

Prestwick Development Company, LLC

3715 Northside Parkway, Bldg. 200, Ste 175
Atlanta GA 30307

May 14, 2025

Senator Allen Blackmon
Gressette Bldg, PO Box 142
Columbia, SC 29201

Senator:

In accordance with the 2025 QAP of the South Carolina State Housing Finance and Development Authority, this letter is to provide you with information regarding a proposed development using Low Income Housing Tax Credits (LIHTC) in Anderson. Funding for the development may consist of both federal and state tax credits. Below is some of the proposed project information.

Development Name:	Blue Ridge
Address:	near 2095 Oakleaf Drive Lancaster, SC 29720
Total Number of Units:	up to 80 Maximum
Construction Type:	New Construction
Acreage:	8 acres+/-
Tenant Targeting:	Family

I would be pleased to meet and discuss the proposed project at any time. Feel free to share with any/all City Council Members. My contact information is below.

8086 Anthirium Loop
Sarasota, FL 34240
678-296-1800
Skn33@bellsouth.net

Sincerely,



Sarah K. Niemann
Member of GP

Prestwick Development Company, LLC

3715 Northside Parkway, Bldg. 200, Ste 175

Atlanta GA 30307

May 14, 2025

Representative Brandon Newton
Blatt Bldg, PO Box 11867
Columbia, SC 29201

Representative:

In accordance with the 2025 QAP of the South Carolina State Housing Finance and Development Authority, this letter is to provide you with information regarding a proposed development using Low Income Housing Tax Credits (LIHTC) in Anderson. Funding for the development may consist of both federal and state tax credits. Below is some of the proposed project information.

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May 14, 2025

Mayor DeVenny
216 S Catawba St
Lancaster, SC 29720

Mayor:

In accordance with the 2025 QAP of the South Carolina State Housing Finance and Development Authority, this letter is to provide you with information regarding a proposed development using Low Income Housing Tax Credits (LIHTC) in Anderson. Funding for the development may consist of both federal and state tax credits. Below is some of the proposed project information.

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May 14, 2025

Councilwoman Harris
216 S Catawba St
Lancaster, SC 29720

Councilwoman:

In accordance with the 2025 QAP of the South Carolina State Housing Finance and Development Authority, this letter is to provide you with information regarding a proposed development using Low Income Housing Tax Credits (LIHTC) in Anderson. Funding for the development may consist of both federal and state tax credits. Below is some of the proposed project information.

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May 14, 2025

Councilwoman Marsh
216 S Catawba St
Lancaster, SC 29720

Councilwoman:

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May 14, 2025

Councilwoman Taylor
216 S Catawba St
Lancaster, SC 29720

Councilwoman:

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Atlanta GA 30307

May 14, 2025

Councilwoman Miller
216 S Catawba St
Lancaster, SC 29720

Councilwoman:

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Atlanta GA 30307

May 14, 2025

Councilman Sowell
216 S Catawba St
Lancaster, SC 29720

Councilman:

In accordance with the 2025 QAP of the South Carolina State Housing Finance and Development Authority, this letter is to provide you with information regarding a proposed development using Low Income Housing Tax Credits (LIHTC) in Anderson. Funding for the development may consist of both federal and state tax credits. Below is some of the proposed project information.

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Atlanta GA 30307

May 14, 2025

Councilman Hood
216 S Catawba St
Lancaster, SC 29720

Councilman:

In accordance with the 2025 QAP of the South Carolina State Housing Finance and Development Authority, this letter is to provide you with information regarding a proposed development using Low Income Housing Tax Credits (LIHTC) in Anderson. Funding for the development may consist of both federal and state tax credits. Below is some of the proposed project information.

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Sincerely,



Sarah K. Niemann
Member of GP

EXHIBIT Z

Sustainable Building Selection

Development Name: Blue Ridge

Sustainable Building Option: National Green Building Standard

I, Blue Ridge Family 1, LP (applicant name) have selected the above sustainable building option from the current year's Qualified Allocation Plan for the South Carolina State Housing Finance and Development Authority's Low-Income Housing Tax Credit Program.

Wilfol³
Signature and Certification of Applicant

5/19/2025
Date

Sustainable Building Professional's Certification: Neither I nor the company I work for have any financial interest in the proposed LIHTC application other than in the practice of our profession. I also certify that the project will meet the requirements of the sustainable building option selected above.

Grant Warner Digitally signed by Grant Warner
Date: 2025.05.15 17:10:06 -04'00'
Signature and Certification of Sustainable Building Professional

5.15.2025
Date

Grant Warner
Name of Sustainable Building Professional

5/15/2025

Energy Model & Green Program Assumptions Disclosure

Southern Energy Management has built energy models for the following project:

- **Blue Ridge**

The energy models follow the *ANSI/RESNET/ICC 301-2019 Standard for the Calculation and Labeling of the Energy Performance of Dwelling and Sleeping Units using an Energy Rating Index*.

The inputs in the energy models that are used to demonstrate preliminary compliance with the South Carolina QAP standards are based upon the minimum requirements for Energy Star, as well as the initial plans provided (if applicable) to Southern Energy Management. If plans were provided, they were assumed to be the latest version and a representation of what will be constructed on site.

Unless otherwise indicated, building envelope performance values are assumed to be code minimum for the applicable jurisdiction and are also subject to change after on-site testing is performed. Initial files sent to the project team may indicate a variation in unit square footage values than what is provided to SEM on the preliminary plans. This difference can be attributed to the differing protocols for measuring units between the architect and the residential modeler. If square footage below is the same as the values listed in the Exhibit G, note that once measured for the final energy model the square footage utilized may vary.

Southern Energy Management does not guarantee nor attest compliance with the applicable QAP requirements based on these preliminary models or plan set(s) as our review is based on ENERGY STAR for Multifamily New Construction V1.1 compliance and green program (NGBS) qualification. All inputs listed in the following Building File Reports are subject to change with any alterations or modifications in the construction documents plan set as well as differences observed during on-site inspections.

As Modeled Unit Type(s)*

**Plans used to generate these scores are preliminary and may not be representative of the final design.*

Number of Bedrooms	Square Footage	Average HERS
1 bedroom	760	58



2 bedroom	860	58
3 bedroom	1110	58

About Southern Energy Management

Southern Energy Management (SEM) is a HERS rater training provider that has been committed to improving the way people create, consume, and conserve energy since 2001. We are a team of over 180 building performance and solar experts who believe what you do is important, and how you do it matters just as much. SEM provides consultations, inspections, testing and third party verification for multifamily & commercial green building certification programs including (but not limited to): HERS Ratings, ENERGY STAR, National Green Building Standard, LEED, Green Globes, EarthCraft, Fitwel, etc.

<https://southern-energy.com/multifamily-energy-services/>



Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date: 2021-04-30

Registry ID:

Ekotrope ID: dxmkkjBv

HERS® Index Score:

Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit www.hersindex.com

58

Annual Savings

\$484

*Relative to an average U.S. home

Home:
OAKLEAF DR
LANCASTER, SC

Builder:

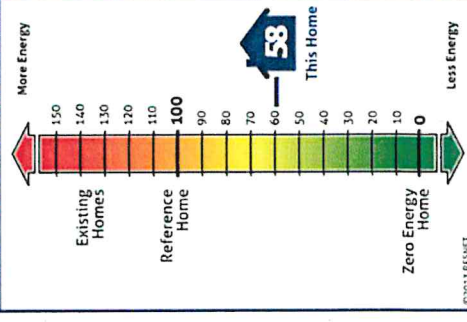
Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	6.3	\$149
Cooling	2.0	\$47
Hot Water	4.1	\$97
Lights/Appliances	11.0	\$259
Service Charges		\$60
Generation (e.g. Solar)	0.0	\$0
Total:	23.5	\$612

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0
2009 International Energy Conservation Code
2006 International Energy Conservation Code

HERS' Index



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	1Br ext ground
Community:	SC MFNC V1.1 Garden
Conditioned Floor Area:	760 ft ²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 9 HSPF
Primary Cooling System:	Air Source Heat Pump • Electric • 16 SEER
Primary Water Heating:	Residential Water Heater • Electric • 0.95 Energy Factor
House Tightness:	0.3 CFM50 / s.f. Shell Area (Adjusted Infiltration: 6.45 ACH50)
Ventilation:	80 CFM (unmeasured) • 39.69 Watts (Default) • Exhaust Only
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-15
Ceiling:	Adiabatic, R-11
Window Type:	U-Value: 0.3, SHGC: 0.27
Foundation Walls:	N/A
Framed Floor:	N/A

Rating Completed by:

Energy Rater: Benoit Rivard
RESNET ID: 4443444
Rating Company: Southern Energy Management MES
5908 Triangle Drive
Rating Provider: Southern Energy Management
5908 Triangle Drive, Raleigh, NC 27617
919-836-0330



[Signature]

Benoit Rivard, Certified Energy Rater
Digitally signed: 5/16/25 at 4:41 PM



Energy savings calculated without modifications to the energy model. (As Modeled)

Ekotrope RATER - Version: 4.0.0.3633
The Energy Rating Disclosure for this home is available from the Approved Rating Provider.
This report does not constitute any warranty or guarantee.

ENERGY STAR MF V1.1 Home Report

Property

OAKLEAF DR
LANCASTER, SC
Model: 1Br ext ground
Community: SC MFNC V1.1 Garden

Organization

Southern Energy Management
Benoit Rivard
9196228441

Inspection Status

Results are projected

Builder

BLUE RIDGE_1Br garden ground
SC MFNC V1_1Br garden ground

Mandatory Requirements

ERI (HERS) Index Target

✓ Duct leakage at post construction better than or equal to applicable requirements.	Reference Home ERI (HERS)	61
✓ Total building thermal envelope UA meets or exceeds applicable requirements.	SAF (Size Adjustment Factor)	1.00
✓ Slab on Grade Insulation must be > R-5, and at IECC 2009 Depth for Climate Zones 4 and above.	SAF Adjusted ERI (HERS) Target	61
✓ Envelope insulation achieves RESNET Grade I installation, or uses exceptions in footnote 5.	As Designed Home ERI (HERS)	58
✓ Total window thermal properties meet or exceed the applicable requirements	As Designed Home ERI (HERS) w/o PV	58
✓ Duct insulation meets the EPA minimum requirements of R-6.		
✓ Mechanical ventilation system is installed in the home.		
✓ Measured infiltration is better than or equal to applicable requirements.		
✓ ENERGY STAR Checklists fully verified and complete.		

Normalized, Modified End-Use Loads (MBtu / year)

	ENERGY STAR	As Designed
Heating	7.8	8.2
Cooling	3.2	2.8
Water Heating	4.3	3.4
Lights and Appliances	11.6	11.0
Total	26.9	25.5



This home MEETS or EXCEEDS the energy efficiency requirements for designation as an EPA ENERGY STAR Qualified Home under Version Multifamily V1.1

Pollution Prevented

Type of Emissions	Reduction
Carbon Dioxide (CO ₂) - tons/yr	0.0

Energy Cost Savings

	\$/yr
Heating	-22
Cooling	-10
Water Heating	24
Lights & Appliances	9
Generation Savings	0
Total	2

The energy savings and pollution prevented are calculated by comparing the Rated Home to the ENERGY STAR Version Multifamily V1.1 Reference Home as defined in the ENERGY STAR Qualified Homes ERI (HERS) Target Procedure for National Program Requirements, Version Multifamily V1.1 promulgated by the Environmental Protection Agency (EPA). In accordance with the ANSI/RESNET/ICC 301 Standard, building inputs affecting setpoints infiltration rates, window shading and the existence of mechanical systems may have been changed prior to calculating loads

Ekotrope RATER - Version 4.0.0.3633

All results are based on data entered by Ekotrope users. Ekotrope disclaims all liability for the information shown on this report.

Building Specification Summary

Property

OAKLEAF DR
LANCASTER, SC
Model: 1Br ext ground
Community: SC MFNC V1.1 Garden

Organization

Southern Energy Managem
Benoit Rivard
9196228441

Inspection Status

Results are projected

Builder

BLUE RIDGE_1Br garden ground
SC MFNC V1_1Br garden ground

Building Information

Conditioned Area [ft²]	760.00
Conditioned Volume [ft³]	7,980.00
Thermal Boundary Area [ft²]	2,811.50
Number Of Bedrooms	1
Housing Type	Apartment, inside unit

Rating

HERS ERI	58
HERS ERI w/o PV	58

Building Shell

Ceiling w/ Attic	None	Windows (largest)	U-Value: 0.3, SHGC: 0.27
Vaulted Ceiling	None	Window / Wall Ratio	0.05
Above Grade Walls	R15 FG G1 16"OC; U-0.077	Window / Floor Ratio	0.08
Found. Walls	None	Infiltration	0.3 CFM50 / s.f. Shell Area
Framed Floors	None	Duct Lkg to Outside	Untested Forced Air
Slabs	Uninsulated (wood); R-0	Total Duct Leakage	45 CFM @ 25Pa (Post-Construction)

Mechanical Systems

Heating	Air Source Heat Pump • Electric • 9 HSPF
Cooling	Air Source Heat Pump • Electric • 16 SEER
Water Heating	Residential Water Heater • Electric • 0.95 Energy Factor
Programmable Thermostat	Yes
Ventilation System	80 CFM (unmeasured) • 39.69 Watts (Default) • Exhaust Only
Whole House Fan	N/A

Lights and Appliances

Percent Interior LED	100%	Clothes Dryer Fuel	Electric
Percent Exterior LED	100%	Clothes Dryer CEF	3.0
Refrigerator (kWh/yr)	500.0	Clothes Washer LER (kWh/yr)	400.0
Dishwasher Efficiency	270 kWh	Clothes Washer Capacity	3.0
Ceiling Fan (CFM/Watt)	80.0	Range/Oven Fuel	Electric

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date: 2025-05-16

Registry ID:

Ekotrope ID: vpOGWn6d

HERS® Index Score:

Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit www.hersindex.com

58

Annual Savings

\$474

*Relative to an average U.S. home

Home:
OAKLEAF DR
LANCASTER, SC
Builder:

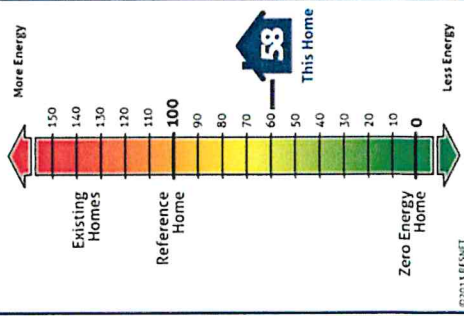
Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	4.5	\$106
Cooling	2.6	\$60
Hot Water	4.1	\$97
Lights/Appliances	11.0	\$259
Service Charges		\$60
Generation (e.g. Solar)	0.0	\$0
Total:	22.3	\$582

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0
ENERGY STAR v3
2009 International Energy Conservation Code
2006 International Energy Conservation Code

HERS® Index



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	1Br ext ground
Community:	SC MFNC V1.1 Garden
Conditioned Floor Area:	760 ft ²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 9 HSFP
Primary Cooling System:	Air Source Heat Pump • Electric • 16 SEER
Primary Water Heating:	Residential Water Heater • Electric • 0.95 Energy Factor
House Tightness:	0.3 CFM50 / s.f. Shell Area (Adjusted Infiltration: 6.45 ACH50)
Ventilation:	80 CFM (unmeasured) • 39.69 Watts (Default) • Exhaust Only
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-15
Ceiling:	Attic, R-42
Window Type:	U-Value: 0.28, SHGC: 0.27
Foundation Walls:	N/A
Framed Floor:	R-11

Rating Completed by:

Energy Rater: Benoit Rivard
RESNET ID: 4443444
Rating Company: Southern Energy Management MES
5908 Triangle Drive

Rating Provider: Southern Energy Management
5908 Triangle Drive, Raleigh, NC 27617
919-836-0330



[Signature]

Benoit Rivard, Certified Energy Rater
Digitally signed: 5/16/25 at 4:41 PM



Energy savings calculated without modifications to the energy model. (As Modeled)

Ekotrope RATER - Version: 4.0.0.3633
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ENERGY STAR MF V1.1 Home Report

Property

OAKLEAF DR
LANCASTER, SC
Model: 1Br ext ground
Community: SC MFNC V1.1 Garden

Organization

Southern Energy Management
Benoit Rivard
9196228441

Inspection Status

Results are projected

Builder

BLUE RIDGE_1Br garden top
SC MFNC V1.1_1Br garden top

Mandatory Requirements

- ✓ Duct leakage at post construction better than or equal to applicable requirements.
- ✓ Total building thermal envelope UA meets or exceeds applicable requirements.
- ✓ Slab on Grade Insulation must be > R-5, and at IECC 2009 Depth for Climate Zones 4 and above.
- ✓ Envelope insulation achieves RESNET Grade I installation, or uses exceptions in footnote 5.
- ✓ Total window thermal properties meet or exceed the applicable requirements
- ✓ Duct insulation meets the EPA minimum requirements of R-6.
- ✓ Mechanical ventilation system is installed in the home.
- ✓ Measured infiltration is better than or equal to applicable requirements.
- ✓ ENERGY STAR Checklists fully verified and complete.

ERI (HERS) Index Target

Reference Home ERI (HERS)	58
SAF (Size Adjustment Factor)	1.00
SAF Adjusted ERI (HERS) Target	58

As Designed Home ERI (HERS)	58
As Designed Home ERI (HERS) w/o PV	58

Normalized, Modified End-Use Loads (MBtu / year)

	ENERGY STAR	As Designed
Heating	4.8	6.0
Cooling	3.6	3.5
Water Heating	4.3	3.4
Lights and Appliances	11.6	11.0
Total	24.3	24.0



This home MEETS or EXCEEDS the energy efficiency requirements for designation as an EPA ENERGY STAR Qualified Home under Version Multifamily V1.1

Pollution Prevented

Type of Emissions	Reduction
Carbon Dioxide (CO ₂) - tons/yr	-0.1

Energy Cost Savings

	\$/yr
Heating	-27
Cooling	-17
Water Heating	24
Lights & Appliances	9
Generation Savings	0
Total	-11

The energy savings and pollution prevented are calculated by comparing the Rated Home to the ENERGY STAR Version Multifamily V1.1 Reference Home as defined in the ENERGY STAR Qualified Homes ERI (HERS) Target Procedure for National Program Requirements, Version Multifamily V1.1 promulgated by the Environmental Protection Agency (EPA). In accordance with the ANSI/RESNET/ICC 301 Standard, building inputs affecting setpoints infiltration rates, window shading and the existence of mechanical systems may have been changed prior to calculating loads

Ekotrope RATER - Version 4.0.0.3633

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Building Specification Summary

Property	Organization	Inspection Status
OAKLEAF DR	Southern Energy Managem	Results are projected
LANCASTER, SC	Benoit Rivard	
Model: 1Br ext ground	9196228441	
Community: SC MFNC V1.1 Garden		
	Builder	
BLUE RIDGE_1Br garden top		
SC MFNC V1.1_1Br garden top		

Building Information		Rating	
Conditioned Area [ft²]	760.00	HERS ERI	58
Conditioned Volume [ft³]	6,840.00	HERS ERI w/o PV	58
Thermal Boundary Area [ft²]	2,627.00		
Number Of Bedrooms	1		
Housing Type	Apartment, inside unit		

Building Shell			
Ceiling w/ Attic	R-42 Blown G1, Attic; U-0.024	Windows (largest)	U-Value: 0.28, SHGC: 0.27
Vaulted Ceiling	None	Window / Wall Ratio	0.05
Above Grade Walls	R15 FG G1 16"OC; U-0.077	Window / Floor Ratio	0.08
Found. Walls	None	Infiltration	0.3 CFM50 / s.f. Shell Area
Framed Floors	None	Duct Lkg to Outside	Untested Forced Air
Slabs	None	Total Duct Leakage	45 CFM @ 25Pa (Post-Construction)

Mechanical Systems	
Heating	Air Source Heat Pump • Electric • 9 HSPF
Cooling	Air Source Heat Pump • Electric • 16 SEER
Water Heating	Residential Water Heater • Electric • 0.95 Energy Factor
Programmable Thermostat	Yes
Ventilation System	80 CFM (unmeasured) • 39.69 Watts (Default) • Exhaust Only
Whole House Fan	N/A

Lights and Appliances			
Percent Interior LED	100%	Clothes Dryer Fuel	Electric
Percent Exterior LED	100%	Clothes Dryer CEF	3.0
Refrigerator (kWh/yr)	500.0	Clothes Washer LER (kWh/yr)	400.0
Dishwasher Efficiency	270 kWh	Clothes Washer Capacity	3.0
Ceiling Fan (CFM/Watt)	80.0	Range/Oven Fuel	Electric

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date: 2025-05-16
Registry ID:
Ekotrope ID: dq3IKV72

HERS® Index Score:

59
Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit www.hersindex.com

Annual Savings

\$540
*Relative to an average U.S. home

Home:
OAKLEAF DR
LANCASTER, SC
Builder:

Your Home's Estimated Energy Use:

Use [MBtu]	Annual Cost
Heating	7.4
Cooling	2.5
Hot Water	5.5
Lights/Appliances	12.6
Service Charges	0.0
Generation (e.g. Solar)	0.0
Total:	28.0
	\$717

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0
ENERGY STAR v3.1
ENERGY STAR v3
2009 International Energy Conservation Code
2006 International Energy Conservation Code

Home Feature Summary:

Home Type:	Apartment, end unit
Model:	2Br ext ground
Community:	Garden
Conditioned Floor Area:	860 ft²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 9 HSPF
Primary Cooling System:	Air Source Heat Pump • Electric • 16 SEER
Primary Water Heating:	Residential Water Heater • Electric • 0.95 Energy Factor
House Tightness:	0.3 CFM50 / s.f. Shell Area (Adjusted Infiltration: 6.45 ACH50)
Ventilation:	80 CFM (unmeasured) • 30.51 Watts (Default) • Exhaust Only
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-15
Ceiling:	Adiabatic, R-11
Window Type:	U-Value: 0.28, SHGC: 0.27
Foundation Walls:	N/A
Framed Floor:	N/A

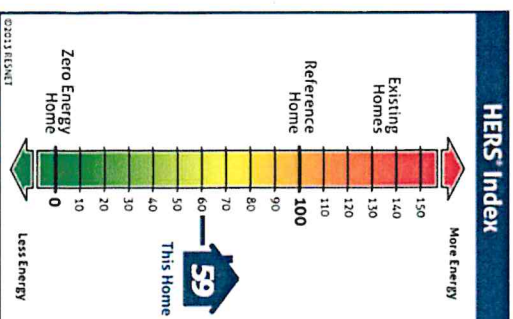
Rating Completed by:

Energy Rater: Benoit Rivard
RESNET ID: 4443444

Rating Company: Southern Energy Management MES
5908 Triangle Drive

Rating Provider: Southern Energy Management
5908 Triangle Drive, Raleigh, NC 27617
919-836-0330

Benoit Rivard, Certified Energy Rater
Digitally signed: 5/16/25 at 4:41 PM



Energy savings calculated without modifications to the energy model. (As Modeled)

Ekotrope RATER - Version:4.0.0.3633
The Energy Rating Disclosure for this home is available from the Approved Rating Provider.
This report does not constitute any warranty or guarantee.

ENERGY STAR MF V1.1 Home Report

Property
OAKLEAF DR
LANCASTER, SC
Model: 2Br ext ground
Community: Garden
BLUE RIDGE_2Br garden ground
SC MFNC V1.1_2Br ext ground

Organization
Southern Energy Management
Benoit Rivard
9196228441

Builder

Mandatory Requirements ERI (HERS) Index Target

61	Reference Home ERI (HERS)	61
1.00	SAF (Size Adjustment Factor)	1.00
61	SAF Adjusted ERI (HERS) Target	61
59	As Designed Home ERI (HERS)	59
59	As Designed Home ERI (HERS) w/o PV	59

- ✓ Duct leakage at post construction better than or equal to applicable requirements.
- ✓ Total building thermal envelope UA meets or exceeds applicable requirements.
- ✓ Slab on Grade Insulation must be > R-5, and at IECC 2009 Depth for Climate Zones 4 and above.
- ✓ Envelope insulation achieves RESNET Grade 1 installation, or uses exceptions in footnote 5.
- ✓ Total window thermal properties meet or exceed the applicable requirements
- ✓ Duct insulation meets the EPA minimum requirements of R-6.
- ✓ Mechanical ventilation system is installed in the home.
- ✓ Measured infiltration is better than or equal to applicable requirements.
- ✓ ENERGY STAR Checklist fully verified and complete.

Normalized, Modified End-Use Loads

(MBtu / year)		
ENERGY STAR		
As Designed	ENERGY STAR	Total
9.3	8.7	Heating
3.5	3.7	Cooling
4.8	5.9	Water Heating
12.6	13.1	Lights and Appliances
30.2	31.5	Total

This home MEETS or EXCEEDS the energy efficiency requirements for designation as an EPA ENERGY STAR Qualified Home under Version Multifamily V1.1



Pollution Prevented

Type of Emissions		Carbon Dioxide (CO ₂) - tons/yr
Reduction		-0.0
Heating		-33
Cooling		-16
Water Heating		31
Lights & Appliances		8
Generation Savings		0
Total		-8

The energy savings and pollution prevented are calculated by comparing the Rated Home to the ENERGY STAR Version Multifamily V1.1 Reference Home as defined in the ENERGY STAR Qualified Homes ERI (HERS) Target Procedure for National Program Requirements, Version Multifamily V1.1 promulgated by the Environmental Protection Agency (EPA). In accordance with the ANSI/RESNET/ICC 301 Standard, building inputs affecting setpoints infiltration rates, window shading and the existence of mechanical systems may have been changed prior to calculating loads

Ekotrope RATER - Version 4.0.0.3633

All results are based on data entered by Ekotrope users. Ekotrope disclaims all liability for the information shown on this report.

Building Specification Summary

Property	OAKLEAF DR LANCASTER, SC Model: 2Br ext ground Community: Garden
Builder	BLUE RIDGE_2Br garden ground SC MFNC V1.1_2Br ext ground
Organization	Southern Energy Managemt Benoit Rivard 9196228441
Inspection Status	Results are projected
Rating	HERS ERI HERS ERI w/o PV
Conditioned Area [ft²]	860.00
Conditioned Volume [ft³]	9,030.00
Thermal Boundary Area [ft²]	3,200.50
Number Of Bedrooms	2
Housing Type	Apartment, end unit

Building Information

Building Shell	Ceiling w/ Attic None	Windows (largest) U-Value: 0.28, SHGC: 0.27
	Vaulted Ceiling None	Window / Wall Ratio 0.07
	Above Grade Walls R15 FG G1 16"OC; U-0.077	Window / Floor Ratio 0.10
	Found Walls None	Infiltration 0.3 CFM50 / s.f. Shell Area
	Framed Floors None	Duct Lkg to Outside Untested Forced Air
	Slabs Uninsulated (wood); R-0	Total Duct Leakage 66.24 CFM @ 25Pa (Post-Construction)

Mechanical Systems

Heating	Air Source Heat Pump • Electric • 9 HSPF
Cooling	Air Source Heat Pump • Electric • 16 SEER
Water Heating	Residential Water Heater • Electric • 0.95 Energy Factor
Programmable Thermostat	Yes
Ventilation System	80 CFM (unmeasured) • 30.51 Watts (Default) • Exhaust Only
Whole House Fan	N/A

Lights and Appliances

Percent Interior LED	100%	Clothes Dryer Fuel	Electric
Percent Exterior LED	100%	Clothes Dryer CEF	3.0
Refrigerator (kWh/yr)	500.0	Clothes Washer LER (kWh/yr)	400.0
Dishwasher Efficiency	270 kWh	Clothes Washer Capacity	3.0
Ceiling Fan (CFM/Watt)	80.0	Range/Oven Fuel	Electric

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date: 2025-05-16
Registry ID:
Ekotrope ID: dNBV307d

HERS® Index Score:

57 Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit www.hersindex.com

Annual Savings

\$533

*Relative to an average U.S. home

Home:
OAKLEAF DR
LANCASTER, SC
Builder:

Your Home's Estimated Energy Use:

Use [MBtu]	Annual Cost
Heating	6.0
Cooling	3.3
Hot Water	5.5
Lights/Appliances	12.6
Service Charges	0.0
Generation (e.g. Solar)	0.0
Total:	\$702

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0
2006 International Energy Conservation Code

Home Feature Summary:

Home Type:	Apartment, end unit
Model:	2Br ext top
Community:	Garden
Conditioned Floor Area:	860 ft²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 10 HSPF
Primary Cooling System:	Air Source Heat Pump • Electric • 17 SEER
Primary Water Heating:	Residential Water Heater • Electric • 0.95 Energy Factor
House Tightness:	0.3 CFM50 / s.f. Shell Area (Adjusted Infiltration: 6.45 ACH50)
Ventilation:	100 CFM (unmeasured) • 30.51 Watts (Default) • Exhaust Only
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-15
Ceiling:	Attic, R-38
Window Type:	U-Value: 0.28, SHGC: 0.27
Foundation Walls:	N/A
Framed Floor:	R-11

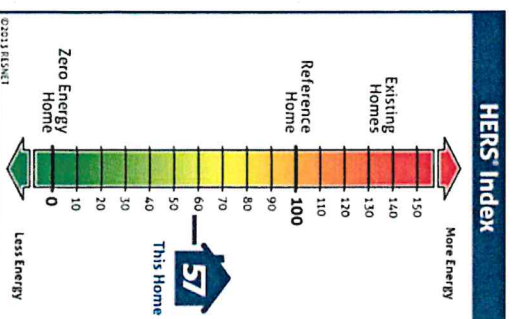
Rating Completed by:

Energy Rater: Benoit Rivard
RESNET ID: 4443444

Rating Company: Southern Energy Management MES
5908 Triangle Drive

Rating Provider: Southern Energy Management
5908 Triangle Drive, Raleigh, NC 27617
919-836-0330

Benoit Rivard, Certified Energy Rater
Digitally signed: 5/16/25 at 4:41 PM



Energy savings calculated without modifications to the energy model. (As Modeled)

Ekotrope RATER - Version: 4.0.0.3633
The Energy Rating Disclosure for this home is available from the Approved Rating Provider.
This report does not constitute any warranty or guarantee.

ENERGY STAR MF V1.1 Home Report

Property
OAKLEAF DR
LANCASTER, SC
Model: 2Br ext top
Community: Garden
BLUE RIDGE_2Br garden top
SC MFNC V1.1_2Br ext top

Organization
Southern Energy Managem
Benoit Rivard
9196228441

Builder

Mandatory Requirements ERI (HERS) Index Target

58	Reference Home ERI (HERS)	58
1.00	SAF (Size Adjustment Factor)	
58	SAF Adjusted ERI (HERS) Target	
57	As Designed Home ERI (HERS)	
57	As Designed Home ERI (HERS) w/o PV	

- ✓ Duct leakage at post construction better than or equal to applicable requirements.
- ✓ Total building thermal envelope UA meets or exceeds applicable requirements.
- ✓ Slab on Grade Insulation must be > R-5, and at IECC 2009 Depth for Climate Zones 4 and above.
- ✓ Envelope insulation achieves RESNET Grade 1 installation, or uses exceptions in footnote 5.
- ✓ Total window thermal properties meet or exceed the applicable requirements
- ✓ Duct insulation meets the EPA minimum requirements of R-6.
- ✓ Mechanical ventilation system is installed in the home.
- ✓ Measured infiltration is better than or equal to applicable requirements.
- ✓ ENERGY STAR Checklist fully verified and complete.

Normalized, Modified End-Use Loads

(MBtu / year)		Total
ENERGY STAR	29.2	28.6
As Designed		
Heating	6.0	7.0
Cooling	4.1	4.2
Water Heating	5.9	4.8
Lights and Appliances	13.1	12.6

This home MEETS or EXCEEDS the energy efficiency requirements for designation as an EPA ENERGY STAR Qualified Home under Version Multifamily V1.1



Pollution Prevented

Type of Emissions

Carbon Dioxide (CO₂) - tons/yr

Reduction

-0.2

Energy Cost Savings

Heating	-43
Cooling	-26
Water Heating	31
Lights & Appliances	8
Generation Savings	0
Total	-29

The energy savings and pollution prevented are calculated by comparing the Rated Home to the ENERGY STAR Version Multifamily V1.1 Reference Home as defined in the ENERGY STAR Qualified Homes ERI (HERS) Target Procedure for National Program Requirements, Version Multifamily V1.1 promulgated by the Environmental Protection Agency (EPA). In accordance with the ANSI/RESNET/ICC 301 Standard, building inputs affecting setpoints infiltration rates, window shading and the existence of mechanical systems may have been changed prior to calculating loads

Ekotrope RATER - Version 4.0.0.3633

All results are based on data entered by Ekotrope users. Ekotrope disclaims all liability for the information shown on this report.

Building Specification Summary

Property	Organization	Inspection Status
OAKLEAF DR LANCASTER, SC Model: 2Br ext top Community: Garden	Southern Energy Management Benoit Rivard 9196228441	Results are projected
BLUE RIDGE_2Br garden top SC MFNC V1.1_2Br ext top	Builder	
Conditioned Area [ft²]	860.00	HERS ERI
Conditioned Volume [ft³]	7,740.00	HERS ERI w/o PV
Thermal Boundary Area [ft²]	3,200.50	
Number Of Bedrooms	2	
Housing Type	Apartment, end unit	

Building Information

Ceiling w/ Attic	R-38 Attic Blown G1; U-0.027	Windows (largest)	U-Value: 0.28, SHGC: 0.27
Vaulted Ceiling	None	Window / Wall Ratio	0.07
Above Grade Walls	R15 FG G1 16"OC; U-0.077	Window / Floor Ratio	0.10
Found Walls	None	Infiltration	0.3 CFM50 / s.f. Shell Area
Framed Floors	None	Duct Lkg to Outside	Untested Forced Air
Slabs	None	Total Duct Leakage	66.24 CFM @ 25Pa (Post-Construction)

Mechanical Systems

Heating	Air Source Heat Pump • Electric • 10 HSPF
Cooling	Air Source Heat Pump • Electric • 17 SEER
Water Heating	Residential Water Heater • Electric • 0.95 Energy Factor
Programmable Thermostat	Yes
Ventilation System	100 CFM (unmeasured) • 30.51 Watts (Default) • Exhaust Only
Whole House Fan	N/A

Lights and Appliances

Percent Interior LED	100%	Clothes Dryer Fuel	Electric
Percent Exterior LED	100%	Clothes Dryer CEF	3.0
Refrigerator (kWh/yr)	500.0	Clothes Washer LER (kWh/yr)	400.0
Dishwasher Efficiency	270 kWh	Clothes Washer Capacity	3.0
Ceiling Fan (CFM/Watt)	80.0	Range/Oven Fuel	Electric

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date: 2025-05-16
Registry ID:
Ekotrope ID: L7aBAxav

HERS® Index Score:

58
Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit www.hersindex.com

Annual Savings

\$661

*Relative to an average U.S. home

Home:
OAKLEAF DR
LANCASTER, SC
Builder:

Your Home's Estimated Energy Use:

Use [MBtu]	Annual Cost
Heating	7.6
Cooling	2.9
Hot Water	6.7
Lights/Appliances	14.8
Service Charges	0.0
Generation (e.g. Solar)	0.0
Total:	\$812

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1

ENERGY STAR MF v1.0

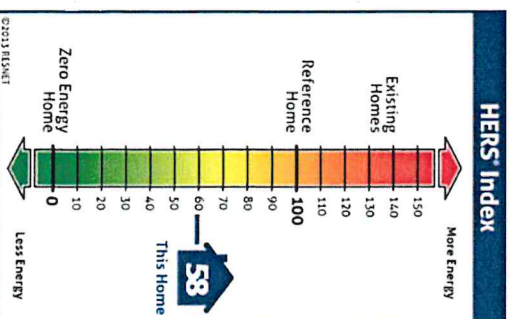
ENERGY STAR v3.1

ENERGY STAR v3

2009 International Energy Conservation Code

2006 International Energy Conservation Code

HERS® Index



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	3Br ext ground
Community:	3Br garden ground
Conditioned Floor Area:	1,110 ft²
Number of Bedrooms:	3
Primary Heating System:	Air Source Heat Pump • Electric • 9 HSFP
Primary Cooling System:	Air Source Heat Pump • Electric • 16 SEER
Primary Water Heating:	Residential Water Heater • Electric • 0.95 Energy Factor
House Tightness:	0.3 CFM50 / s.f. Shell Area (Adjusted Infiltration: 6.45 ACH50)
Ventilation:	80 CFM (unmeasured) • 37.98 Watts (Default) • Exhaust Only
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-15
Ceiling:	Adiabatic, R-11
Window Type:	U-Value: 0.28, SHGC: 0.27
Foundation Walls:	N/A
Framed Floor:	N/A

Rating Completed by:

Energy Rater: Benoit Rivard
RESNET ID: 4443444

Rating Company: Southern Energy Management MES
5908 Triangle Drive

Rating Provider: Southern Energy Management
5908 Triangle Drive, Raleigh, NC 27617
919-836-0330

Benoit Rivard, Certified Energy Rater
Digitally signed: 5/16/25 at 4:41 PM



Energy savings calculated without modifications to the energy model. (As Modeled)

Ekotrope RATER - Version:4.0.0.3633
The Energy Rating Disclosure for this home is available from the Approved Rating Provider.
This report does not constitute any warranty or guarantee.

ENERGY STAR MF V1.1 Home Report

Property
OAKLEAF DR
LANCASTER, SC
Model: 3Br ext ground
Community: 3Br garden ground
Builder
BLUE RIDGE_3Br garden ground
SC MFNC V1.1_3Br garden ground

Organization
Southern Energy Management
Benoit Rivard
9196228441

Inspection Status
Results are projected

Mandatory Requirements ERI (HERS) Index Target

61	Reference Home ERI (HERS)	61
1.00	SAF (Size Adjustment Factor)	1.00
61	SAF Adjusted ERI (HERS) Target	61
58	As Designed Home ERI (HERS)	58
58	As Designed Home ERI (HERS) w/o PV	58
✓ Duct leakage at post construction better than or equal to applicable requirements.		
✓ Total building thermal envelope UA meets or exceeds applicable requirements.		
✓ Slab on Grade Insulation must be > R-5, and at IECC 2009 Depth for Climate Zones 4 and above.		
✓ Envelope insulation achieves RESNET Grade 1 installation, or uses exceptions in footnote 5.		
✓ Total window thermal properties meet or exceed the applicable requirements		
✓ Duct insulation meets the EPA minimum requirements of R-6.		
✓ Mechanical ventilation system is installed in the home.		
✓ Measured infiltration is better than or equal to applicable requirements.		
✓ ENERGY STAR Checklist fully verified and complete.		

Normalized, Modified End-Use Loads

(MBtu / year)		ENERGY STAR	As Designed
Heating	9.6	10.3	
Cooling	4.7	4.2	
Water Heating	7.5	6.0	
Lights and Appliances	15.4	14.8	
Total	37.2	35.3	

This home MEETS or EXCEEDS the energy efficiency requirements for designation as an EPA ENERGY STAR Qualified Home under Version Multifamily V1.1



Pollution Prevented

Type of Emissions		Carbon Dioxide (CO ₂) - tons/yr	Reduction	Energy Cost Savings \$/yr
Heating		0.0		-27
Cooling		0.0		-12
Water Heating				39
Lights & Appliances				9
Generation Savings				0
Total				9

The energy savings and pollution prevented are calculated by comparing the Rated Home to the ENERGY STAR Version Multifamily V1.1 Reference Home as defined in the ENERGY STAR Qualified Homes ERI (HERS) Target Procedure for National Program Requirements, Version Multifamily V1.1 promulgated by the Environmental Protection Agency (EPA). In accordance with the ANSI/RESNET/ICC 301 Standard, building inputs affecting setpoints infiltration rates, window shading and the existence of mechanical systems may have been changed prior to calculating loads

Ekotrope RATER - Version 4.0.0.3633

All results are based on data entered by Ekotrope users. Ekotrope disclaims all liability for the information shown on this report.

Building Specification Summary

Property	Organization	Inspection Status
OAKLEAF DR LANCASTER, SC Model: 3Br ext ground Community: 3Br garden ground BLUE RIDGE_3Br garden ground SC MFNC V1.1_3Br garden ground	Southern Energy Management Benoit Rivard 9196228441 Builder	Results are projected
Conditioned Area [ft²]	1,110.00	HERS ERI
Conditioned Volume [ft³]	11,655.00	HERS ERI w/o PV
Thermal Boundary Area [ft²]	3,795.00	
Number Of Bedrooms	3	
Housing Type	Apartment, end unit	

Building Information

Rating

Ceiling w/ Attic	None	Windows (largest)	U-Value: 0.28, SHGC: 0.27
Vaulted Ceiling	None	Window / Wall Ratio	0.07
Above Grade Walls	R15 FG G1 16"OC; U-0.077	Window / Floor Ratio	0.08
Found Walls	None	Infiltration	0.3 CFM50 / s.f. Shell Area
Framed Floors	None	Duct Lkg to Outside	Untested Forced Air
Slabs	Uninsulated (wood); R-0	Total Duct Leakage	78.78 CFM @ 25Pa (Post-Construction)

Mechanical Systems

Heating	Air Source Heat Pump • Electric • 9 HSPF
Cooling	Air Source Heat Pump • Electric • 16 SEER
Water Heating	Residential Water Heater • Electric • 0.95 Energy Factor
Programmable Thermostat	Yes
Ventilation System	80 CFM (unmeasured) • 37.98 Watts (Default) • Exhaust Only
Whole House Fan	N/A

Lights and Appliances

Percent Interior LED	100%	Clothes Dryer Fuel	Electric
Percent Exterior LED	100%	Clothes Dryer CEF	3.0
Refrigerator (kWh/yr)	500.0	Clothes Washer LER (kWh/yr)	400.0
Dishwasher Efficiency	270 kWh	Clothes Washer Capacity	3.0
Ceiling Fan (CFM/Watt)	80.0	Range/Oven Fuel	Electric

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date: 2025-05-16
Registry ID:
Ekotrope ID: LXEVZWXd

HERS® Index Score:

58

Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit www.hersindex.com

Annual Savings

\$651

*Relative to an average U.S. home

Home:
OAKLEAF DR
LANCASTER, SC
Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	5.8	\$137
Cooling	3.8	\$89
Hot Water	6.7	\$157
Lights/Appliances	14.8	\$347
Service Charges		\$60
Generation (e.g. Solar)	0.0	\$0
Total:	31.2	\$790

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0
2009 International Energy Conservation Code
2006 International Energy Conservation Code

Home Feature Summary:

Home Type:	Apartment, end unit
Model:	3Br ext top
Community:	Garden
Conditioned Floor Area:	1,110 ft²
Number of Bedrooms:	3
Primary Heating System:	Air Source Heat Pump • Electric • 9 HSPF
Primary Cooling System:	Air Source Heat Pump • Electric • 16 SEER
Primary Water Heating:	Residential Water Heater • Electric • 0.95 Energy Factor
House Tightness:	0.3 CFM50 / s.f. Shell Area (adjusted infiltration: 6.45 ACH50)
Ventilation:	80 CFM (unmeasured) • 40.9 Watts (Default) • Exhaust Only
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-15
Ceiling:	Attic, R-38
Window Type:	U-Value: 0.23, SHGC: 0.22
Foundation Walls:	N/A
Framed Floor:	R-11

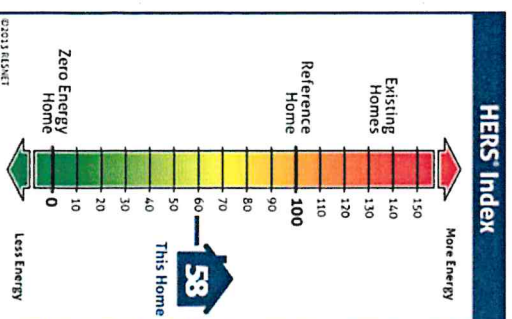
Rating Completed by:

Energy Rater: Benoit Rivard
RESNET ID: 4443444

Rating Company: Southern Energy Management MES
5908 Triangle Drive

Rating Provider: Southern Energy Management
5908 Triangle Drive, Raleigh, NC 27617
919-836-0330

Benoit Rivard, Certified Energy Rater
Digitally signed: 5/16/25 at 4:41 PM



Energy savings calculated without modifications to the energy model. (As Modeled)

Ekotrope RATER - Version: 4.0.0.3633

The Energy Rating Disclosure for this home is available from the Approved Rating Provider. This report does not constitute any warranty or guarantee.

ENERGY STAR MF V1.1 Home Report

Property
OAKLEAF DR
LANCASTER, SC
Model: 3Br ext top
Community: Garden
Builder
BLUE RIDGE_3Br garden top
SC MFNC V1.1_3Br garden top

Organization
Southern Energy Management
Benoit Rivard
9196228441

Inspection Status
Results are projected

Mandatory Requirements ERI (HERS) Index Target

✓	Duct leakage at post construction better than or equal to applicable requirements.	58
✓	Total building thermal envelope UA meets or exceeds applicable requirements.	58
✓	Slab on Grade Insulation must be > R-5, and at IECC 2009 Depth for Climate Zones 4 and above.	58
✓	Envelope insulation achieves RESNET Grade 1 installation, or uses exceptions in footnote 5.	58
✓	Total window thermal properties meet or exceed the applicable requirements	58
✓	Duct insulation meets the EPA minimum requirements of R-6.	58
✓	Mechanical ventilation system is installed in the home.	58
✓	Measured infiltration is better than or equal to applicable requirements.	58
✓	ENERGY STAR Checklist fully verified and complete.	58

Normalized, Modified End-Use Loads

(MBtu / year)		
ENERGY STAR	As Designed	Total
6.3	8.4	Heating
5.2	5.1	Cooling
7.5	6.0	Water Heating
15.4	14.8	Lights and Appliances
34.3	34.4	Total

This home MEETS or EXCEEDS the energy efficiency requirements for designation as an EPA ENERGY STAR Qualified Home under Version Multifamily V1.1



Pollution Prevented

Type of Emissions	Carbon Dioxide (CO ₂) - tons/yr	Reduction	Energy Cost Savings \$/yr
Heating	-0.1	-38	
Cooling		-26	
Water Heating		39	
Lights & Appliances		9	
Generation Savings		0	
Total			-16

The energy savings and pollution prevented are calculated by comparing the Rated Home to the ENERGY STAR Version Multifamily V1.1 Reference Home as defined in the ENERGY STAR Qualified Homes ERI (HERS) Target Procedure for National Program Requirements, Version Multifamily V1.1 promulgated by the Environmental Protection Agency (EPA). In accordance with the ANSI/RESNET/ICC 301 Standard, building inputs affecting setpoints infiltration rates, window shading and the existence of mechanical systems may have been changed prior to calculating loads

Ekotrope RATER - Version 4.0.0.3633

All results are based on data entered by Ekotrope users. Ekotrope disclaims all liability for the information shown on this report.

Building Specification Summary

Property	OAKLEAF DR LANCASTER, SC Model: 3Br ext top Community: Garden
Organization	Southern Energy Managemnt Benoit Rivard 9196228441
Builder	BLUE RIDGE_3Br garden top SC MFNC V1.1_3Br garden top
Inspection Status	Results are projected

Building Information

Conditioned Area [ft²]	1,110.00	HERS ERI	58
Conditioned Volume [ft³]	9,990.00	HERS ERI w/o PV	58
Thermal Boundary Area [ft²]	3,570.00		
Number Of Bedrooms	3		
Housing Type	Apartment, end unit		

Building Shell

Ceiling w/ Attic	R-38 Attic Blown G1; U-0.027	Windows (largest)	U-Value: 0.23, SHGC: 0.22
Vaulted Ceiling	None	Window / Wall Ratio	0.07
Above Grade Walls	R15 FG G1 16"OC; U-0.077	Window / Floor Ratio	0.08
Found. Walls	None	Infiltration	0.3 CFM50 / s.f. Shell Area
Framed Floors	None	Duct Lkg to Outside	Untested Forced Air
Slabs	None	Total Duct Leakage	78.78 CFM @ 25Pa (Post-Construction)

Mechanical Systems

Heating	Air Source Heat Pump • Electric • 9 HSPF
Cooling	Air Source Heat Pump • Electric • 16 SEER
Water Heating	Residential Water Heater • Electric • 0.95 Energy Factor
Programmable Thermostat	Yes
Ventilation System	80 CFM (unmeasured) • 40.9 Watts (Default) • Exhaust Only
Whole House Fan	N/A

Lights and Appliances

Percent Interior LED	100%	Clothes Dryer Fuel	Electric
Percent Exterior LED	100%	Clothes Dryer CEF	3.0
Refrigerator (kWh/yr)	500.0	Clothes Washer LER (kWh/yr)	400.0
Dishwasher Efficiency	270 kWh	Clothes Washer Capacity	3.0
Ceiling Fan (CFM/Watt)	80.0	Range/Oven Fuel	Electric



Home Innovation
NGBS GREEN VERIFIER™

M A S T E R

THIS CERTIFICATE SIGNIFIES

Grant Warner

Southern Energy Management

Raleigh

NC

IS AN

ACCREDITED MASTER VERIFIER

MFoster

Michelle Foster, Vice President, Sustainability

03/08/18

Accreditation Date

12/11/25

Expiration Date

This certificate becomes invalid upon suspension, cancellation, revocation, or expiration of certification.

Person with Disabilities and Affirmative Fair Housing Statement

Persons with Disabilities Statement:

The owner will not give a preference based on disability type (actual or perceived) or being a client of a particular service provider (absent approval from the Authority).

Neither the owner's partners/members nor the property management company may engage in medical, therapeutic, or other activities regulated by the U.S. Centers for Medicare & Medicaid Services with respect to the residents.

The owner will -

- Expressly include reasonable accommodation in the application for tenancy
- Not ask applicants/residents for medical or other protected information unless and only to the extent legally necessary (e.g., processing reasonable accommodations requests)
- Use standard leases with the same rights available to, and responsibilities expected of, all households, including duration of tenancy (i.e., cannot be transitional)
- Ensure participation in any supportive services is entirely voluntary (not a formal or implied condition of occupancy)

Signature: _____

Wil Jal 3

Title: _____

Manager

Date: _____

5/19/25

Affirmative Fair Housing Statement:

The ownership entity and management company agree to adopt and implement an Affirmative Fair Housing Marketing Plan, including outreach, marketing and advertising methods used to attract individuals on public housing waiting lists, prior to placing in service.

Signature: _____

Wil Jal 3

Title: _____

Manager

Date: _____

5/19/25