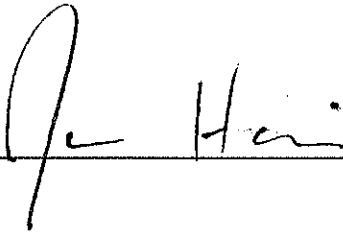


Rent Roll Certification

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 Pageland Place Apartments, located at 205 Mangum St., Pageland, SC 29728, 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 05/15/2025

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
A-1A	1A	Affordable / Tax Credit	711	Occupied	Robinson, Jerneka	01/19/2016	01/19/2016	01/18/2017	695.00	RESIDENT RENT		265.00	0.00	265.00	236.00	(14.00)
										SUBSIDY SUBRENT		430.00	0.00	430.00	0.00	0.00
A-2A	2A	Affordable / Tax Credit	978	Occupied	Robinson, Remena	10/19/2005	10/01/2013	09/30/2014	837.00	RESIDENT RENT		243.00	0.00	243.00	50.00	(209.00)
										SUBSIDY SUBRENT		594.00	0.00	594.00	0.00	0.00
A-3A	2A	Affordable / Tax Credit	978	Occupied	Williamson, Peggy	07/01/2021	07/01/2021	06/30/2022	837.00	RESIDENT UTILREIMB		0.00	(174.00)	(174.00)	350.00	(178.00)
										SUBSIDY SUBRENT		837.00	0.00	1,011.00	0.00	0.00
										SUBSIDY UTAC		0.00	174.00			
A-4A	2A	Affordable / Tax Credit	978	Occupied	Price, Glenda	07/08/2022	07/09/2022	07/07/2023	837.00	RESIDENT UTILREIMB		0.00	(174.00)	(174.00)	84.00	(126.00)
										SUBSIDY SUBRENT		837.00	0.00	1,011.00	0.00	0.00
										SUBSIDY UTAC		0.00	174.00			
A-5A	2A	Affordable / Tax Credit	978	Occupied	Rushing, Tanisha	05/09/2022	05/09/2022	05/08/2023	837.00	RESIDENT RENT		831.00	0.00	831.00	50.00	843.00
										SUBSIDY SUBRENT		6.00	0.00	6.00	0.00	(0.14)
A-6A	1A	Affordable / Tax Credit	711	Occupied	Gurley, Betty	01/21/1994	01/01/2013	12/31/2013	695.00	RESIDENT RENT		217.00	0.00	217.00	124.00	(196.00)
										SUBSIDY SUBRENT		478.00	0.00	478.00	0.00	0.00
B-1B	3A	Affordable / Tax Credit	1127	Occupied	Little, Kimberly	04/19/2016	04/19/2016	04/18/2017	932.00	RESIDENT UTILREIMB		0.00	(191.00)	(191.00)	100.00	(142.00)
										SUBSIDY SUBRENT		932.00	0.00	1,123.00	0.00	0.00
										SUBSIDY UTAC		0.00	191.00			
B-2B	2A	Affordable / Tax Credit	978	Occupied	Robinson, Cheryl	10/10/2019	10/10/2019	10/09/2020	837.00	RESIDENT UTILREIMB		0.00	(174.00)	(174.00)	78.00	(232.00)
										SUBSIDY SUBRENT		837.00	0.00	1,011.00	0.00	(60.00)
										SUBSIDY UTAC		0.00	174.00			
B-3B	2A	Affordable / Tax Credit	978	Occupied	Blakeney, Michelle	10/30/2014	10/30/2014	10/31/2015	837.00	RESIDENT RENT		69.00	0.00	69.00	206.00	(451.00)
										SUBSIDY SUBRENT		768.00	0.00	768.00	0.00	0.00
B-4B	3A	Affordable / Tax Credit	1127	Occupied	Rivers, Klara	05/24/2021	05/24/2021	05/23/2022	932.00	RESIDENT RENT		102.00	0.00	102.00	132.00	(1.00)
										SUBSIDY SUBRENT		830.00	0.00	830.00	0.00	(4,543.00)

* indicates amounts not included in detail totals

RENT ROLL DETAIL

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
C-1C	3A	Affordable / Tax Credit	1127	Occupied	Lotharp, Lateshia	02/29/2024	02/29/2024	02/28/2025	932.00	RESIDENT RENT		276.00	0.00	276.00	523.00	(120.00)
										SUBSIDY SUBRENT		656.00	0.00	656.00	0.00	0.00
C-2C	2A	Affordable / Tax Credit	978	Occupied	Rollings, Christina	05/10/2023	05/10/2023	05/31/2024	837.00	RESIDENT RENT		143.00	0.00	143.00	356.00	(108.00)
										SUBSIDY SUBRENT		694.00	0.00	694.00	0.00	(39.74)
C-3C	2A	Affordable / Tax Credit	978	Occupied	Robinson, Carol	11/11/2004	11/01/2013	10/31/2014	837.00	RESIDENT UTILREIMB		0.00	(174.00)	(174.00)	50.00	(153.00)
										SUBSIDY SUBRENT		837.00	0.00	1,011.00	0.00	(45.00)
										SUBSIDY UTAC		0.00	174.00			
C-4C	3A	Affordable / Tax Credit	1127	Occupied	Baker, Teresa	06/15/2020	06/15/2020	06/14/2021	932.00	RESIDENT UTILREIMB		0.00	(91.00)	(91.00)	475.00	(351.00)
										SUBSIDY SUBRENT		932.00	0.00	1,023.00	0.00	0.00
										SUBSIDY UTAC		0.00	91.00			
D-1D	1A	Affordable / Tax Credit	711	Occupied	Rivers, Betty	04/21/2025	04/21/2025	04/20/2026	695.00	RESIDENT RENT		207.00	0.00	207.00	334.00	(5.00)
										SUBSIDY SUBRENT		488.00	0.00	488.00	0.00	651.00
D-2D	2A	Affordable / Tax Credit	978	Occupied	Joiner, Alexis	06/15/2023	06/15/2023	05/31/2024	837.00	RESIDENT UTILREIMB		0.00	(174.00)	(174.00)	454.00	(162.58)
										SUBSIDY SUBRENT		837.00	0.00	1,011.00	0.00	0.00
										SUBSIDY UTAC		0.00	174.00			
D-3D	2A	Affordable / Tax Credit	978	Occupied	Raley, LaShala	06/26/2020	06/26/2020	06/25/2021	837.00	RESIDENT UTILREIMB		0.00	(2.00)	(2.00)	284.00	(863.00)
										SUBSIDY SUBRENT		837.00	0.00	839.00	0.00	0.00
										SUBSIDY UTAC		0.00	2.00			
D-4D	2A	Affordable / Tax Credit	978	Occupied	Rivers, Pallence	12/16/2019	12/16/2019	12/15/2020	837.00	RESIDENT UTILREIMB		0.00	(174.00)	(174.00)	55.00	(103.00)
										SUBSIDY SUBRENT		837.00	0.00	1,011.00	0.00	0.00
										SUBSIDY UTAC		0.00	174.00			
D-5D	2A	Affordable / Tax Credit	978	Occupied	Thomas, Daja	03/30/2017	03/30/2017	03/29/2018	837.00	RESIDENT UTILREIMB		0.00	(174.00)	(174.00)	50.00	128.00
										SUBSIDY SUBRENT		837.00	0.00	1,011.00	0.00	0.00
										SUBSIDY UTAC		0.00	174.00			
D-6D	1B	Affordable / Tax Credit	711	Occupied	Smith, Linda	09/20/2018	09/20/2018	09/19/2019	695.00	RESIDENT RENT		177.00	0.00	177.00	240.00	(23.00)

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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
E-1E	3A	Affordable / Tax Credit	1127	Occupied	Smith, Erika	10/25/2017	10/25/2017	10/24/2018	932.00	RESIDENT	SUBSIDY SUBRENT	518.00	0.00	518.00	0.00	0.00
											CONC/SPEC	0.00	(72.00)	860.00	312.00	884.00
											RESIDENT RENT	932.00	0.00			
E-2E	2A	Affordable / Tax Credit	978	Occupied	Little, Manila	08/29/2017	08/29/2017	08/28/2018	837.00	RESIDENT	SUBSIDY UTILREIMB	0.00	0.00		0.00	1,955.00
											UTILREIMB	0.00	(174.00)	(174.00)	50.00	(63.00)
											SUBSIDY SUBRENT	837.00	0.00	1,011.00	0.00	0.00
E-3E	2A	Affordable / Tax Credit	978	Occupied	Joiner, Lanika	06/14/2018	06/14/2018	06/13/2019	837.00	RESIDENT	SUBSIDY UTAC	0.00	174.00			
											UTILREIMB	0.00		248.00	101.00	0.00
											RESIDENT RENT	248.00	0.00	248.00		
E-4E	3A	Affordable / Tax Credit	1127	Occupied	Hendrix, Jessica	06/20/2022	06/20/2022	06/19/2023	932.00	RESIDENT	SUBSIDY SUBRENT	589.00	0.00	589.00	0.00	1.00
											RESIDENT RENT	102.00	0.00	102.00	224.00	(286.00)
											UTILREIMB	830.00	0.00	830.00	0.00	44.00
F-1F	3A	Affordable / Tax Credit	1127	Occupied	Lewis, Alexis	03/07/2025	03/07/2025	03/31/2026	932.00	RESIDENT	SUBSIDY SUBRENT	932.00	0.00	932.00	0.00	1.00
											UTILREIMB	0.00	(136.00)	(136.00)	81.00	0.00
											SUBSIDY SUBRENT	932.00	0.00	1,068.00	0.00	1.00
F-2F	2A	Affordable / Tax Credit	978	Occupied	Dutton, Josie	07/15/2021	07/15/2021	07/14/2022	837.00	RESIDENT	SUBSIDY UTAC	0.00	136.00			
											UTILREIMB	0.00	(106.00)	(106.00)	63.00	(294.00)
											SUBSIDY SUBRENT	837.00	0.00	943.00	0.00	0.00
F-3F	2A	Affordable / Tax Credit	978	Occupied	Pate, Ishia	02/27/2025	02/27/2025	02/28/2026	837.00	RESIDENT	SUBSIDY UTAC	0.00	106.00			
											RESIDENT RENT	276.00	0.00	276.00	475.00	0.00
											SUBSIDY SUBRENT	561.00	0.00	561.00	0.00	0.00
F-4F	3A	Affordable / Tax Credit	1127	Occupied	Rippe, Amanda	03/22/2019	03/22/2019	03/21/2020	932.00	RESIDENT	RESIDENT RENT	821.00	0.00	821.00	76.00	(1,515.00)
G-1G	1A	Affordable / Tax Credit	711	Occupied	Choe, David	11/23/2021	11/23/2021	11/22/2022	695.00	RESIDENT	RESIDENT RENT	136.00	0.00	136.00	375.00	(149.00)
G-2G	2A	Affordable / Tax Credit	978	Occupied	Blount, Bianca	11/08/2017	11/08/2017	11/07/2018	837.00	RESIDENT	SUBSIDY SUBRENT	559.00	0.00	559.00	0.00	0.00
											UTILREIMB	0.00	(174.00)	(174.00)	79.00	(106.00)
											SUBSIDY SUBRENT	837.00	0.00	1,011.00	0.00	(943.00)
											SUBSIDY UTAC	0.00	174.00			

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RENT ROLL DETAIL

As of 05/15/2025

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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
G-3G	2A	Affordable / Tax Credit	978	Occupied	Robinson, Hayley	05/03/2024	05/03/2024	05/31/2025	837.00	RESIDENT RENT		135.00	0.00	135.00	184.00	(97.00)
										SUBSIDY SUBRENT		702.00	0.00	702.00	0.00	(150.00)
G-4G	2A	Affordable / Tax Credit	976	Occupied	Clyburn, Twanda	07/18/2018	07/18/2018	07/17/2019	837.00	RESIDENT RENT		337.00	0.00	337.00	213.00	(901.00)
										SUBSIDY SUBRENT		500.00	0.00	500.00	0.00	0.00
G-5G	2A	Affordable / Tax Credit	976	Occupied	Esphosa, Kathy	10/09/2019	10/09/2019	10/08/2020	837.00	RESIDENT RENT		102.00	0.00	102.00	300.00	0.00
										SUBSIDY SUBRENT		735.00	0.00	735.00	0.00	0.00
G-6G	1A	Affordable / Tax Credit	711	Occupied	Edgeworth, Lila	07/09/2024	07/09/2024	07/31/2025	695.00	RESIDENT RENT		92.00	0.00	92.00	219.00	3.00
										SUBSIDY SUBRENT		603.00	0.00	603.00	0.00	0.00
H-1H	3A	Affordable / Tax Credit	1127	Occupied	Chambers, Bridgette	10/04/2021	10/04/2021	10/04/2022	932.00	RESIDENT RENT		186.00	0.00	186.00	106.00	(209.00)
										SUBSIDY SUBRENT		746.00	0.00	746.00	0.00	0.00
H-2H	2A	Affordable / Tax Credit	978	Occupied	Chambers, Andrea	08/09/2024	08/09/2024	07/31/2025	837.00	RESIDENT UTILREIMB		0.00	(174.00)	(174.00)	50.00	0.00
										SUBSIDY SUBRENT		837.00	0.00	1,011.00	0.00	0.00
										SUBSIDY UTAC		0.00	174.00			
H-3H	2A	Affordable / Tax Credit	978	Occupied	Chambers, DeJha	11/06/2017	11/06/2017	11/05/2018	837.00	RESIDENT UTILREIMB		0.00	(174.00)	(174.00)	85.00	(392.00)
										SUBSIDY SUBRENT		837.00	0.00	1,011.00	0.00	0.00
										SUBSIDY UTAC		0.00	174.00			
H-4H	3A	Affordable / Tax Credit	1127	Occupied	Mungo, Eldrameka	12/29/2017	12/29/2017	12/28/2018	932.00	RESIDENT UTILREIMB		0.00	(181.00)	(181.00)	51.00	0.00
										SUBSIDY SUBRENT		932.00	0.00	1,113.00	0.00	90.00
										SUBSIDY UTAC		0.00	181.00			
J-1J	1B	Affordable / Tax Credit	711	Occupied	Howard, Kathy	02/07/2014	02/07/2014	02/06/2015	695.00	RESIDENT RENT		159.00	0.00	159.00	212.00	1.00
										SUBSIDY SUBRENT		536.00	0.00	536.00	0.00	0.00
J-2J	1A	Affordable / Tax Credit	711	Occupied	Robinson, Kay	08/26/2014	08/26/2014	08/25/2015	695.00	RESIDENT RENT		621.00	0.00	621.00	63.00	1,284.00
J-3J	1A	Affordable / Tax Credit	711	Occupied	Lockhart, Roger	04/17/2020	04/17/2020	04/16/2021	695.00	RESIDENT RENT		193.00	0.00	193.00	257.00	(158.00)
										SUBSIDY SUBRENT		502.00	0.00	502.00	0.00	0.00

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RENT ROLL DETAIL

As of 05/15/2025

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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-4J	1B	Affordable / Tax Credit	711	Occupied	Bennett, James	12/22/2022	12/22/2022	12/21/2023	695.00	RESIDENT RENT		284.00	0.00	284.00	398.00	(208.48)
										SUBSIDY SUBRENT		411.00	0.00	411.00	0.00	0.00
K-1K	1A	Affordable / Tax Credit	711	Occupied	Coleman, Bernadette	12/20/2023	12/20/2023	12/31/2024	695.00	RESIDENT UTILREIMB		0.00	(21.00)	(21.00)	288.00	0.00
										SUBSIDY SUBRENT		695.00	0.00	716.00	0.00	0.00
										SUBSIDY UTAC		0.00	21.00			
K-2K	1A	Affordable / Tax Credit	711	Occupied	Rorie, Annie	10/26/2011	10/01/2013	09/30/2014	695.00	RESIDENT RENT		233.00	0.00	233.00	165.00	0.00
										SUBSIDY SUBRENT		462.00	0.00	462.00	0.00	5.00
K-3K	1A	Affordable / Tax Credit	711	Occupied	Horton, Roberta	05/20/2008	05/01/2013	04/30/2014	695.00	RESIDENT RENT		153.00	0.00	153.00	181.00	(110.00)
										SUBSIDY SUBRENT		542.00	0.00	542.00	0.00	(7.00)
K-4K	1A	Affordable / Tax Credit	711	Occupied	Donahue, Debra	09/14/2017	09/14/2017	09/13/2018	695.00	RESIDENT RENT		205.00	0.00	205.00	50.00	0.00
										SUBSIDY SUBRENT		490.00	0.00	490.00	0.00	0.00
L-1L	1A	Affordable / Tax Credit	711	Occupied	Keams, Nancy	07/01/2021	07/01/2021	06/30/2022	695.00	RESIDENT RENT		149.00	0.00	149.00	231.00	109.00
										SUBSIDY SUBRENT		546.00	0.00	546.00	0.00	0.00
L-2L	1A	Affordable / Tax Credit	711	Occupied	Stewart, Tenya	01/02/2024	01/02/2024	01/31/2025	695.00	RESIDENT RENT		324.00	0.00	324.00	374.00	111.00
										SUBSIDY SUBRENT		371.00	0.00	371.00	0.00	0.00
L-3L	1A	Affordable / Tax Credit	711	Occupied	Chambers, Cedric	09/30/2024	09/30/2024	09/30/2025	695.00	RESIDENT RENT		293.00	0.00	293.00	420.00	882.00
										SUBSIDY SUBRENT		402.00	0.00	402.00	0.00	0.00
L-4L	1A	Affordable / Tax Credit	711	Occupied	Clark, Erika	09/04/2018	09/04/2018	09/03/2019	695.00	RESIDENT RENT		452.00	0.00	452.00	275.00	179.50
										SUBSIDY SUBRENT		243.00	0.00	243.00	0.00	14.00
Totals:									40,244.00			40,059.00	(72.00)	39,987.00	10,189.00	

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As of 05/15/2025

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Amt / SQFT: Market = 45,584 SQFT; Leased = 45,584 SQFT;

Floorplan	# Units	Average SQFT	Average Market + Addl.	Market + Addl.	Average Leased	Leased Amt / SQFT	Units Occupied	Occupancy %	Units Available
1A	15	711	695.00	0.98	690.07	0.97	15	100.00	0
1B	3	711	695.00	0.98	695.00	0.98	3	100.00	0
2A	22	978	837.00	0.86	837.00	0.86	22	100.00	0
3A	10	1,127	932.00	0.83	920.90	0.82	10	100.00	0
totals / averages:	50	912	804.88	0.88	801.18	0.88	50	100.00	0

occupancy and rents summary for current date

unit status	Market + Addl.	# units	potential rent
Occupied, no NTV	40,244.00	50	40,059.00
Occupied, NTV		0	-
Occupied NTV Leased		0	-
Vacant Leased		0	-
Admin/Down		0	-
Vacant Not Leased		0	-
totals:	40,244.00	50	40,059.00

summary billing by sub journal for current date

sub journal	amount
RESIDENT	6,249.00
SUBSIDY	33,738.00
total:	39,987.00

summary billing by transaction code for current date

code	amount
CONC/SPEC	(72.00)
RENT	8,963.00
SUBRENT	31,096.00
UTAC	2,642.00
UTILREIMB	(2,642.00)

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total:	39,987.00
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