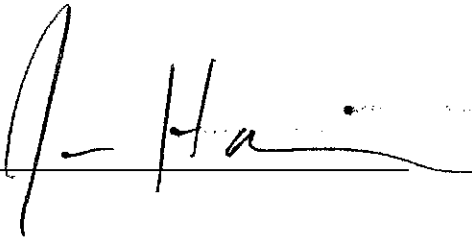


### Rent Roll Certification

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 Lancaster Manor Apartments, located at 201 Chesterfield Ave., Lancaster, SC 29720, 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", written over a horizontal line.

Name & Title:

James Harrigan, Executive Vice President

Date:

5/15/25

As of 05/15/2025

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
10-103	1A	Affordable / Tax Credit	533	Occupied	Hilary, Donnelly	08/09/2024	09/09/2024	09/30/2025	911.00	RESIDENT RENT		273.00	0.00	273.00	273.00	(352.00)
										SUBSIDY SUBRENT		638.00	0.00	638.00	0.00	0.00
10-104	1A	Affordable / Tax Credit	533	Occupied	Hardy, Donna	09/17/2012	09/01/2013	08/31/2014	911.00	RESIDENT RENT		345.00	0.00	345.00	533.00	0.00
										SUBSIDY SUBRENT		566.00	0.00	566.00	0.00	0.00
10-105	1A	Affordable / Tax Credit	533	Occupied	McGriff, Debra	03/10/2025	03/10/2025	03/31/2026	911.00	RESIDENT RENT		183.00	0.00	183.00	183.00	0.00
										SUBSIDY SUBRENT		728.00	0.00	728.00	0.00	0.00
10-106	1A	Affordable / Tax Credit	533	Occupied	Threatt, Phyllis	03/01/1993	03/01/2013	02/28/2014	911.00	RESIDENT RENT		378.00	0.00	378.00	404.00	(1.00)
										SUBSIDY SUBRENT		533.00	0.00	533.00	0.00	(64.00)
10-107	1A	Affordable / Tax Credit	533	Occupied	Catoe, Marcine	03/21/2023	03/21/2023	03/31/2024	911.00	RESIDENT RENT		480.00	0.00	480.00	266.00	(81.00)
										SUBSIDY SUBRENT		431.00	0.00	431.00	0.00	0.00
10-108	1A	Affordable / Tax Credit	533	Occupied	Fowler, Kathy	12/15/2021	12/15/2021	12/15/2022	911.00	RESIDENT RENT		397.00	0.00	397.00	353.00	0.00
										SUBSIDY SUBRENT		514.00	0.00	514.00	0.00	0.00
10-113	2A	Affordable / Tax Credit	779	Occupied	Catoe, Brice	09/17/2021	09/17/2021	09/16/2022	1,048.00	RESIDENT RENT		279.00	0.00	279.00	234.00	(134.00)
										SUBSIDY SUBRENT		769.00	0.00	769.00	0.00	50.00
10-114	2A	Affordable / Tax Credit	779	Occupied	Faulk, Enette	02/24/2025	02/24/2025	02/28/2026	1,048.00	RESIDENT RENT		281.00	0.00	281.00	225.00	0.00
										SUBSIDY SUBRENT		767.00	0.00	767.00	0.00	(1,089.00)
10-115	1A	Affordable / Tax Credit	533	Occupied	Robinson, Debra	06/12/2015	06/12/2015	06/11/2016	911.00	RESIDENT RENT		316.00	0.00	316.00	240.00	0.00
										SUBSIDY SUBRENT		595.00	0.00	595.00	0.00	0.00
10-116	1A	Affordable / Tax Credit	533	Occupied	Bennett, Susie	11/30/2012	11/01/2013	10/31/2014	911.00	RESIDENT RENT		279.00	0.00	279.00	406.00	(10.00)
										SUBSIDY SUBRENT		632.00	0.00	632.00	0.00	(14.00)
10-117	1A	Affordable / Tax Credit	533	Occupied	Frazier, Loretta	02/11/2025	02/11/2025	02/28/2026	911.00	RESIDENT RENT		318.00	0.00	318.00	318.00	(114.00)
										SUBSIDY SUBRENT		593.00	0.00	593.00	0.00	0.00
10-118	1A	Affordable / Tax Credit	533	Occupied	Naper, Doris	02/28/2022	02/28/2022	02/28/2023	911.00	RESIDENT RENT		376.00	0.00	376.00	328.00	0.00
										SUBSIDY SUBRENT		535.00	0.00	535.00	0.00	0.00

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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
10-119	1A	Affordable / Tax Credit	533	Occupied	Demby, Betty	11/17/2006	11/01/2013	10/31/2014	911.00	RESIDENT RENT		279.00	0.00	279.00	50.00	0.00
										SUBSIDY SUBRENT		632.00	0.00	632.00	0.00	(18.00)
10-120	1A	Affordable / Tax Credit	533	Occupied	McCoy, Mary	11/09/2023	11/09/2023	11/30/2024	911.00	RESIDENT RENT		312.00	0.00	312.00	162.00	(23.00)
										SUBSIDY SUBRENT		599.00	0.00	599.00	0.00	(2,567.00)
10-121	1A	Affordable / Tax Credit	533	Occupied	Taylor, Rose	08/02/2019	08/02/2019	08/01/2020	911.00	RESIDENT RENT		463.00	0.00	463.00	348.00	0.00
										SUBSIDY SUBRENT		448.00	0.00	448.00	0.00	0.00
10-122	1A	Affordable / Tax Credit	533	Occupied	Plyler, Rose	12/20/2024	12/20/2024	12/31/2025	911.00	RESIDENT RENT		366.00	0.00	366.00	366.00	(24.00)
										SUBSIDY SUBRENT		545.00	0.00	545.00	0.00	0.00
10-123	1A	Affordable / Tax Credit	533	Occupied	Caulhen, Nancy	03/06/2014	03/06/2014	03/05/2015	911.00	RESIDENT RENT		419.00	0.00	419.00	518.00	(46.00)
										SUBSIDY SUBRENT		492.00	0.00	492.00	0.00	(103.00)
10-124	1A	Affordable / Tax Credit	533	Occupied	Flowers, Eddie	02/05/2016	02/05/2016	02/04/2017	911.00	RESIDENT RENT		286.00	0.00	286.00	216.00	(25.00)
										SUBSIDY SUBRENT		625.00	0.00	625.00	0.00	0.00
10-201	1A	Affordable / Tax Credit	533	Occupied	Crawford, Willie	12/21/2022	12/21/2022	12/20/2023	911.00	RESIDENT RENT		450.00	0.00	450.00	433.00	0.00
										SUBSIDY SUBRENT		461.00	0.00	461.00	0.00	0.00
10-202	1A	Affordable / Tax Credit	533	Occupied	Blackmon, Annetta	12/29/2016	12/29/2016	12/31/2017	911.00	RESIDENT RENT		284.00	0.00	284.00	217.00	0.00
										SUBSIDY SUBRENT		627.00	0.00	627.00	0.00	0.00
10-203	1A	Affordable / Tax Credit	533	Occupied	Rogers, Peggy	10/22/2021	10/22/2021	10/21/2022	911.00	RESIDENT RENT		499.00	0.00	499.00	368.00	0.00
										SUBSIDY SUBRENT		412.00	0.00	412.00	0.00	(1,317.00)
10-204	1A	Affordable / Tax Credit	533	Occupied	Thrft, Charles	04/03/2025	04/03/2025	04/30/2026	911.00	RESIDENT RENT		414.00	0.00	414.00	414.00	(28.00)
										SUBSIDY SUBRENT		497.00	0.00	497.00	0.00	961.00
10-205	1A	Affordable / Tax Credit	533	Occupied	Tindal, Betty	03/29/2012	03/01/2013	02/28/2014	911.00	RESIDENT RENT		263.00	0.00	263.00	190.00	79.00
										SUBSIDY SUBRENT		648.00	0.00	648.00	0.00	(4.00)
10-206	1A	Affordable / Tax Credit	533	Vacant	VACANT				911.00			0.00 *	0.00 *			

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details

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00-207	1A	Affordable / Tax Credit	533	Occupied	McWhirter, Calvin	11/18/2016	11/18/2016	11/30/2017	911.00	RESIDENT	RENT	746.00	0.00	746.00	284.00	(9.00)
										SUBSIDY	SUBRENT	165.00	0.00	165.00	0.00	0.00
00-208	1A	Affordable / Tax Credit	533	Occupied	Taylor, Gloria	11/22/2021	11/22/2021	11/21/2022	911.00	RESIDENT	RENT	316.00	0.00	316.00	274.00	(8.00)
										SUBSIDY	SUBRENT	595.00	0.00	595.00	0.00	(540.00)
00-209	1A	Affordable / Tax Credit	533	Occupied	Walls, Edward	07/09/2020	07/09/2020	07/08/2021	911.00	RESIDENT	CONC/SPEC	0.00	(150.00)	71.00	344.00	0.00
										RESIDENT	RENT	221.00	0.00			
										SUBSIDY	SUBRENT	690.00	0.00	690.00	0.00	(2,781.00)
00-210	1A	Affordable / Tax Credit	533	Occupied	Nichols, Kathy	10/17/2022	10/17/2022	10/31/2023	911.00	RESIDENT	RENT	370.00	0.00	370.00	329.00	(0.81)
										SUBSIDY	SUBRENT	541.00	0.00	541.00	0.00	470.42
00-211	1A	Affordable / Tax Credit	533	Occupied	George, Charles	05/04/2016	05/04/2016	05/03/2017	911.00	RESIDENT	RENT	286.00	0.00	286.00	227.00	0.00
										SUBSIDY	SUBRENT	625.00	0.00	625.00	0.00	(7.00)
00-212	1A	Affordable / Tax Credit	533	Occupied	Baker, Delia	04/03/2023	04/03/2023	04/30/2024	911.00	RESIDENT	RENT	286.00	0.00	286.00	270.00	114.00
										SUBSIDY	SUBRENT	625.00	0.00	625.00	0.00	0.00
00-213	2A	Affordable / Tax Credit	779	Occupied	Mickle, Darlene	06/28/2024	06/28/2024	06/30/2025	1,048.00	RESIDENT	RENT	283.00	0.00	283.00	283.00	(15.00)
										SUBSIDY	SUBRENT	765.00	0.00	765.00	0.00	0.00
00-214	2A	Affordable / Tax Credit	779	Occupied	Tate, Armanda	09/09/2021	09/09/2021	09/30/2022	1,048.00	RESIDENT	RENT	777.00	0.00	777.00	653.00	9.00
										SUBSIDY	SUBRENT	271.00	0.00	271.00	0.00	0.00
00-215	1A	Affordable / Tax Credit	533	Occupied	Powell, Doris	10/17/2022	10/17/2022	10/31/2023	911.00	RESIDENT	RENT	329.00	0.00	329.00	176.00	(826.34)
										SUBSIDY	SUBRENT	582.00	0.00	582.00	0.00	(0.55)
00-216	1A	Affordable / Tax Credit	533	Occupied	McGriffie, Tiny Bell	11/30/2012	11/01/2013	10/31/2014	911.00	RESIDENT	RENT	315.00	0.00	315.00	235.00	0.00
										SUBSIDY	SUBRENT	596.00	0.00	596.00	0.00	1,925.00
00-217	1A	Affordable / Tax Credit	533	Occupied	Martin, Elaine	06/30/2017	06/30/2017	06/29/2018	911.00	RESIDENT	RENT	537.00	0.00	537.00	745.00	0.00
										SUBSIDY	SUBRENT	374.00	0.00	374.00	0.00	198.00
00-218	1A	Affordable / Tax Credit	533	Occupied	Truesdale, Carrie	04/04/2011	04/01/2013	03/31/2014	911.00	RESIDENT	RENT	391.00	0.00	391.00	300.00	(1.00)

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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	520.00	0.00	520.00	0.00	259.00
10-219	1A	Affordable / Tax Credit	533	Occupied	Krontz, Mary	09/26/2024	09/26/2024	09/25/2025	911.00	RESIDENT	RENT	319.00	0.00	319.00	319.00	0.00
										SUBSIDY	SUBRENT	592.00	0.00	592.00	0.00	0.00
10-220	1A	Affordable / Tax Credit	533	Occupied	Twitty, JEan	01/03/2020	01/03/2020	01/02/2021	911.00	RESIDENT	RENT	398.00	0.00	398.00	308.00	0.00
										SUBSIDY	SUBRENT	513.00	0.00	513.00	0.00	(5.00)
10-221	1A	Affordable / Tax Credit	533	Occupied	Massey, James	12/22/2023	12/22/2023	12/31/2024	911.00	RESIDENT	RENT	256.00	0.00	256.00	273.00	(27.00)
										SUBSIDY	SUBRENT	655.00	0.00	655.00	0.00	0.00
10-222	1A	Affordable / Tax Credit	533	Occupied	Hartley, Lillie	03/23/2017	03/23/2017	03/22/2018	911.00	RESIDENT	RENT	424.00	0.00	424.00	349.00	0.00
										SUBSIDY	SUBRENT	487.00	0.00	487.00	0.00	0.00
10-223	1A	Affordable / Tax Credit	533	Occupied	Hughes, Orlando	05/03/2021	05/03/2021	05/03/2022	911.00	RESIDENT	RENT	286.00	0.00	286.00	234.00	(24.00)
										SUBSIDY	SUBRENT	625.00	0.00	625.00	0.00	0.00
10-224	1A	Affordable / Tax Credit	533	Occupied	Brimer, Betty	03/21/2025	03/21/2025	03/31/2026	911.00	RESIDENT	RENT	533.00	0.00	533.00	533.00	0.00
										SUBSIDY	SUBRENT	378.00	0.00	378.00	0.00	0.00
10-301	1A	Affordable / Tax Credit	533	Occupied	Venable, Desire	05/03/2024	05/03/2024	05/31/2025	911.00	RESIDENT	RENT	629.00	0.00	629.00	468.00	(24.00)
										SUBSIDY	SUBRENT	282.00	0.00	282.00	0.00	0.00
10-302	1A	Affordable / Tax Credit	533	Occupied	Bolin, Diane	02/06/2025	02/06/2025	02/28/2026	911.00	RESIDENT	RENT	378.00	0.00	378.00	378.00	(61.00)
										SUBSIDY	SUBRENT	533.00	0.00	533.00	0.00	0.00
10-303	1A	Affordable / Tax Credit	533	Occupied	Ealey, Jacqueline	06/05/2023	06/05/2023	08/30/2024	911.00	RESIDENT	RENT	279.00	0.00	279.00	259.00	0.00
										SUBSIDY	SUBRENT	632.00	0.00	632.00	0.00	0.00
10-304	1A	Affordable / Tax Credit	533	Occupied	Cunningham, Mary	02/02/2024	02/02/2024	02/28/2025	911.00	RESIDENT	RENT	418.00	0.00	418.00	420.00	(14.00)
										SUBSIDY	SUBRENT	493.00	0.00	493.00	0.00	1.00
10-305	1A	Affordable / Tax Credit	533	Occupied	Barnes, Bobby	05/25/2023	05/25/2023	05/31/2024	911.00	RESIDENT	RENT	286.00	0.00	286.00	270.00	(3.00)
										SUBSIDY	SUBRENT	625.00	0.00	625.00	0.00	0.00
10-306	1A	Affordable / Tax Credit	533	Occupied	Crawford, Deborah	11/05/2024	11/05/2024	11/30/2025	911.00	RESIDENT	RENT	286.00	0.00	286.00	286.00	0.00

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										SUBSIDY	SUBRENT	625.00	0.00	625.00	0.00	0.00
10-307	1A	Affordable / Tax Credit	533	Occupied	Mickles, Dayetta	03/13/2023	03/13/2023	03/31/2024	911.00	RESIDENT	RENT	644.00	0.00	644.00	50.00	(254.00)
										SUBSIDY	SUBRENT	267.00	0.00	267.00	0.00	(682.00)
10-308	1A	Affordable / Tax Credit	533	Occupied	White, Sallie	11/20/2013	11/20/2013	10/31/2014	911.00	RESIDENT	RENT	329.00	0.00	329.00	249.00	0.00
										SUBSIDY	SUBRENT	582.00	0.00	582.00	0.00	462.00
10-309	1A	Affordable / Tax Credit	533	Occupied	McGriff, Gerrea	11/02/2015	11/02/2015	11/01/2016	911.00	RESIDENT	RENT	279.00	0.00	279.00	102.00	(37.00)
										SUBSIDY	SUBRENT	632.00	0.00	632.00	0.00	(45.00)
10-310	1A	Affordable / Tax Credit	533	Occupied	Byers, Elizabeth	10/21/2022	10/21/2022	10/21/2023	911.00	RESIDENT	RENT	322.00	0.00	322.00	358.00	(4.00)
										SUBSIDY	SUBRENT	589.00	0.00	589.00	0.00	440.48
10-311	1A	Affordable / Tax Credit	533	Occupied	Hughes, Margaret	08/22/2018	08/22/2018	08/21/2019	911.00	RESIDENT	RENT	415.00	0.00	415.00	329.00	0.00
										SUBSIDY	SUBRENT	496.00	0.00	496.00	0.00	0.00
10-312	1A	Affordable / Tax Credit	533	Occupied	Martin, Tyrone	09/09/2024	09/09/2024	09/30/2025	911.00	RESIDENT	RENT	355.00	0.00	355.00	355.00	(139.00)
										SUBSIDY	SUBRENT	556.00	0.00	556.00	0.00	0.00
10-313	2A	Affordable / Tax Credit	779	Occupied	Samuel, Thomas	05/17/2022	05/17/2022	05/31/2023	1,048.00	RESIDENT	RENT	363.00	0.00	363.00	273.00	0.00
										SUBSIDY	SUBRENT	685.00	0.00	685.00	0.00	0.00
10-314	2A	Affordable / Tax Credit	779	Occupied	Rose-Rodriguez, Natalie	05/17/2022	05/17/2022	11/17/2022	1,048.00	RESIDENT	RENT	286.00	0.00	286.00	531.00	0.00
										SUBSIDY	SUBRENT	762.00	0.00	762.00	0.00	2,335.00
10-315	1A	Affordable / Tax Credit	533	Occupied	Boatright, Jean	05/27/2022	05/27/2022	05/31/2023	911.00	RESIDENT	RENT	591.00	0.00	591.00	828.00	0.00
										SUBSIDY	SUBRENT	320.00	0.00	320.00	0.00	(315.29)
10-316	1A	Affordable / Tax Credit	533	Occupied	Maree, Brenda	05/19/2022	05/19/2022	05/31/2023	911.00	RESIDENT	RENT	431.00	0.00	431.00	396.00	(40.00)
										SUBSIDY	SUBRENT	460.00	0.00	460.00	0.00	(37.00)
10-317	1A	Affordable / Tax Credit	533	Occupied	Fleming, Michael	02/03/2022	02/03/2022	02/02/2023	911.00	RESIDENT	RENT	379.00	0.00	379.00	328.00	0.00
										SUBSIDY	SUBRENT	532.00	0.00	532.00	0.00	0.00
10-318	1A	Affordable / Tax Credit	533	Occupied	McIlwain, Rose	12/27/2021	12/27/2021	12/31/2022	911.00	RESIDENT	RENT	277.00	0.00	277.00	220.00	(17.00)

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										SUBSIDY	SUBRENT	634.00	0.00	634.00	0.00	0.39
10-319	1A	Affordable / Tax Credit	533	Occupied	Metcalf, Rebekah	03/24/2014	03/24/2014	03/23/2015	911.00	RESIDENT	RENT	396.00	0.00	396.00	259.00	0.00
										SUBSIDY	SUBRENT	515.00	0.00	515.00	0.00	(360.00)
10-320	1A	Affordable / Tax Credit	533	Occupied	Price, Beth	05/30/2023	05/30/2023	05/30/2024	911.00	RESIDENT	RENT	256.00	0.00	256.00	194.00	(183.52)
										SUBSIDY	SUBRENT	655.00	0.00	655.00	0.00	(9.00)
10-321	1A	Affordable / Tax Credit	533	Occupied	Catoe, Dora	07/01/2021	07/01/2021	06/30/2022	911.00	RESIDENT	RENT	273.00	0.00	273.00	228.00	(401.00)
										SUBSIDY	SUBRENT	638.00	0.00	638.00	0.00	0.00
10-322	1A	Affordable / Tax Credit	533	Occupied	Hopkins, Tammy	03/14/2024	03/14/2024	03/31/2025	911.00	RESIDENT	RENT	448.00	0.00	448.00	452.00	104.00
										SUBSIDY	SUBRENT	463.00	0.00	463.00	0.00	0.00
10-323	1A	Affordable / Tax Credit	533	Occupied	Mullin, Vicki	08/04/2011	08/01/2013	07/31/2014	911.00	RESIDENT	RENT	374.00	0.00	374.00	261.00	0.00
										SUBSIDY	SUBRENT	537.00	0.00	537.00	0.00	0.00
10-324	1A	Affordable / Tax Credit	533	Occupied	Wesseh, Sarah	04/01/2024	04/01/2024	03/31/2025	911.00	RESIDENT	RENT	280.00	0.00	280.00	281.00	0.00
										SUBSIDY	SUBRENT	631.00	0.00	631.00	0.00	0.00
Totals:									60,948.00			60,037.00	(150.00)	59,887.00	20,354.00	

\* Indicates amounts not included in detail totals

As of 05/15/2025

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.;

Amt / SQFT: Market = 36,654 SQFT; Leased = 36,121 SQFT;

Floorplan	# Units	Average SQFT	Average Market + Addl.	Market + Addl.	Average Leased	Leased Amt / SQFT	Units Occupied	Occupancy %	Units Available
1A	60	533	911.00	1.71	911.00	1.71	59	98.33	1
2A	6	779	1,048.00	1.35	1,048.00	1.35	6	100.00	0
<b>totals / averages:</b>	<b>66</b>	<b>555</b>	<b>923.45</b>	<b>1.66</b>	<b>923.65</b>	<b>1.66</b>	<b>65</b>	<b>98.48</b>	<b>1</b>

occupancy and rents summary for current date

unit status	Market + Addl.	# units	potential rent
Occupied, no NTV	60,037.00	65	60,037.00
Occupied, NTV		0	-
Occupied NTV Leased		0	-
Vacant Leased		0	-
Admin/Down		0	-
Vacant Not Leased	911.00	1	911.00
<b>totals:</b>	<b>60,948.00</b>	<b>66</b>	<b>60,948.00</b>

summary billing by sub journal for current date

sub journal	amount
RESIDENT	23,837.00
SUBSIDY	36,050.00
<b>total:</b>	<b>59,887.00</b>

summary billing by transaction code for current date

code	amount
CONC/SPEC	(150.00)
RENT	23,987.00
SUBRENT	36,050.00
<b>total:</b>	<b>59,887.00</b>