

NOTIFICATION OF SECTION 8 CONTRACT RENTS AND FUNDING

FOR (Check one)

☐

Initial Renewal

☐

Subsequent Renewal

☒

Amend Rent/BA Only

Section 8 Contract No.: SC16-H055-033

Expires on:

5/31/2025

Owner Name: Pageland Place 2022 LLC

Project Name: Pageland Place

Project Location: 205 Mangum Street, Pageland, SC 29728-2373

FHA Project No.: N/A

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

Rent Effective Date:

6/1/2025

No. of Units	No. of Bedrooms	Contract Rents	Utility Allowance	Gross Rents
18	1 BR	\$730	\$117	\$847
22	2 BR	\$879	\$169	\$1,048
10	3 BR	\$979	\$196	\$1,175

BUDGET AUTHORITY INCREASE:

\$0 BA

Contract/Renewal Effective Date: 6/1/2025

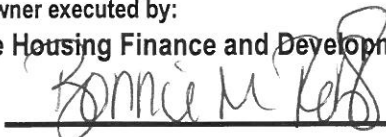
Expiration Date: 5/31/2044

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: February 6, 2025

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)
Pageland Place		06/01/2025

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) 06 / 01 / 2025)	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	18	730	13,140	117	847		0
2 Bedroom	22	879	19,338	169	1,048		0
3 Bedroom	10	979	9,790	196	1,175		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	50	Monthly Contract Rent Potential (Add Col. 4)* \$42,268				Monthly Market Rent Potential (Add Col. 8)* \$0	
		Yearly Contract Rent Potential (Col. 4 Sum x 12)* \$507,216				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 type="checkbox"/> Range	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> _____
<input checked="" type="checkbox"/> Refrigerator	<input checked="" 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"/> Mini 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 G ☐ Lights, etc. E
☐ Cooling E ☐ Cooking G ☐ Water/Sewer

Services/Facilities (check those included in rent)

<input checked="" type="checkbox"/> Parking	<input checked="" type="checkbox"/> Playground	<input type="checkbox"/> Nursing Care
<input checked="" type="checkbox"/> Laundry	<input checked="" type="checkbox"/> Comm. Room	<input type="checkbox"/> Linen/Maid Service
<input type="checkbox"/> Swimming Pool	<input checked="" type="checkbox"/> Computer Lab	<input type="checkbox"/> _____
<input type="checkbox"/> Tennis Courts	<input checked="" type="checkbox"/> 24 hr. Maint.	<input type="checkbox"/> _____

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

Purpose	Monthly Charge
	\$
	\$
	\$
	\$
	\$
	\$

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	Total Commercial Rent Potential	

Part F – Maximum Allowable Rent Potential

Enter Maximum Allowable Monthly Rent Potential From Rent Computation \$ 42,268
Worksheet (to be completed by HUD or lender)

Part G – Information on Mortgagor Entity

Name of Entity

Pageland Place 2022 L.L.C.

Type of Entity

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

Limited Liability Company

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

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 of American Community Developers, Inc. Manager of MCFAH South Carolina LLC, Managing Member

Authorized Official's Signature



CW

Date (mm/dd/yyyy)

01/23/2025

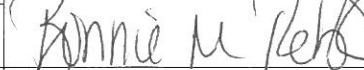
Part I – HUD/Lender Approval

Addendum Number

Branch Chief/Lender Official Signature

HAP Contract Number

SC16-H055-033



Date (mm/dd/yyyy)

02/06/2025

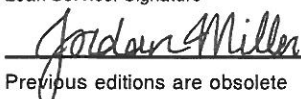
Exhibit Number

Director, Housing Management Division Signature

Loan Servicer Signature

Date (mm/dd/yyyy)

Date (mm/dd/yyyy)



02/06/2025

Previous editions are obsolete