



Rural Development

May 14, 2026

Jonathan D. Bell  
Director

Processing and  
Report Review  
Branches

Production and  
Preservation Division  
Multifamily Housing

Rural Housing Service

Mr. Herbert B. Ivison, III  
Knollwood Apts II, LP  
PO Box 12980  
Jackson, MS 39236

RE: Knollwood Apts II, LP- Tax Credit Support Letter  
Knollwood Apartments - 48 Units of RA  
Restrictive Use Provision expired 03/29/2046  
(a new RUC will be required at closing)

Dear Mr. Ivison, III:

This letter is to confirm that you have informed the Rural Housing Service (RHS) of your intention to transfer the ownership of Knollwood Apartments, from Knollwood A Limited Partnership to Knollwood Apts II, LP, once it has been determined eligible for ownership of the property by the RHS.

We understand you intend to apply for Federal Low-Income Housing Tax Credits from the South Carolina Housing Finance and Development Authority in order to acquire and rehabilitate the property.

We understand that you intend to submit a transfer and assumption application to the RHS for our consideration. The RHS outstanding loan balance as of today is \$661,710.44. This loan balance is subject to change at the time of the transfer. The transfer will be at new rates and terms. As of today, our current interest rate is 5.0%, under current program parameters this would be reduced to the 1.00% interest credit rate should all other components of the transaction be found acceptable to the RHS. Depending on the economic useful life of the property, the term may be up to 30 years with an amortization period up to 50 years.

The project appears to be feasible, subject to the submission and review of a complete application, underwriting of the transaction, and completion and concurrence of all required due diligence items. At closing, the new borrower will be required to execute a new restricted use provision and the property will be required to operate in accordance with 7 CFR part 3560 - Direct Multi-Family Housing Loans and Grants.

If you have any questions regarding the above, please feel free to contact Kimberly Ellingson, Finance & Loan Analyst, at (715) 204-8255 or email at [kimberly.ellingson@usda.gov](mailto:kimberly.ellingson@usda.gov).

Sincerely,

REBECCA  
COOPER

Digitally signed by  
REBECCA COOPER  
Date: 2026.05.14 10:56:13  
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FOR: Jonathan D. Bell, Director

Processing & Report Review Branch 2