

## NOTIFICATION OF SECTION 8 CONTRACT RENTS AND FUNDING

FOR (Check one) ☐ Initial Renewal ☐ Subsequent Renewal ☒ Amend Rent/BA Only

Section 8 Contract No.: SC16-0073-048 Expires on: 10/31/2024

Owner Name: Lancaster Manor 2022 LLC

Project Name: Lancaster Manor

Project Location: 201 Chesterfield Ave., Lancaster, SC 29720-3500

FHA Project No.: N/A

### IDENTIFICATION OF UNITS ("CONTRACT UNITS") BY SIZE AND APPLICABLE CONTRACT RENTS

Rent Effective Date: 11/1/2024

No. of Units	No. of Bedrooms	Contract Rents	Utility Allowance	Gross Rents
60	1 BR	\$911	\$0	\$911
6	2 BR	\$1,048	\$0	\$1,048

BUDGET AUTHORITY INCREASE: \$0 BA

Contract/Renewal Effective Date: 11/1/2024 Expiration Date: 10/31/2025

For HUD Use Only:

Notice to Owner executed by:

**S.C. State Housing Finance and Development Authority/Contract Administrator**

By: 

Bonnie M. Roberts

Director of Contract Administration

Date: 6/19/2024

## Rent Schedule Low Rent Housing

**U.S. Department of Housing  
and Urban Development**  
Office of Housing  
Federal Housing Commissioner

OMB Approval No. 2502-0012  
(exp. 11/30/2020)

See page 3 for Instructions, Public Burden Statement and Privacy Act requirements.

Project Name	FHA Project Number	Date Rents Will Be Effective (mm/dd/yyyy)
Lancaster Manor		11/01/2024

### Part A – Apartment Rents

Show the actual rents you intend to charge, even if the total of these rents is less than the Maximum Allowable Monthly Rent Potential.

Col. 1 Unit Type  (Include Non-revenue Producing Units)	Col. 2 Number of Units	Contract Rents		Col. 5 Utility Allowances  (Effective Date (mm/dd/yyyy) ____/____/____)	Col. 6 Gross Rent (Col. 3 + Col. 5)	Market Rents (Sec. 236 Projects Only)	
		Col. 3 Rent Per Unit	Col. 4 Monthly Contract Rent Potential (Col. 2 x Col. 3)			Col. 7 Rent Per Unit	Col. 8 Monthly Market Rent Potential (Col. 2 x Col. 7)
1 Bedroom	60	911	54,660		911		0
2 Bedroom	6	1,048	6,288		1,048		0
			0		0		0
			0		0		0
			0		0		0
			0		0		0
			0		0		0
			0		0		0
			0		0		0
			0		0		0
			0		0		0
			0		0		0
Total Units	66	Monthly Contract Rent Potential (Add Col. 4)* \$60,948				Monthly Market Rent Potential (Add Col. 8)* \$0	
		Yearly Contract Rent Potential (Col. 4 Sum x 12)* \$731,376				Yearly Market Rent Potential (Col. 8 Sum x 12)* \$0	

\* These amounts may not exceed the Maximum Allowable Monthly Rent Potential approved on the last Rent Computation Worksheet or requested on the Worksheet you are now submitting. Market Rent Potential applies only to Section 236 Projects.

**Part B – Items Included in Rent**

**Equipment/Furnishings in Unit** (Check those included in rent.)

<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Dishwasher	<input checked="" type="checkbox"/> Ceiling Fans
<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Carpet	<input type="checkbox"/> _____
<input checked="" type="checkbox"/> Air Conditioner	<input type="checkbox"/> Drapes	<input type="checkbox"/> _____
<input type="checkbox"/> Disposal	<input checked="" type="checkbox"/> Blinds	<input type="checkbox"/> _____

**Utilities** (Check those included in rent. For each item, (even those not included in rent), enter E, F, or G on line beside that item)  
E=electric; G=gas; F=fuel oil or coal.

☒ Heating E      ☒ Hot Water E      ☒ Lights, etc. E  
☒ Cooling E      ☒ Cooking E      ☒ Water/Sewer

**Services/Facilities (check those included in rent)**

<input checked="" type="checkbox"/> Parking	<input checked="" type="checkbox"/> Comm Room	<input type="checkbox"/> Nursing Care
<input checked="" type="checkbox"/> Laundry	<input checked="" type="checkbox"/> Computer Lab	<input type="checkbox"/> Linen/Maid Service
<input type="checkbox"/> Swimming Pool	<input checked="" type="checkbox"/> Serv. Coord.	<input checked="" type="checkbox"/> 24 hr. Maintenance
<input type="checkbox"/> Tennis Courts	<input checked="" type="checkbox"/> Smoking Hut	<input type="checkbox"/>

**Part C – Charges in Addition to Rent (e.g., parking, cable TV, meals)**[illegible]

### Part D – Non-Revenue Producing Space

Col. 1 Use	Col. 2 Unit Type	Col. 3 Contract Rent

Total Rent Loss Due to Non-Revenue Units	\$	0
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## Part E – Commercial Space (retail, offices, garages, etc.)

Col. 1 Use	Col. 2 Monthly Rent Potential	Col. 3 Square Footage	Col. 4 Rental Rate Per Sq. Ft. (Col. 2 divided by Col. 3)
	\$ 0.00	Total Commercial Rent Potential	

**Part F – Maximum Allowable Rent Potential**

Enter Maximum Allowable Monthly Rent Potential From Rent Computation Worksheet (to be completed by HUD or lender)

\$	60,948
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**Part G – Information on Mortgagor Entity**

Name of Entity

Lancaster Manor 2022 L.L.C.

Type of Entity

☐ Individual☐ General Partnership☐ Joint Tenancy/Tenants in Common☒ Other (specify)

Limited Liability Company

☐ Corporation☐ Limited Partnership☐ Trust**List all Principals Comprising Mortgagor Entity:** provide name and title of each principal. Use extra sheets, if needed. If mortgagor is a:

- corporation, list: (1) all officers; (2) all directors; and (3) each stockholder having a 10% or more interest.
- partnership, list: (1) all general partners; and (2) limited partners having a 25% or more interest in the partnership.
- trust, list: (1) all managers, directors or trustees and (2) each beneficiary having at least a 10% beneficial interest in the trust.

Name and Title

MCFAH South Carolina L.L.C.

Managing Member

Name and Title

ACD Partners XLIV L.L.C.

Member

Name and Title

William C. Rennolds

Member

Name and Title

Name and Title

Name and Title

Name and Title

Name and Title

Name and Title

Name and Title

Name and Title

**Part H – Owner Certification**

To the best of my knowledge, all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name and Title

Mark Tuckfield, Asset Manager for American Community Developers, Inc., Manager of MCFAH South Carolina L.L.C., Managing Member

Authorized Official's Signature

 CW

Date (mm/dd/yyyy)

06/13/2024

**Part I – HUD/Lender Approval**

Addendum Number

Branch Chief/Lender Official Signature

HAP Contract Number

SC16-0073-048



Date (mm/dd/yyyy)

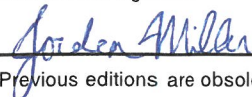
06/19/2024

Exhibit Number

Director, Housing Management Division Signature

Loan Servicer Signature

Date (mm/dd/yyyy)



06/19/2024

Date (mm/dd/yyyy)

Previous editions are obsolete