196.00	227.00	0.00
										SUBSIDY	SUBRENT	591.00	0.00	591.00	0.00	(14.00)
totals:									44,462.00			44,462.00	0.00	44,462.00	10,395.00	

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RENT ROLL DETAIL

As of 05/13/2025

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Amt / SQFT: Market = 40,412 SQFT; Leased = 40,412 SQFT;

Floorplan	# Units	Average SQFT	Average Market + Addl.	Market + Addl.	Average Leased	Leased Amt / SQFT	Units Occupied	Occupancy %	Units Available
1A	15	613	787.00	1.28	787.00	1.28	15	100.00	0
1B	3	613	787.00	1.28	787.00	1.28	3	100.00	0
2A	26	874	913.00	1.04	913.00	1.04	26	100.00	1
3A	6	1,109	1,093.00	0.99	1,093.00	0.99	6	100.00	0
totals / averages:	50	808	889.24	1.10	889.24	1.10	50	100.00	1

occupancy and rents summary for current date

unit status	Market + Addl.	# units	potential rent
Occupied, no NTV	43,549.00	49	43,549.00
Occupied, NTV	913.00	1	913.00
Occupied NTV Leased		0	-
Vacant Leased		0	-
Admin/Down		0	-
Vacant Not Leased		0	-
totals:	44,462.00	50	44,462.00

summary billing by sub journal for current date

sub journal	amount
RESIDENT	8,915.00
SUBSIDY	35,547.00
total:	44,462.00

summary billing by transaction code for current date

code	amount
RENT	10,106.00
SUBRENT	34,356.00
UTAC	1,191.00
UTILREIMB	(1,191.00)

RENT ROLL DETAIL

As of 05/13/2025

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total:	44,462.00
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