

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

Project Name	FHA Project Number	Date Rents Will Be Effective (mm/dd/yyyy)
Manning Garden Apartments		10/01/2025

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) 10 / 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)
1BR	16	789	12,624	98	887		0
2BR	20	927	18,540	135	1,062		0
3BR	8	1,067	8,536	140	1,207		0
4BR	6	1,162	6,972	196	1,358		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)* \$46,672				Monthly Market Rent Potential (Add Col. 8)* \$0	
		Yearly Contract Rent Potential (Col. 4 Sum x 12)* \$560,064				Yearly Market Rent Potential (Col. 8 Sum x 12)* \$0	

Part B – Items Included in Rent			Part D – Non-Revenue Producing Space				
Equipment/Furnishings in Unit (Check those included in rent.)			Col. 1 Use		Col. 2 Unit Type	Col. 3 Contract Rent	
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.			Total Rent Loss Due to Non-Revenue Units \$ 0				
☐ Heating <u> E </u> ☐ Hot Water <u> E </u> ☐ Lights, etc. <u> E </u> ☐ Cooling <u> E </u> ☐ Cooking <u> E </u> ☒ Water/Sewer _____			Part E – Commercial Space (retail, offices, garages, etc.)				
Services/Facilities (check those included in rent)			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)
☒ Parking ☒ Trash Removal ☐ Nursing Care ☒ Laundry ☒ Playground ☐ Linen/Maid Service ☐ Swimming Pool ☒ Computer Lab ☐ ☐ Tennis Courts ☒ Fitness Center ☐			Total Commercial Rent Potential				
Part C – Charges in Addition to Rent (e.g., parking, cable TV, meals)			Part F – Maximum Allowable Rent Potential				
Purpose		Monthly Charge	Enter Maximum Allowable Monthly Rent Potential From Rent Computation Worksheet (to be completed by HUD or lender) \$ 46,672				
		\$					
		\$					
		\$					
		\$					
		\$					
		0					

Part G – Information on Mortgagor Entity

Name of Entity

OAHS Manning Gardens, LLC

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

Jay Reinhard, Authorized Signatory

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

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

OAHS Mauldin Gardens, LLC
Jay Reinhard, Authorized Signatory

Authorized Official's Signature

5/13/25

Date (mm/dd/yyyy)

Part I – HUD/Lender Approval

Addendum Number

HAP Contract Number

SC160055008

Exhibit Number

Branch Chief/Lender Official Signature

Bonnie M. Robb

Date (mm/dd/yyyy)

5/20/2025

Director, Housing Management Division Signature

Loan Servicer Signature

Date (mm/dd/yyyy)

Marlene L. Adcock 5/20/2025

Date (mm/dd/yyyy)