INSTRUCTIONS FOR THE
VIRGINIA 2026 LIHTC APPLICATION FOR RESERVATION

This application was prepared using Excel, Microsoft Office 365. Please note that using the active Excel workbook does not eliminate the need to submit the required PDF of the signed hardcopy of the application and related documentation. A more detailed explanation of application submission requirements is provided below and in the Application Manual.

An electronic copy of your completed application is a mandatory submission item.

Applications For all credits:

Applicants should submit the application package via Procorem prior to the application deadline, which is 12:00 PM Richmond Virginia time for each round. Failure to submit an electronic copy of the application by the deadline will cause the application to be disqualified.

Please Note:

Applicants should submit all application materials in electronic format only via your specific Procorem workcenter.

There should be distinct files which should include the following:

1. **Application For Reservation – the active Microsoft Excel workbook**
2. **A PDF file which includes the following:**
   - **Application For Reservation – Signed version of hardcopy**
   - **All application attachments (i.e. tab documents, excluding market study and plans & specs)**
3. **Market Study – PDF or Microsoft Word format**
4. **Plans - PDF or other readable electronic format**
5. **Specifications - PDF or other readable electronic format (may be combined into the same file as the plans if necessary)**
6. **Unit-By-Unit work write up (rehab only) - PDF or other readable electronic format**

IMPORTANT:

Virginia Housing only accepts files via our work center sites on Procorem. Contact TaxCreditApps@virginiahousing.com for access to Procorem or for the creation of a new deal workcenter. Do not submit any application materials to any email address unless specifically requested by the Virginia Housing LIHTC Allocation Department staff.

Disclaimer:

Virginia Housing assumes no responsibility for any problems incurred in using this spreadsheet or for the accuracy of calculations. Check your application for correctness and completeness before submitting the application to Virginia Housing.

Entering Data:

Enter numbers or text as appropriate in the blank spaces highlighted in yellow. Cells have been formatted as appropriate for the data expected. All other cells are protected and will not allow changes.

Please Note:

►**VERY IMPORTANT! : Do not** use the copy/cut/paste functions within this document. Pasting fields will corrupt the application and may result in penalties. You may use links to other cells or other documents but do not paste data from one document or field to another. You may also use the drag function.

► Some fields provide a dropdown of options to select from, indicated by a down arrow that appears when the cell is selected. Click on the arrow to select a value within the dropdown for these fields.

► The spreadsheet contains multiple error checks to assist in identifying potential mistakes in the application. These may appear as data is entered but are dependent on values entered later in the application. Do not be concerned with these messages until all data within the application has been entered.

► Also note that some cells contain error messages such as "#DIV/0!" as you begin. These warnings will disappear as the numbers necessary for the calculation are entered.

Assistance:

If you have any questions, please contact the Virginia Housing LIHTC Allocation Department. Please note that we cannot release the copy protection password.

Virginia Housing LIHTC Allocation Staff Contact Information

Name	Email	Phone Number
Stephanie Flanders	stephanie.flanders@virginiahousing.com	(804) 343-5939
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2026 Low-Income Housing Tax Credit Application For Reservation

Please indicate if the following items are included with your application by putting an '**X**' in the appropriate boxes. Your assistance in organizing the submission in the following order, and actually using tabs to mark them as shown, will facilitate review of your application. Please note that all mandatory items must be included for the application to be processed. The inclusion of other items may increase the number of points for which you are eligible under Virginia Housing's point system of ranking applications, and may assist Virginia Housing in its determination of the appropriate amount of credits that may be reserved for the development.

x	$1,000 Application Fee **(MANDATORY)** - Invoice information will be provided in your Procorem Workcenter
X	Electronic Copy of the Microsoft Excel Based Application **(MANDATORY)**
x	PDF Copy of the **Signed** Tax Credit Application with Attachments (Tabs A-AB) **(MANDATORY)**
x	Electronic Copy of the Market Study **(MANDATORY - Application will be disqualified if study is not submitted with application)**
x	Electronic Copy of the Plans **(MANDATORY)**
x	Electronic Copy of the Specifications **(MANDATORY)**
x	Electronic Copy of the Existing Condition questionnaire **(MANDATORY if Rehab)**
x	Electronic Copy of Unit by Unit Matrix and Scope of Work narrative **(MANDATORY if Rehab)**
	Electronic Copy of the Physical Needs Assessment (**MANDATORY at reservation for a 4% rehab request**)
x	Electronic Copy of Appraisal (**MANDATORY** if acquisition credits requested)
	Electronic Copy of Environmental Site Assessment (Phase I) (**MANDATORY if 4% credits requested**)
x	Electronic Copy of Signed Previous Participation Agreement
x	Tab A: Chart of ownership structure with percentage of interests (see manual for details) (MANDATORY)
x	Tab B: Virginia State Corporation Commission Certification **(MANDATORY)**
x	Tab C: Syndicator's or Investor's Letter of Intent **(MANDATORY)**
	Tab D: *Any supporting documentation related to List of LIHTC Developments or Previous Participation Agreement*
x	Tab E: Site Control Documentation & Most Recent Real Estate Tax Assessment **(MANDATORY)**
x	Tab F: Third Party RESNET Rater Certification and Sample HERS certificates **(MANDATORY)**
x	Tab G: Zoning Certification Letter **(MANDATORY)**
x	Tab H: Attorney's Opinion using Virgina Housing template **(MANDATORY)**
	Tab I: Nonprofit Questionnaire **(MANDATORY for points or pool)**
	The following documents **need not be submitted unless requested** by Virginia Housing:
	-Nonprofit Articles of Incorporation -IRS Documentation of Nonprofit Status
	-Joint Venture Agreement (if applicable) -For-profit Consulting Agreement (if applicable)
x	Tab J: Relocation Plan and Unit Delivery Schedule **(MANDATORY if Rehab)**
	Tab K: Documentation of Development Location:
x	K.1 Revitalization Area Certification
	K.2 Surveyor's Certification of Proximity To Public Transportation using Virginia Housing template
	Tab L: PHA / Section 8 Notification Letter
	Tab M: *(left intentionally blank)*
	Tab N: Homeownership Plan
x	Tab O: Plan of Development Certification Letter
x	Tab P: Zero Energy or Passive House documentation for prior allocation by this developer
x	Tab Q: Documentation of Rental Assistance, Tax Abatement and/or existing RD or HUD Property
x	Tab R: Documentation of Utility Allowance Calculation
	Tab S: Supportive Housing Certification
x	Tab T: Funding Documentation
x	Tab U: Acknowledgement by Tenant of the availability of Renter Education provided by Virginia Housing
	Tab V: Nonprofit or LHA Purchase Option or Right of First Refusal
x	Tab W: Internet Safety Plan and Resident Information Form
x	Tab X: Marketing Plan for units meeting accessibility requirements of HUD section 504
	Tab Y: Inducement Resolution for Tax Exempt Bonds
x	Tab Z: Documentation of team member's Veteran Owned Small Business certification
	Tab AA: Priority Letter from Rural Development
x	Tab AB: Ownership's Veteran Owned Small Business Certification

2026 Low-Income Housing Tax Credit Application For Reservation v.2026.4

VHDA TRACKING NUMBER	2026-C-39

A. GENERAL INFORMATION ABOUT PROPOSED DEVELOPMENT Application Date: 3/11/26

1. Development Name: Gretna Village Apartments

2. Address (line 1): 327 Payne Street
   Address (line 2):
   City: Gretna State: VA Zip: 24557

3. If complete address is not available, provide longitude and latitude coordinates (x,y) from a location on site that your surveyor deems appropriate. Longitude: 00.00000 Latitude: 00.00000
   (Only necessary if street address or street intersections are not available.)

4. The Circuit Court Clerk's office in which the deed to the development is or will be recorded:
   City/County of Pittsylvania County

5. The site overlaps one or more jurisdictional boundaries. FALSE
   If true, what other City/County is the site located in besides response to #4?

6. Development is located in the census tract of: 106.00

7. Development is located in a **Qualified Census Tract**. TRUE *ote regarding DDA and QCT*

8. Development is located in a **Difficult Development Are** FALSE

9. Development is located in a **Revitalization Area based on QCT.** FALSE

10. Development is located in a **Revitalization Area designated by resolution** or **by the locality**. TRUE

11. Development is located in an **Opportunity Zone** (with a binding commitment for funding). FALSE

(If 9, 10 or 11 are True, **Action**: Provide required form in **TAB K1**)

12. Development is located in a census tract with a household poverty rate

3%	10%	12%
FALSE	FALSE	FALSE

13. Development is located in a medium or high-level economic development jurisdiction based TRUE

14. Development is located on land owned by federally or Virginia recognized Tribal FALSE

Enter only Numeric Values below:

15. Congressional District: 5
    Planning District: 12
    State Senate District: 9
    State House District: 48

16. Development Description: In the space provided below, give a brief description of the proposed development

Gretna Village Apartments is a 47 unit townhome style community located in the Town of Gretna. The community is a mix of one-, two-, three-, and four-bedroom apartments and benefits from an existing housing assistance payment contract (HAP). Following the rehabilitation, residents will have access to community amenities including, but not limited to, a playground, community room & business center, and a dedicated laundry room.

17. **Local Needs and Support**

a. Provide the name and the address of the chief executive officer (City Manager, Town Manager, or County Administrator of the political jurisdiction in which the development will be located:

Chief Executive Officer's Name: Bill Gillespie
Chief Executive Officer's Title: Interim Town Manager Phone: (434) 656-6572
Street Address: 107 S. Shelton Street
City: Gretna State: VA Zip: 24557

Name and title of local official you have discussed this project with who could answer questions for the local CEO: Bill Gillespie - Interim Town Manager & Crystal Grubbs - Clerk Treasure

b. If the development overlaps another jurisdiction, please fill in the following:

Chief Executive Officer's Name:
Chief Executive Officer's Title: Phone:
Street Address:
City: State: Zip:

Name and title of local official you have discussed this project with who could answer questions for the local CEO:

B. RESERVATION REQUEST INFORMATION

1. **Requesting Credits From:**

   a. If requesting 9% Credits, select credit pool: Preservation

   or

   b. If requesting Tax Exempt Bond credits, select the round.

   For Tax Exempt Bonds, where are bonds being issued?

   ACTION: Provide Inducement Resolution at **TAB Y** (if available)

2. **Type(s) of Allocation/Allocation Year (skip for TE Credits)** Carryforward Allocation

   Definitions of types:

   a. **Regular Allocation** means all of the buildings in the development are expected to be placed in service this calendar year, 2026.

   b. **Carryforward Allocation** means all of the buildings in the development are expected to be placed in service within two years after the end of this calendar year, 2026, but the owner will have more than 10% basis in development before the end of twelve months following allocation of credits. For those buildings, the owner requests a carryforward allocation of 2026 credits pursuant to Section 42(h)(1)(E).

3. **Select Building Allocation type:** Acquisition/Rehab

   Note regarding Type = Acquisition and Rehabilitation: Even if you acquired a building this year and "placed it in service" for the purpose of the acquisition credit, you cannot receive its acquisition 8609 form until the rehab 8609 is issued for that building.

4. Is this an additional allocation for a development that has buildings not yet placed in service? FALSE

5. **Planned Combined 9% and 4% Developments**

   a. A site plan has been submitted with this application indicating two developments on the same or contiguous site. One developme to this 9% allocation request and the remaining development will be a 4% tax exempt bond ap FALSE

   If true, provide name of companion developm

   a. Has the developer met with Virginia Housing regarding the 4% tax exempt bonc FALSE

   b. List below the number of units planned for each allocation request. **This stated split of units cannot be changed or 9% Credits will**

Total Units within 9% allocation request?	0
Total Units within 4% Tax Exempt allocation Request?	0
Total Units:	**0**
% of units in 4% Tax Exempt Allocation Request:	0.00%

6. **Extended Use Restriction**

   Note: Each recipient of an allocation of credits will be required to record an **Extended Use Agreement** as required by the IRC governing the use of the development for low-income housing for at least 30 years. Applicant waives the right to pursue a Qualified Contract.

   Must Select One: 50

   Definition of selection:

   Development will be subject to an extended use agreement of 35 additional years after the 15-year compliance period for a total of 50 years.

7. Virginia Housing would like to encourage the efficiency of electronic payments. Indicate if developer commits to submitting any pa due the Authority, including reservation fees and monitoring fees, by electronic payment. TRUE

Virginia Housing offers the Rental Housing Invoicing Portal to allow easy payments via secure ACH transactions. See Login at top rig
An invoice for your application fee along with access information was provided in your development's assigned Procorem w

C. OWNERSHIP INFORMATION

NOTE: Virginia Housing may allocate credits only to the tax-paying entity which owns the development at the time of the allocation. The term "Owner" herein refers to that entity. Please fill in the legal name of the owner. The ownership entity must be formed prior to submitting this application. Any transfer, direct or indirect, of partnership interests (except those involving the admission of limited partners) prior to the placed-in-service date of the proposed development shall be prohibited, unless the transfer is consented to by Virginia Housing in its sole discretion. **IMPORTANT: The Owner name listed on this page must exactly match the owner name listed on the Virginia State Corporation Commission Certification.**

1. Owner Information: *Must be an individual or legally formed entity.*

a. Owner Name: Gretna Village Preservation, LLC

Developer Name: Green Street Housing, LLC

Contact: M/M ▶ Mr. First: Thomas MI: J Last: Ayd

Address: 212 E. Main St., Suite 200

City: Salisbury St. ▶ MD Zip: 21801

Phone: (443) 614-4976 Ext. Fax:

Email address: tom@greenstreethousing.com

Federal I.D. No. 414492060 (If not available, obtain prior to Carryover Allocation.)

Select type of entity: ▶ limited liability company Formation State: ▶ Virginia

Additional Contact: Please Provide Name, Email and Phone number.
Jake Lanza, jake@greenstreethousing.com, 443-880-3149

ACTION: a. Provide Certification from Virginia State Corporation Commission **(Mandatory TAB B)**
b. Complete the Principals' Previous Participation Certification tabs within this spreadsheet. Include signed in Application PDF, along with ROFR, if applicable.

b. TRUE Indicate if at least one principal listed within Org Chart has a Veteran-Owned Small Business Certifica at least 25% ownership interest in the controlling general partner or managing member as defined in

ACTION: If true, provide Virginia Housing Veteran Owned Small Business Certification **(TAB AB)**

c. FALSE Indicate True if the owner meets the following statement:

An applicant with a principal that, within three years prior to the current application, beginning with deals awarded in 2025, received an IRS Form 8609 for placing a separate 9% development in service without returning credits to or requesting additional credits from the issuing housing finance agency, will be permitted to increase the amount of developer's fee included in the development's eligible basis by 10%.

If True above, what property placed in servic

D. SITE CONTROL

NOTE: Site control by the Owner identified herein is a mandatory precondition of review of this application. Documentary evidence in the form of either a deed, option, purchase contract or lease for a term longer than the period of time the property will be subject to occupancy restrictions must be included herewith. (For 9% Competitive Credits - An option or contract must extend beyond the application deadline by a minimum of four months.)

Warning: Site control by an entity other than the Owner, even if it is a closely related party, is not sufficient. Anticipated future transfers to the Owner are not sufficient. The Owner, as identified previously, must have site control at the time this Application is submitted.

NOTE: If the Owner receives a reservation of credits, the property must be titled in the name of or leased by (pursuant to a long-term lease) the Owner before the allocation of credits is made.

Contact Virginia Housing before submitting this application if there are any questions about this requirement.

1. Type of Site Control by Owner:

Applicant controls site by (select one):

Select Type: Purchase Contract

Expiration Date: 10/30/26

In the Option or Purchase contract - Any contract for the acquisition of a site with an existing residential property may not require an empty building as a condition of such contract, unless relocation assistance is provided to displaced households, if any, at such level required by Virginia Housing. See QAP for further details.

ACTION: Provide documentation and most recent real estate tax assessment - **Mandatory TAB E**

FALSE There is more than one site for development and more than one form of site control.

(If **True**, provide documentation for each site specifying number of existing buildings on the site (if any) type of control of each site, and applicable expiration date of stated site control. A site control document is required for each site **(Tab E)**.)

2. Timing of Acquisition by Owner:
Only one of the following statement should be True.

a. FALSE Owner already controls site by either deed or long-term lease.

b. TRUE Owner is to acquire property by deed (or lease for period no shorter than period property will be subject to occupancy restrictions) no later than 10/30/26 .

c. FALSE There is more than one site for development and more than one expected date of acquisition by Owner

(If c is **True**, provide documentation for each site specifying number of existing buildings on the site, if any, and expected date of acquisition of each site by Owner **(Tab E).**)

D. SITE CONTROL

3. Seller Information:

Name: Gretna Village MF IV LLC

Address: 3280 Peachtree Road NW, Suite 2700

City: Atlanta St.: GA Zip: 30305

Contact Person: Gregory B. Jones Phone: (770) 776-8241

There is an identity of interest between the seller and the owner/applicant FALSE

If above statement is **TRUE**, complete the following:

Principal(s) involved (e.g. general partners, controlling shareholders, etc.)

Names	Phone	Type Ownership	% Ownership
			0.00%
			0.00%
			0.00%
			0.00%
			0.00%
			0.00%
			0.00%

E DEVELOPMENT TEAM INFORMATION

Complete the following as applicable to your development team.

►Indicate Veteran Owned Small Business designation (as defined in the manual)to each team member (if applicable). You can mark True for 3 members to receive the full 10 points.

ACTION: Provide copy of certification from Commonwealth of Virginia, if applicable - **TAB Z**

1.	Tax Attorney:	Allison T. Domson, Esq.	This is a Related Entity.	FALSE
	Firm Name:	Williams Mullen		
	Address:	200 South 10th St, Suite 1600	Veteran Owned Small B	FALSE
	City, State, Zip	Richmond, VA 23218		
	Email:	adomson@williamsmullen.com	Phone:	(804) 420-6915
2.	Tax Accountant:	Todd Fentress	This is a Related Entity.	FALSE
	Firm Name:	EisnerAmper		
	Address:	4249 Easton Way, Suite 210	Veteran Owned Small B	FALSE
	City, State, Zip	Columbus, OH 43219		
	Email:	todd.fentress@eisneramper.com	Phone:	(614) 306-7824
3.	Consultant:	Thomas A. Gibson	This is a Related Entity.	FALSE
	Firm Name:	Gibson Spyre, LLC		
	Address:	1403 Prince Street	Veteran Owned Small B	TRUE
	City, State, Zip	Alexandria, VA 22314	Role:	LIHTC Consultant
	Email:	TGibson@GibsonSpyreLLC.com	Phone:	(703) 772-1239
4.	Management Entity:	Sandy Lucas, CPA	This is a Related Entity.	FALSE
	Firm Name:	Partnership Property Management		
	Address:	4600 Dundas Drive	Veteran Owned Small B	FALSE
	City, State, Zip	Greensboro, NC 27407		
	Email:	SLucas@partnershippm.com	Phone:	336-544-2300 Ext 240
5.	Contractor:	Jimmy Holland	This is a Related Entity.	FALSE
	Firm Name:	Peacock Holland Construction, LLC		
	Address:	301 S Main St #105	Veteran Owned Small B	FALSE
	City, State, Zip	Blacksburg, VA 24060		
	Email:	jimmy@peacockhollandconstruction.c	Phone:	540-613-2160
6.	Architect:	Chuck Hawley, AIA	This is a Related Entity.	FALSE
	Firm Name:	Studio 343		
	Address:	1912 D Lincoln Drive	Veteran Owned Small B	FALSE
	City, State, Zip	Annapolis, MD 21401		
	Email:	chuck@studio343.com	Phone:	410-267-6589

E DEVELOPMENT TEAM INFORMATION

7.	Real Estate Attorney	Allison T. Domson, Esq.	This is a Related Entity.	FALSE
	Firm Name:	Williams Mullen		
	Address:	200 South 10th St, Suite 1600	Veteran Owned Small B	FALSE
	City, State, Zip	Richmond, VA 23218		
	Email:	adomson@williamsmullen.com	Phone:	(804) 420-6915
8.	Mortgage Banker:		This is a Related Entity.	FALSE
	Firm Name:			
	Address:		Veteran Owned Small B	FALSE
	City, State, Zip			
	Email:		Phone:	
9.	Other 1:	John Parreco	This is a Related Entity.	FALSE
	Firm Name:	East West Advisors, LLC		
	Address:	4539 Mary Ellen Avenue	Veteran Owned Small B	FALSE
	City, State, Zip	Los Angeles, CA 91423	Role:	HUD Consultant
	Email:	john@ewallc.com	Phone:	301-646-6020
10.	Other 2:	Warren Allen	This is a Related Entity.	FALSE
	Firm Name:	WNC & Associates		
	Address:	17782 Sky Park Circle	Veteran Owned Small B	FALSE
	City, State, Zip	Irvine, CA 92614	Role:	Syndicator
	Email:	wallen@wncinc.com	Phone:	(714) 606-1910
11.	Other 3:	Trevor S. Tolbert	This is a Related Entity.	FALSE
	Firm Name:	PNC Multifamily Capital		
	Address:	800 17th St., NW. (Mail Stop: C6-CPNC	Veteran Owned Small B	FALSE
	City, State, Zip	Washington, DC 20006	Role:	Lender
	Email:	trevor.tolbert@pnc.com	Phone:	(585) 755-8384
12.	Other 4:	Ryne Johnson	This is a Related Entity.	FALSE
	Firm Name:	Astoria, LLC		
	Address:	3450 Lady Marian Ct.	Veteran Owned Small B	FALSE
	City, State, Zip	Midlothian, VA 23113	Role:	Consultant
	Email:	rynejohnson@astoriallc.com	Phone:	804-339-7205
13.	Other 5:		This is a Related Entity.	FALSE
	Firm Name:			
	Address:		Veteran Owned Small B	FALSE
	City, State, Zip		Role:	
	Email:		Phone:	

F. REHAB INFORMATION

1. **Acquisition Credit Information**

a. Credits are being requested for existing buildings being acquired for development. TRUE

Action: If true, provide an electronic copy of the Existing Condition Questionnaire, Unit by Unit Matrix and Appraisal.

b. This development has received a previous allocation of cred TRUE
If so, when was the most recent year that this development received c 2002
If this is a preservation deal,
what date did this development enter its Extended Use Agreement p 2/22/02

c. The development has been provided an acknowledgement letter from Rural Development regarding its preservation priority? FALSE

d. This development is an existing RD or HUD S8/236 developr TRUE
Action: (If True, provide required form in **TAB Q**)

Note: If there is an identity of interest between the applicant and the seller in this proposal, and the applicant is seeking points in this category, then the applicant must either waive their rights to the developer's fee or other fees associated with acquisition, or obtain a waiver of this requirement from Virginia Housing prior to application submission to receive these points

i. Applicant agrees to waive all rights to any developer's fee or other fees associated with acquisition. FALSE

ii. Applicant has obtained a waiver of this requirement from Virginia Housing prior to the application submission deadline. FALSE

2. **Ten-Year Rule For Acquisition Credits**

a. All buildings satisfy the 10-year look-back rule of IRC Section 42 (d)(2)(B), including the 10% basis/ $15,000 rehab costs ($10,000 for Tax Exempt Bonds) per unit requirem FALSE

b. All buildings qualify for an exception to the 10-year rule under IRC Section 42(d)(2)(D)(i), FALSE

i Subsection (I) FALSE

ii. Subsection (II) FALSE

iii. Subsection (III) FALSE

iv. Subsection (IV) FALSE

v. Subsection (V) FALSE

c. The 10-year rule in IRC Section 42 (d)(2)(B) for all buildings does not apply pursuant to IRC Section 42(d)(6). TRUE

d. There are different circumstances for different buildings. FALSE
Action: (If True, provide an explanation for each building in Tab K)

F. REHAB INFORMATION

3. **Rehabilitation Credit Information**

   a. Credits are being requested for rehabilitation expenditures. TRUE

   b. **Minimum Expenditure Requirements**

      i. All buildings in the development satisfy the rehab costs per unit requirement of IRS Section 42(e)(3)(A)(ii). TRUE

      ii. All buildings in the development qualify for the IRC Section 42(e)(3)(B) exception to the 10% basis requirement (4% credit only) FALSE

      iii. All buildings in the development qualify for the IRC Section 42(f)(5)(B)(ii)(II) exception. FALSE

      iv. There are different circumstances for different buildi FALSE
      Action: (If True, provide an explanation for each building in Tab K)

G. NONPROFIT INVOLVEMENT

Applications for 9% Credits - Section 1 must be completed in order to compete in the Non Profit tax credit pool.
All Applicants - Section 2 must be completed to obtain points for nonprofit involvement.

1. Tax Credit Nonprofit Pool Applicants: To qualify for the nonprofit pool, an organization (described in IRC Section 501(c)(3) or 501(c)(4) and exempt from taxation under IRC Section 501(a)) should answer the following questions as TRUE:

FALSE	a.	Be authorized to do business in Virginia.
FALSE	b.	Be substantially based or active in the community of the development.
FALSE	c.	Materially participate in the development and operation of the development throughou compliance period (i.e., regular, continuous and substantial involvement) in the operati development throughout the Compliance Period.
FALSE	d.	Own, either directly or through a partnership or limited liability company, 100% of the g partnership or managing member interest.
FALSE	e.	Not be affiliated with or controlled by a for-profit organization.
FALSE	f.	Not have been formed for the principal purpose of competition in the Non Profit Pool.
FALSE	g.	Not have any staff member, officer or member of the board of directors materially participate, directly or indirectly, in the proposed development as a for profit entity.

2. All Applicants: To qualify for points under the ranking system, the nonprofit's involvement need not necessarily satisfy all of the requirements for participation in the nonprofit tax credit pool.

A. Nonprofit Involvement (All Applicants)

FALSE There is nonprofit involvement in this development. (If false, skip to #3.)

Action: If there is nonprofit involvement, provide completed Non Profit Questionnaire **(Mandatory TAB**

B. Type of involvement:

FALSE Nonprofit meets eligibility requirement for points only, not pool.

or

FALSE Nonprofit meets eligibility requirements for nonprofit pool and points.

C. Identity of Nonprofit (All nonprofit applicants):

The nonprofit organization involved in this development is: ▶

Name:

Contact Person:

Street Address:

City: State: ▶ Zip:

Phone: Contact Email:

D. Percentage of Nonprofit Ownership (All nonprofit applicants):

Specify the nonprofit entity's percentage ownership of the general partnershi 0.0%

G. NONPROFIT INVOLVEMENT

3. Nonprofit/Local Housing Authority Purchase Option/Right of First Refusal

A. FALSE After the mandatory 15-year compliance period, a qualified nonprofit or local housing authority will have the option to purchase or the right of first refusal to acquire the development for a price not to exceed the outstanding debt and exit taxes. Such debt must be limited to the original mortgage(s) unless any refinancing is approved by the nonprofit. See manual for more specifics.

Action: Provide Option or Right of First Refusal in recordable form using Virginia Housing's template. **(TAB V)**
Provide Nonprofit Questionnaire (if applicable) **(TAB I)**

Name of qualified nonprofit:

or indicate true if Local Housing Authority FALSE
Name of Local Housing Authority

B. FALSE A qualified nonprofit or local housing authority submits a homeownership plan committing to sell the units in the development after the mandatory 15-year compliance period to tenants whose incomes shall not exceed the applicable income limit at the time of their initial occupancy.
Do not select if extended compliance is selected on Request Info Tab
Action: Provide Homeownership Plan **(TAB N)** and contact Virginia Housing for a Pre-Ap

NOTE: Applicant is required to waive the right to pursue a Qualified Contract.

H. STRUCTURE AND UNITS INFORMATION

General Information

a. Total number of **all** units in development	47	bedrooms	130	
Total number of **rental** units in development	47	bedrooms	130	
Number of low-income rental units	47	bedrooms	130	
Percentage of rental units designated low-income	100.00%			

b. Number of new units:	0	bedrooms	0	
Number of adaptive reuse units:	0	bedrooms	0	
Number of rehab units:	47	bedrooms	130	

c. If any, indicate number of planned exempt units (included in total of all units in development) 0

d. Total Floor Area For The Entire Development 50,856.22 (Sq. ft.)

e. Unheated Floor Area (i.e. Breezeways, Balconies, Storage) 579.17 (Sq. ft.)

f. Nonresidential Commercial Floor Area (Not eligible for funding) 0.00

g. Total Usable Residential Heated Area 50,277.05 (Sq. ft.)

h. Percentage of Net Rentable Square Feet Deemed To Be **New Rental Space** 0.00%

i. Exact area of site in acres 5.082

j. Locality has approved a final site plan or plan of developn TRUE
If **True**, Provide required documentation (**TAB O**).

k. Requirement as of 2016: Site must be properly zoned for proposed development.
ACTION: Provide required zoning documentation **(MANDATORY TAB G)**

l. Development is eligible for Historic Rehab credits FALSE
Definition:

The structure is historic, by virtue of being listed individually in the National Register of Historic Places, or due to its location in a registered historic district and certified by the Secretary of the Interior as being of historical significance to the district, and the rehabilitation will be completed in such a manner as to be eligible for historic rehabilitation tax credits.

H. STRUCTURE AND UNITS INFORMATION

UNIT MIX

a. Specify the **average size and number per unit type:**

LIHTC Units can not be greater than Total Rent

Note: Average sq foot should include the prorata of common space.

Unit Type	Average Sq Foot		# of LIHTC Units	Total Rental Units
1 Story Eff - Elderly	0.00	SF	0	0
1 Story 1BR - Elderly	0.00	SF	0	0
1 Story 2BR - Elderly	0.00	SF	0	0
Eff - Elderly	0.00	SF	0	0
1BR Elderly	0.00	SF	0	0
2BR Elderly	0.00	SF	0	0
Eff - Garden	0.00	SF	0	0
1BR Garden	752.13	SF	5	5
2BR Garden	991.65	SF	2	2
3BR Garden	1179.09	SF	2	2
4BR Garden	0.00	SF	0	0
2+ Story 2BR Townhouse	915.75	SF	8	8
2+ Story 3BR Townhouse	1071.58	SF	21	21
2+ Story 4BR Townhouse	1371.74	SF	9	9
			47	47

Note: Please be sure to enter the values in the appropriate unit category. If not, errors will occur on the self scoresheet.

Structures

a. Number of Buildings (containing rental units): 6

b. Age of Structure: 55 years

c. Maximum Number of stories: 2

d. The development is a scattered site development. FALSE

e. Commercial Area Intended Use:

f. Development consists primarily of : (Only One Option Below Can Be True)

i. Low Rise Building(s) - (1-5 stories with any structural elements made of wood) TRUE
ii. Mid Rise Building(s) - (5-7 stories with no structural elements made of wood) FALSE
iii. High Rise Building(s) - (8 or more stories with no structural elements made of wood) FALSE

g. Indicate **True** for all development's structural features that apply:

i. Row House/Townhouse	TRUE	v. Detached Single-family	FALSE
ii. Garden Apartments	TRUE	vi. Detached Two-family	FALSE
iii. Slab on Grade	FALSE	vii. Basement	FALSE
iv. Crawl space	FALSE		

h. Development contains an elevator(s). FALSE
If true, # of Elevators. 0
Elevator Type (if known)

H. STRUCTURE AND UNITS INFORMATION

i. Roof Type: Pitched
j. Construction Type: Frame
k. Primary Exterior Finish: Combination

 # Site Amenities (indicate all proposed)

a. Business Center	TRUE	f. Limited Access	FALSE
b. Covered Parking	FALSE	g. Playground	TRUE
c. Exercise Room	FALSE	h. Pool	FALSE
d. Gated access to Site	FALSE	i. Rental Office	TRUE
e. Laundry facilities	TRUE	j. Sports Activity Ct.	FALSE
		k. Other:	Community Center

l. Describe Community Facilities: Playground, Leasing Office, Laundry Room, Community/Business C

m. Number of Proposed Parking Spaces: 65
Parking is shared with another entity: FALSE

n. Development located within 1/2 mile of an existing commuter rail, light rail or subway station or 1/4 mile from existing or proffered public bus stop. FALSE
If **True**, Provide required documentation (**TAB K2**).

 # Plans and Specifications

a. **Minimum submission requirements for all properties (new construction, rehabilitation and adaptive reuse):**
   i. A location map with development clearly defined.
   ii. Sketch plan of the site showing overall dimensions of all building(s), major site elements (e.g., parking lots and location of existing utilities, and water, sewer, electric, gas in the streets adjacent to the site). Contour lines and elevations are not required.
   iii. Sketch plans of all building(s) reflecting overall dimensions of:
      a. Typical floor plan(s) showing apartment types and placement
      b. Ground floor plan(s) showing common areas
      c. Sketch floor plan(s) of typical dwelling unit(s)
      d. Typical wall section(s) showing footing, foundation, wall and floor structure
      Notes must indicate basic materials in structure, floor and exterior finish.

b. The following are due at reservation for Tax Exempt 4% Applications and at allocation for 9% Applicatio
   i. Phase I environmental assessment.
   ii. Physical needs assessment for any rehab only development.

c. **All Tax Exempt 4% Applications must submit plans and specifications complete at least through Design Development (DD) phase for all design disciplines.** Reference the separate Minimum Design and Construction Requirements document for a full list of submission requirements for New Construction an Rehabilitation projects.

NOTE: All developments must meet Virginia Housing's **Minimum Design and Construction Requirements**. By signing and submitting the Application for Reservation of LIHTC, the applicant certifies that the proposed project budget, plans & specifications and work write-ups incorporate all necessary elements to fulfill these requirements.

J. ENHANCEMENTS

Each development must meet the following baseline energy performance standard applicable to the development's construction category.

a. **New Construction:** must obtain EnergyStar certification.
b. **Rehabilitation:** renovation must result in at least a 30% performance increase or score an 80 or lower on the HERS
c. **Adaptive Reuse:** must score a 95 or lower on the HERS Index.

Certification and HERS Index score must be verified by a third-party, independent, non-affiliated, certified RESNET home energy rater. The HERS re[prt should be completed for the whole development and not an individual ur

Indicate **True** for the following items that apply to the proposed development:

ACTION: Provide RESNET rater certification of Development Plans **(TAB F)**
ACTION: Provide Internet Safety Plan and Resident Information Form **(Tab W)** if corresponding options selecte

REQUIRED:

1. **For any development, upon completion of construction/rehabilitation:**

TRUE a. A community/meeting room with a minimum of 749 square feet is provided with free WIFI access r to residents only.

50.00% b1. Percentage of brick covering the exterior walls.
50.00% b2. Percentage of Fiber Cement Board or other similar low-maintenance material approved by the Auth covering exterior walls. Community buildings are to be included in percentage calculations.

TRUE c. All kitchen light fixtures are LED and meet MDCR lighting guidelines.

TRUE d. Cooking surfaces are equipped with fire suppression features as defined in the manual

TRUE e. Full bath fans are wired to primary light with delayed timer or has continuous exhaust by ERV/DOAS

or

FALSE f. Full bath fans are equipped with a humidistat.

FALSE g. All faucets, toilets and showerheads in each bathroom are WaterSense labeled products.

TRUE h. Rehab Only: Each unit is provided with the necessary infrastructure for high-speed internet/broadba service where it does not already exist.

FALSE i. Each unit is provided free individual high-speed internet access.
(Must have a minimum 20Mbps upload/ 100Mbps download speed per manual.)

TRUE j. Every kitchen, living room and bedroom contains, at minimum, one USB charging port.

FALSE k. Rehab only: Each unit has dedicated space, drain and electrical hook-ups to accept a permanently installed dehumidification system.

or

TRUE l. All Construction types: each unit is equipped with a permanent dehumidification system.

TRUE m. All interior doors within units are solid core.

FALSE n. Installation of a renewable energy electric system in accordance with manufactorer's specifications and all applicable provisions of the National Electrical Code - Provide documentation at **Tab F**.

FALSE o. New construction only: Each unit to have balcony or patio with a minimum depth of 5 feet clear from face of building and a minimum size of 30 square feet.

J. ENHANCEMENTS

For all developments exclusively serving elderly tenants upon completion of construction/rehabilitation:

FALSE a. All cooking ranges have front controls.

FALSE b. Bathrooms have an independent or supplemental heat source.

FALSE c. All entrance doors have two eye viewers, one at 42" inches and the other at standard height.

FALSE d. Each unit has a shelf or ledge outside the primary entry door located in an interior hallway.

2. **Green Certification**

a. Applicant agrees to meet the base line energy performance standard applicable to the development's construction category as listed above.

The applicant will also obtain one of the following:

FALSE Earthcraft Gold or higher certification

TRUE National Green Building Standard (NGBS) certification of Silver or higher.

FALSE LEED Certification

FALSE Enterprise Green Communities (EGC) Certification

Action: If seeking any points associated Green certification, provide appropriate documentation at **TAB F.**

b. Applicant will pursue one of the following certifications to be awarded points on a future development application. (Failure to reach this goal will not result in a penalty.)

FALSE Zero Energy Ready Home Requirements

FALSE Passive House Standards

TRUE Applicant wishes to claim points from a prior allocation that has received certification for Zero Energy F or Passive House Standards. Provide certification at **Tab P**. See Manual for details and requirements.

3. **Universal Design** - Units Meeting Universal Design Standards (units must be shown on Plans)

FALSE a. Architect of record certifies that units will be constructed to meet Virginia Housing's Universal Design Standards.

0 b. Number of Rental Units constructed to meet Virginia Housing's Universal Design standards:

0% of Total Rental Units

No Market Units listed on Structure 1a.

4. FALSE Market rate units' exposures are substantially equivalent to those of the low income units

If not, please explain:



Architect of Record initial here that the above information is accurate per certification statement within this application.

I. UTILITIES

1. Utilities Types:

a. Heating Type	Gas Forced Air
b. Cooking Type	Gas
c. AC Type	Central Air
d. Hot Water Type	Gas

2. Indicate True if the following services will be included in Rent:

Water?	TRUE	Heat?	FALSE
Hot Water?	FALSE	AC?	FALSE
Lighting/ Electric?	FALSE	Sewer?	TRUE
Cooking?	FALSE	Trash Removal?	TRUE

Utilities	Enter Allowances by Bedroom Size				
	0-BR	1-BR	2-BR	3-BR	4-BR
Heating	0	24	39	54	67
Air Conditioning	0	24	39	55	67
Cooking	0	24	39	55	67
Lighting	0	24	40	55	67
Hot Water	0	23	40	55	68
Water	0	0	0	0	0
Sewer	0	0	0	0	0
Trash	0	0	0	0	0
Total utility allowance for costs paid by tenant	$0	$119	$197	$274	$336

3. The following sources were used for Utility Allowance Calculation (Provide documentation **TAB R).**

a.	TRUE	HUD	d.	FALSE	Local PHA
b.	FALSE	Utility Company (Estimate)	e.	FALSE	Other:
c.	FALSE	Utility Company (Actual Survey)			

Warning: The Virginia Housing housing choice voucher program utility schedule shown on VirginiaHousing.com should not be used unless directed to do so by the local housing authority.

K. SPECIAL HOUSING NEEDS

NOTE: Any Applicant commits to providing first preference to members of targeted populations having state rental assistance and will not impose any eligibility requirements or lease terms for such individuals that are more restrictive than its standard requirements and terms, the terms of the MOU establishing the target population, or the eligibility requirements for the state rental assistance.

Accessibility: Indicate **True** for the following point category, as appropriate.
Action: Provide appropriate documentation (**Tab X**)

FALSE Any development in which ten percent (10%) of the total units (i) conform to HUD regulations interpreting the accessibility requirements of section 504 of the Rehabilitation Act and (ii) are actively marketed to persons with disabilities as defined in the Fair Housing Act in accordance with a plan submitted as part of the application for credits.

All common space must also conform to HUD regulations interpreting the accessibility requirements of section 504 of the Rehabilitation Act.



Architect of Record initial here that the above information is accurate per certification statement within this application.

Special Housing Needs/Leasing Preference:

a. If not general population, select applicable special population:

Elderly (as defined by the United States Fair Housing Act.)

Persons with Disabilities (must meet the requirements of the Federal Americans with Disabilities Act) - Accessible Supportive Housing Pool only

Supportive Housing (as described in the Tax Credit Manual)

If Supportive Housing is True: Will the supportive housing consist of units designated for tenants that are homeless or at risk of homelessness?

Action: Provide Permanent Supportive Housing Certification (**Tab S**)

b. The development has existing tenants and a relocation plan has been developed. TRUE
(If **True**, Virginia Housing policy requires that the impact of economic and/or physical displacement on those tenants be minimized, in which Owners agree to abide by the Authority's Relocation Guidelines for LIHTC properties as described

Action: Provide Relocation Plan, Budget and Unit Delivery Schedule **(Mandatory if tenants are displ**

K. SPECIAL HOUSING NEEDS

Leasing Preferences

a. Will leasing preference be given to applicants on a public housing waiting list and/or Section 8 waiting list? select No

Organization which holds waiting list:

Contact person:

Title:

Phone Number:

Action: Provide required notification documentation **(TAB L)**

b. Leasing preference will be given to individuals and families with childr TRUE
(Less than or equal to 20% of the units must have of 1 or less bedrooms).

c. Specify the number of low-income units that will serve individuals and families with children by providing three or more bedrooms 32
% of total Low Income Units 68%

NOTE: Development must utilize a **Virginia Housing Certified Management Agent**. Proof of management certification must be provided before 8609s are issued.

Download Current CMA List from VirginiaHousing.com

Action: Provide documentation of tenant disclosure regarding Virginia Housing Rental Education **(Mandatory - Tab U)**

Target Population Leasing Preference

Unless prohibited by an applicable federal subsidy program, each applicant shall commit to provide a leasing preference to individuals (i) in a target population identified in a memorandum of understanding between the Authority and one or more participating agencies of the Commonwealth, (ii) having a voucher or other binding commitment for rental assistance from the Commonwealth, and (iii) referred to the development by a referring agent approved by the Authority. The leasing preference shall not be applied to more than ten percent (10%) of the total units in the development at any given time. The applicant may not impose tenant selection criteria or leasing terms with respect to individuals receiving this preference that are more restrictive than the applicant's tenant selection criteria or leasing terms applicable to prospective tenants in the development that do not receive this preference, the eligibility criteria for the rental assistance from the Commonwealth, or any eligibility criteria contained in a memorandum of understanding between the Authority and one or more participating agencies of the Commonwealth.

Primary Contact for Target Population leasing preference. The agency will contact as needed.

First Name: Sandy
Last Name: Lucas

Phone Number: (336) 544-2300 Email: SLucas@partnershippm.com

K. SPECIAL HOUSING NEEDS

 # Rental Assistance

a. Some of the low-income units do or will receive rental assistance..... TRUE

b. Indicate True if rental assistance will be available from the following

####	Rental Assistance Demonstration (RAD) or other PHA conversion to project based rental assistance.
####	Section 8 New Construction Substantial Rehabilitation
####	Section 8 Moderate Rehabilitation
####	Section 811 Certificates
TRUE	Section 8 Project Based Assistance
####	RD 515 Rental Assistance
####	Section 8 Vouchers *Administering Organization
####	State Assistance *Administering Organization
####	Other:

c. The Project Based vouchers above are applicable to the 30% units seeking points. FALSE

i. If True above, how many of the 30% units will not have project based vouchers? 0

d. Number of units receiving assistance: 47
How many years in rental assistance contract 19.00
Expiration date of contract: 4/30/45
There is an Option to Renew. TRUE

Action: Contract or other agreement provided **(TAB Q).**

 # Public Housing Revitalization

Is this development replacing or revitalizing Public Housing Units? FALSE
If so, how many existing Public Housing units? 0

L. UNIT DETAILS

1. Set-Aside Election: UNITS SELECTED IN INCOME AND RENT DETERMINE POINTS FOR THE BONUS POINT CATEG

Note: In order to qualify for any tax credits, a development must meet one of three minimum threshold occupancy tests. Either (i) at least 20% of the units must be rent-restricted and occupied by persons whose incomes are 50% or less of the area median income adjusted for family size (this is called the 20/50 test), (ii) at least 40% of the units must be rent-restricted and occupied by persons whose incomes are 60% or less of the area median income adjusted for family size (this is called the 40/60 test), or (iii) 40% or more of the units are both rent-restricted and occupied by persons whose income does not exceed the imputed income limitation designated in 10% increments between 20% to 80% of the AMI, and the average of the imputed income limitations collectively does not exceed 60% of the AMI (this is called the Average Income Test (AIT)). All occupancy tests are described in Section 42 of the IRC. Rent-and income-restricted units are known as low-income units. If you have more low-income units than required, you qualify for more credits. If you serve lower incomes than required, you receive more points under the ranking system.

a. Units Provided Per Household Type: Warning: Greater than 50% of units does not increase bonus points.

Income Levels		
# of Units	% of Units	
0	0.00%	20% Area Median
0	0.00%	30% Area Median
10	21.28%	40% Area Median
37	78.72%	50% Area Median
0	0.00%	60% Area Median
0	0.00%	70% Area Median
0	0.00%	80% Area Median
0	0.00%	Market Units
47	100.00%	**Total**

Rent Levels		
# of Units	% of Units	
0	0.00%	20% Area Median
0	0.00%	30% Area Median
10	21.28%	40% Area Median
37	78.72%	50% Area Median
0	0.00%	60% Area Median
0	0.00%	70% Area Median
0	0.00%	80% Area Median
0	0.00%	Market Units
47	100.00%	**Total**

b. Indicate that you are electing to receive points for the following deeper targets shown in the chart above and those targets will be reflected in the set-aside requirements within the Extended Use Agreement.

20-30% Levels: FALSE | 40% Levels: TRUE | 50% levels: TRUE

c. The development plans to utilize average income testi: FALSE

2. Unit Mix Grid FOR YOUR CONVENIENCE, COPY AND PASTE IS ALLOWED WITHIN UNIT MIX GRID

In the following grid, add a row for each unique unit type planned within the development. Enter the appropriate data for both tax credit and market rate units.



Architect of Record initial here that the information below is accurate per certification statement within this application.

	Unit Type (Select One)	Rent Target (Select One)	Number of Units	# of Units 504 compliant	Net Rentable Square Feet	Monthly Rent Per Unit	Total Monthly Rent
Mix 1	1 BR - 1 Bath	40% AMI	1		536.06	$1,075.00	$1,075
Mix 2	1 BR - 1 Bath	50% AMI	3		547.80	$1,075.00	$3,225
Mix 3	1 BR - 1 Bath	40% AMI	1	1	536.06	$1,075.00	$1,075
Mix 4	2 BR - 1 Bath	50% AMI	8		705.55	$1,280.00	$10,240
Mix 5	2 BR - 1 Bath	40% AMI	1		827.61	$1,280.00	$1,280
Mix 6	2 BR - 1 Bath	40% AMI	1	1	735.28	$1,280.00	$1,280
Mix 7	3 BR - 1 Bath	50% AMI	19		861.38	$1,495.00	$28,405
Mix 8	3 BR - 1 Bath	40% AMI	2		861.38	$1,495.00	$2,990
Mix 9	3 BR - 1 Bath	40% AMI	1		1015.16	$1,495.00	$1,495
Mix 10	3 BR - 1 Bath	40% AMI	1	1	922.61	$1,495.00	$1,495

L. UNIT DETAILS

Mix 11	4 BR - 1.5 Bath	40% AMI	2		1161.54	$1,720.00	$3,440
Mix 12	4 BR - 1.5 Bath	50% AMI	7		1161.54	$1,720.00	$12,040
Mix 13							$0
Mix 14							$0
Mix 15							$0
Mix 16							$0
Mix 17							$0
Mix 18							$0
Mix 19							$0
Mix 20							$0
Mix 21							$0
Mix 22							$0
Mix 23							$0
Mix 24							$0
Mix 25							$0
Mix 26							$0
Mix 27							$0
Mix 28							$0
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Mix 59							$0
Mix 60							$0
Mix 61							$0
Mix 62							$0
Mix 63							$0
Mix 64							$0
Mix 65							$0
Mix 66							$0

L. UNIT DETAILS

Mix 67							$0
Mix 68							$0
Mix 69							$0
Mix 70							$0
Mix 71							$0
Mix 72							$0
Mix 73							$0
Mix 74							$0
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Mix 89							$0
Mix 90							$0
Mix 91							$0
Mix 92							$0
Mix 93							$0
Mix 94							$0
Mix 95							$0
Mix 96							$0
Mix 97							$0
Mix 98							$0
Mix 99							$0
Mix 100							$0
TOTALS			47	3			$68,040

Total Units	**47**	**Net Rentable SF: TC Units**	**40,403.42**
		MKT Units	**0.00**
		Total NR SF:	**40,403.42**

Floor Space Fraction (to 7 decimals)	**100.00000%**

M. OPERATING EXPENSES

Administrative:				Use Whole Numbers Only!
1.	Advertising/Marketing			$2,530
2.	Office Salaries			$0
3.	Office Supplies			$14,000
4.	Office/Model Apartment	(type	)	$0
5.	Management Fee			$30,000
	3.95% of EGI	$638.30	Per Unit	
6.	Manager Salaries			$41,000
7.	Staff Unit (s)	(type	)	$0
8.	Legal			$2,500
9.	Auditing			$8,500
##	Bookkeeping/Accounting Fees			
##	Telephone & Answering Service			$3,000
##	Tax Credit Monitoring Fee			$2,115
##	Miscellaneous Administrative			$1,000
	Total Administrative			$104,645
Utilities				
##	Fuel Oil			$0
##	Electricity			$5,800
##	Water			$2,500
##	Gas			$6,300
##	Sewer			$2,500
	Total Utility			$17,100
Operating:				
##	Janitor/Cleaning Payroll			$35,000
##	Janitor/Cleaning Supplies			$8,000
##	Janitor/Cleaning Contract			$0
##	Exterminating			$3,000
##	Trash Removal			$7,800
##	Security Payroll/Contract			$0
##	Grounds Payroll			$0
##	Grounds Supplies			$0
##	Grounds Contract			$20,000
##	Maintenance/Repairs Payroll			$0
##	Repairs/Material			$0
##	Repairs Contract			$7,500
##	Elevator Maintenance/Contract			$0
##	Heating/Cooling Repairs & Maintenance			$1,000
##	Pool Maintenance/Contract/Staff			$0
##	Snow Removal			$2,500
##	Decorating/Payroll/Contract			$0
##	Decorating Supplies			$5,000
##	Miscellaneous			$0
	Totals Operating & Maintenance			$89,800

M. OPERATING EXPENSES

Taxes & Insurance

##	Real Estate Taxes			$50,000
##	Payroll Taxes			$6,800
##	Miscellaneous Taxes/Licenses/Permits			$5,000
##	Property & Liability Insurance	*$850*	*per unit*	$39,950
##	Fidelity Bond			$50
##	Workman's Compensation			$2,000
##	Health Insurance & Employee Benefits			$12,000
##	Other Insurance			$0
	Total Taxes & Insurance			$115,800
	Total Operating Expense			$327,345

Total Operating Expenses Per Unit $6,965 **C. Total Operating Expenses as % of** 43.11%

Replacement Reserves (Total # Units X $300 or $250 New Const./Elderly Min $14,100

Total Expenses $341,445

N. PROJECT BUDGET - HARD COSTS

Cost/Basis/Maximum Allowable Credit

Complete cost column and basis column(s) as appropriate

To select exclusion of allowable line items from Total Development Costs used in Cost limit calculations, select X in yellow box to

Note: Attorney must opine, among other things, as to correctness of the inclusion of each cost item in eligible basis, type of credit and numerical calculations included in Project Budget.

Must Use Whole Numbers Only! Item	(A) Cost	Amount of Cost up to 100% Includable in Eligible Basis--Use Applicable Column(s): "30% Present Value Credit" (B) Acquisition	"30% Present Value Credit" (C) Rehab/ New Construction	(D) "70 % Present Value Credit"
1. Contractor Cost				
a. Unit Structures (New)	0	0	0	0
b. Unit Structures (Rehab)	6,470,846	0	0	6,470,846
c. Non Residential Structures	0	0	0	0
d. Commercial Space Costs	0	0	0	0
e. Structured Parking Garage	0	0	0	0
Total Structure	6,470,846	0	0	6,470,846
f. Earthwork	0	0	0	0
g. Site Utilities	0	0	0	0
h. Renewable Energy	0	0	0	0
i. Roads & Walks	0	0	0	0
j. Site Improvements	0	0	0	0
k. Lawns & Planting	0	0	0	0
l. Engineering	0	0	0	0
m. Off-Site Improvements	0	0	0	0
n. Site Environmental Mitigation	0	0	0	0
o. Demolition	0	0	0	0
p. Site Work	0	0	0	0
q. Hard Cost Contingency	748,151	0	0	748,151
Total Land Improvements	748,151	0	0	748,151
Total Structure and Land	7,218,997	0	0	7,218,997
r. General Requirements	433,140	0	0	433,140
s. Builder's Overhead (4.0% Contract)	288,760	0	0	288,760
t. Builder's Profit (4.0% Contract)	288,760	0	0	288,760
u. Bonds	55,000	0	0	55,000
v. Building Permits	100,000	0	0	100,000
w. Special Construction	0	0	0	0
x. Special Equipment	0	0	0	0
y. Other 1: GC Liability Insurance	55,000	0	0	55,000
z. Other 2:	0	0	0	0
aa. Other 3:		0	0	0
Contractor Costs	$8,439,657	$0	$0	$8,439,657

Construction cost per unit: ***$179,567.17***

MAXIMUM COMBINED GR, OVERHEAD & PROFIT = **$1,010,660**

ACTUAL COMBINED GR, OVERHEAD & PROFIT = **$1,010,660**

O. PROJECT BUDGET - OWNER COSTS

To select exclusion of allowable line items from Total Development Costs used in Cost limit calculations, select X in yellow box to the left.

MUST USE WHOLE NUMBERS ONLY! Item	(A) Cost	Amount of Cost up to 100% Includable in Eligible Basis--Use Applicable Column(s): "30% Present Value Credit" (B) Acquisition	(C) Rehab/ New Construction	(D) "70 % Present Value Credit"
2. Owner Costs				
a. Building Permit	0	0	0	0
b. Architecture/Engineering Design Fee ($5,851 /Unit)	275,000	0	0	275,000
c. Architecture Supervision Fee ($3,830 /Unit)	180,000	0	0	180,000
d. Tap Fees	0	0	0	0
e. Environmental	60,000	0	0	60,000
f. Soil Borings	0	0	0	0
g. Green Building (Earthcraft, LEED, etc.)	60,000	0	0	60,000
h. Appraisal	15,000	0	0	15,000
i. Market Study	15,000	0	0	15,000
j. Site Engineering / Survey	140,000	0	0	140,000
k. Construction/Development Mgt	0	0	0	0
l. Structural/Mechanical Study	35,000	0	0	35,000
m. Construction Loan Origination Fee	150,000	0	0	150,000
n. Construction Interest (8.0% fo 12 months)	750,000	0	0	750,000
o. Taxes During Construction	50,000	0	0	50,000
p. Insurance During Construction	45,000	0	0	45,000
q. Permanent Loan Fee (0.0%)	105,000			
r. Other Permanent Loan Fees	0			
s. Letter of Credit	0	0	0	0
t. Cost Certification Fee	25,000	0	0	0
u. Accounting	15,000	0	0	0
v. Title and Recording	100,000	0	0	25,000
w. Legal Fees for Closing	175,000	0	0	100,000
x. Mortgage Banker	0	0	0	0
y. Tax Credit Fee	65,050			
z. Tenant Relocation	150,000			150,000
aa. Fixtures, Furnitures and Equipment	25,000	0	0	25,000
ab. Organization Costs	25,000			
ac. Operating Reserve	351,629			
ad. Soft Costs Contingency	100,000			
ae. Security	0	0	0	0
af. Utilities	0	0	0	0
ag. Supportive Service Reserves	0			

O. PROJECT BUDGET - OWNER COSTS

(1) Other* specify	PNA & RCS	25,000	0	0	25,000
(2) Other* specify	Consultant Fee	80,000	0	0	80,000
(3) Other* specify	Construction Loan Fees	125,000	0	0	125,000
(4) Other* specify	Accessibility Consultant	15,000	0	0	15,000
(5) Other * specify	Predev Bridge Interest	50,000	0	0	50,000
(6) Other* specify	Syndication Fees	50,000	0	0	0
(7) Other* specify		0	0	0	0
(8) Other* specify		0	0	0	0
(9) Other* specify		0	0	0	0
Owner Costs Subtotal (Sum 2A..2(10))		$3,256,679	$0	$0	$2,370,000
Subtotal 1 + 2 (Owner + Contractor Costs)		$11,696,336	$0	$0	$10,809,657
3. Developer's Fees		1,485,707	0	0	1,485,707
4. Owner's Acquisition Costs					
Land		127,000			
Existing Improvements		1,373,000	1,373,000		
Subtotal 4:		$1,500,000	$1,373,000		
5. Total Development Costs					
Subtotal 1+2+3+4:		$14,682,043	$1,373,000	$0	$12,295,364

If this application seeks rehab credits only, in which there is no acquisition and no change in ownership, enter the greater of appraised value or tax assessment value here:

	$0	**Land**
(Provide documentation at **Tab E**)	$0	**Building**

Maximum Developer Fee: **$1,485,707**

Proposed Development's Cost per Sq Foot	$259	**Meets Limits**
Applicable Cost Limit by Square Foot:	$417	
Proposed Development's Cost per Unit	$280,469	**Meets Limits**
Applicable Cost Limit per Unit:	$504,522	

P. ELIGIBLE BASIS CALCULATION

Item	(A) Cost	Amount of Cost up to 100% Includable in Eligible Basis--Use Applicable Column(s): "30 % Present Value Credit" (B) Acquisition	(C) Rehab/ New Construction	(D) "70 % Present Value Credit"
1. Total Development Costs	14,682,043	1,373,000	0	12,295,364
2. Reductions in Eligible Basis				
a. Amount of federal grant(s) used to finance qualifying development costs		0	0	0
b. Amount of nonqualified, nonrecourse financing		0	0	0
c. Costs of nonqualifying units of higher quality (or excess portion thereof)		0	0	0
d. Historic Tax Credit (residential portion)		0	0	0
3. Total Eligible Basis (1 - 2 above)		1,373,000	0	12,295,364
4. Adjustment(s) to Eligible Basis (For non-acquisition costs in eligible basis)				
a. For QCT or DDA (Eligible Basis x 30%)			0	3,688,609
State Designated Basis Boosts:				
b. For Revitalization or Supportive Housing (Eligible Basis x 30%)			0	0
c. For Green Certification (Eligible Basis x 10%)				0
Total Adjusted Eligible basis			0	15,983,973
5. Applicable Fraction		100.00000%	100.00000%	100.00000%
6. Total Qualified Basis (Eligible Basis x Applicable Fraction)		1,373,000	0	15,983,973
7. Applicable Percentage		4.00%	4.00%	9.00%
8. Maximum Allowable Credit under IRC §42 (Qualified Basis x Applicable Percentage)		$54,920	$0	$1,438,558
(Must be same as BIN total and equal to or less than credit amount allowed)		$1,493,478 Combined 30% & 70% P. V. Credit		

Q. SOURCES OF FUNDS

Action: Provide Documentation for all Funding Sources at **Tab T**

1. **Construction Financing:** List individually the sources of construction financing, including any such loans financed through grant sources:

	Source of Funds	Date of Application	Date of Commitment	Amount of Funds	Name of Contact Person
1.	PNC - Construction Loa	02/15/26	05/01/26	$10,000,000	
2.					
3.					
	Total Construction Funding:			$10,000,000	

2. **Permanent Financing:** List individually the sources of all permanent financing in order of lien position:

	Source of Funds	Date of Application	Date of Commitment	*(Whole Numbers only)* Amount of Funds	Annual Debt Service Cost	Interest Rate of Loan	Amortization Period IN YEARS	Term of Loan (years)
1.	Taxable Perm Loan	2/15/26	5/1/26	$5,150,000	$361,812	6.50%	40	40
2.	Interim Income			$600,000		0.00%	0	0
3.	DHCD ASNH VHTF	6/1/26	8/1/26	$1,000,000		0.00%	40	40
4.								
5.								
6.								
7.								
8.								
9.								
10.								
11.								
12.								
13.								
14.								
15.								
16.								
17.								
18.								
19.								
20.								
	Total Permanent Funding:			$6,750,000	$361,812			

3. **Grants**: List all grants provided for the development:

Q. SOURCES OF FUNDS

	Source of Funds	Date of Application	Date of Commitment	Amount of Funds	Name of Contact Person
1.					
2.					
3.					
4.					
5.					
6.					

Total Permanent Grants: $0

4. Subsidized Funding

	Source of Funds	Date of Commitment	Amount of Funds
1.			$0
2.			
3.			
4.			
5.			

Total Subsidized Funding $0

5. Recap of Federal, State, and Local Funds

Portions of the sources of funds described above for the development are financed directly or indirectly with Federal, State, or Local Government Funds. FALSE

If above is **True**, then list the amount of money involved by all appropriate types.

Below-Market Loans

a.	Tax Exempt Bonds	$0
b.	RD 515	$0
c.	Section 221(d)(3)	$0
d.	Section 312	$0
e.	Section 236	$0
f.	Virginia Housing REACH Funds	$0
g.	HOME Funds	$0
h.	Choice Neighborhood	$0
i	National Housing Trust Fund	$0
j	Virginia Housing Trust Fund	$1,000,000
k	Other:	$0

Market-Rate Loans

a.	Taxable Bonds	$0
b.	Section 220	$0
c.	Section 221(d)(3)	$0
d.	Section 221(d)(4)	$0
e.	Section 236	$0
f.	Section 223(f)	$0
g.	Other:	$5,150,000
	Taxable Private Loan	

Q. SOURCES OF FUNDS

l	Other:	$0

Grants*

a.	CDBG	$0
b.	UDAG	$0

Grants

c.	State	
d.	Local	
e.	Other:	

*This means grants to the partnership. If you received a loan financed by a locality which received one of the listed grants, please list it in the appropriate loan column as "other" and describe the applicable grant program which funded it.

6. For Transactions Using Tax-Exempt Bonds Seeking 4% Credits:

For purposes of the Bond Cliff Test, and based only on the data entered to this application, the portion of the aggregate basis of buildings and land financed with tax-exempt funds is: **N/A**

7. Some of the development's financing has credit enhancements. FALSE

If **True**, list which financing and describe the credit enhancement:

8. Other Subsidies **Action:** Provide documentation **(Tab Q)**

a. FALSE Real Estate Tax Abatement on the increase in the value of the development.

b. FALSE **New** project based subsidy from HUD or Rural Development **or** any other binding federal project based subsidy

0 Number of New PBV Vouchers

c. FALSE Other

9. A HUD approval for transfer of physical asset is requi TRUE

R. EQUITY

1. Equity

a. Portion of Syndication Proceeds Attributable to Historic Tax Credit

Amount of Federal historic credits	$0	x Equity $	$0.000	=	$0
Amount of Virginia historic credits	$0	x Equity $	$0.000	=	$0

b. Housing Opportunity Tax Credit Request (paired with 4% credit requests only)

i.	Requested Annual HOTC Credits	$0
ii.	10 Year HOTC Credit Amount	$0
iii.	Equity Dollars Per Credit	$0.000
iv.	Percent of ownership entity (repeated from	99.99000%
v.	HOTC Credit Net	$0

c. Equity that Sponsor will Fund:

i.	Cash Investment	$0	
ii.	Contributed Land/Building	$0	
iii.	Deferred Developer Fee	$612,040	(Note: Deferred Developer Fee cannot be negative.)
v.	Other:	$0	

ACTION: If Deferred Developer Fee is greater than 50% of overall Developer Fee, provide a cash flow statement showing payoff within 15 years at **TAB A.**

Equity Total $612,040

2. Equity Gap Calculation

a.	Total Development Cost		$14,682,043
b.	Total of Permanent Funding, Grants and Equity	-	$7,362,040
c.	Equity Gap		$7,320,003
d.	Developer Equity	-	$731
e.	Equity gap to be funded with low-income tax credit proceeds		$7,319,272

3. Syndication Information (If Applicable)

a. Actual or Anticipated Name of Syndicator: ▶ WNC & Associates, Inc.

Contact Person:	Warren Allen	Phone:	(714) 606-1910
Street Address:	17782 Sky Park Circle		
City:	Irvine	State: California	Zip: 92614

b. Syndication Equity

i.	Anticipated Annual Credits	$915,000.00
ii.	Equity Dollars Per Credit (e.g., $0.85 per dollar of credit)	$0.800
iii.	Percent of ownership entity (e.g., 99% or 99.9%)	99.99000%
iv.	Syndication costs not included in Total Development Costs (e.g., advisory fees)	$0
v.	Net credit amount anticipated by user of credits	$914,909
vi.	Total to be paid by anticipated users of credit (e.g., limited partners)	$7,319,272

Action: Provide Syndicator's or Investor's signed Letter of Intent **(Mandatory at Tab C)**

4. Net Syndication Amount $7,319,272
Which will be used to pay for Total Development Costs

5. Net Equity Factor 80.0000437202%

S. DETERMINATION OF RESERVATION AMOUNT NEEDED

The following calculation of the amount of credits needed is substantially the same as the calculation which will be made by Virginia Housing to determine, as required by the IRC, the amount of credits which may be allocated for the development. However, Virginia Housing at all times retains the right to substitute such information and assumptions as are determined by Virginia Housing to be reasonable for the information and assumptions provided herein as to costs (including development fees, profits, etc.), sources for funding, expected equity, etc. Accordingly, if the development is selected by Virginia Housing for a reservation of credits, the amount of such reservation may differ significantly from the amount you compute below.

1.	Total Development Costs		$14,682,043
2.	Less Total of Permanent Funding, Grants and Equity	-	$7,362,040
3.	Equals Equity Gap		$7,320,003
4.	Divided by Net Equity Factor (Percent of 10-year credit expected to be raised as equity investment)		80.0000437202%
5.	Equals Ten-Year Credit Amount Needed to Fund Gap		$9,149,999
	Divided by ten years		10
6.	Equals Annual Tax Credit Required to Fund the Equity Gap		$915,000
7.	Maximum Allowable Credit Amount (from Eligible Basis Calculation)		$1,493,478

8. Requested Credit Amount

		For 30% PV Credit:	$0
		For 70% PV Credit:	$915,000
Credit per LI Units	$19,468.0851	**Combined 30% & 70% PV Credit Requested**	**$915,000**
Credit per LI Bedroom	$7,038.4615		

9. **Action:** Provide Attorney's Opinion using Virginia Housing template **(Mandatory Tab H)**

T. CASH FLOW

1. **Revenue**

Indicate the estimated monthly income for the **Low-Income Units** (based on Unit Details tab):

Total Monthly Rental Income for LIHTC Units		$68,040
Plus Other Income Source (list)		$0
Equals Total Monthly Income:		$68,040
Twelve Months		x12
Equals Annual Gross Potential Income		$816,480
Less Vacancy Allowance	7.0%	$57,154
Equals Annual Effective Gross Income (EGI) - Low Income Units		$759,326

2. Indicate the estimated monthly income for the **Market Rate Units** (based on Unit Details tab):

Total Monthly Income for Market Rate Units:		$0
Plus Other Income Source (list)		$0
Equals Total Monthly Income:		$0
Twelve Months		x12
Equals Annual Gross Potential Income		$0
Less Vacancy Allowance	7.0%	$0
Equals Annual Effective Gross Income (EGI) - Market Rate Units		$0

Action: Provide documentation in support of Operating Budget **(TAB R)**

3. **Cash Flow (First Year)**

a.	Annual EGI Low-Income Units	$759,326
b.	Annual EGI Market Units	$0
c.	Total Effective Gross Income	$759,326
d.	Total Expenses	$341,445
e.	Net Operating Income	$417,881
f.	Total Annual Debt Service	$361,812
g.	Cash Flow Available for Distribution	$56,069

T. CASH FLOW

4. **Projections for Financial Feasibility - 15 Year Projections of Cash Flow**

	Stabilized Year 1	Year 2	Year 3	Year 4	Year 5
Eff. Gross Income	759,326	774,513	790,003	805,803	821,919
Less Oper. Expenses	341,445	351,688	362,239	373,106	384,299
Net Income	417,881	422,825	427,764	432,697	437,620
Less Debt Service	361,812	361,812	361,812	361,812	361,812
Cash Flow	56,069	61,013	65,952	70,885	75,808
Debt Coverage Ratio	1.15	1.17	1.18	1.20	1.21

	Year 6	Year 7	Year 8	Year 9	Year 10
Eff. Gross Income	838,358	855,125	872,227	889,672	907,465
Less Oper. Expenses	395,828	407,703	419,934	432,532	445,508
Net Income	442,529	447,422	452,293	457,140	461,957
Less Debt Service	361,812	361,812	361,812	361,812	361,812
Cash Flow	80,717	85,610	90,481	95,328	100,145
Debt Coverage Ratio	1.22	1.24	1.25	1.26	1.28

	Year 11	Year 12	Year 13	Year 14	Year 15
Eff. Gross Income	925,615	944,127	963,009	982,270	1,001,915
Less Oper. Expenses	458,874	472,640	486,819	501,423	516,466
Net Income	466,741	471,487	476,191	480,846	485,449
Less Debt Service	361,812	361,812	361,812	361,812	361,812
Cash Flow	104,929	109,675	114,379	119,034	123,637
Debt Coverage Ratio	1.29	1.30	1.32	1.33	1.34

Estimated Annual Percentage Increase in Revenue	2.00%	(Must be < 2%)
Estimated Annual Percentage Increase in Expenses	3.00%	(Must be > 3%)

U. Building-by-Building Information

Must Complete

Qualified basis must be determined on a building-by building basis. Complete the section below. Building street addresses are required by the IRS (must have them by the time of allocation request).

Number of BINS:	6

FOR YOUR CONVENIENCE, COPY AND PASTE IS ALLOWED WITHIN BUILDING GRID

		NUMBER OF		Please help us with the process: DO NOT use the CUT feature DO NOT SKIP LINES BETWEEN BUILDINGS					30% Present Value Credit for Acquisition				30% Present Value Credit for Rehab / New Construction				70% Present Value Credit			
Bldg #	BIN if known	TAX CREDIT UNITS	MARKET RATE UNITS	Street Address 1	Street Address 2	City	State	Zip	Estimate Qualified Basis	Actual or Anticipated In-Service Date	Applicable Percentage	Credit Amount	Estimate Qualified Basis	Actual or Anticipated In-Service Date	Applicable Percentage	Credit Amount	Estimate Qualified Basis	Actual or Anticipated In-Service Date	Applicable Percentage	Credit Amount
1.		11		327 Payne St, Building 1		Gretna	VA	24557	$321,341	12/01/27	4.00%	$12,854				$0	$3,740,930	12/01/27	9.00%	$336,684
2.		8		328 Payne St, Building 2		Gretna	VA	24557	$233,702	12/01/27	4.00%	$9,348				$0	$2,720,676	12/01/27	9.00%	$244,861
3.		8		329 Payne St, Building 3		Gretna	VA	24557	$233,702	12/01/27	4.00%	$9,348				$0	$2,720,676	12/01/27	9.00%	$244,861
4.		5		330 Payne St, Building 4		Gretna	VA	24557	$146,064	12/01/27	4.00%	$5,843				$0	$1,700,423	12/01/27	9.00%	$153,038
5.		8		331 Payne St, Building 5		Gretna	VA	24557	$233,702	12/01/27	4.00%	$9,348				$0	$2,720,676	12/01/27	9.00%	$244,861
6.		7		332 Payne St, Building 6		Gretna	VA	24557	$204,489	12/01/27	4.00%	$8,180				$0	$2,380,592	12/01/27	9.00%	$214,253
7.												$0				$0				$0
8.												$0				$0				$0
9.												$0				$0				$0
10.												$0				$0				$0
11.												$0				$0				$0
12.												$0				$0				$0
13.												$0				$0				$0
14.												$0				$0				$0
15.												$0				$0				$0
16.												$0				$0				$0
17.												$0				$0				$0
18.												$0				$0				$0
19.												$0				$0				$0
20.												$0				$0				$0
21.												$0				$0				$0
22.												$0				$0				$0
23.												$0				$0				$0
24.												$0				$0				$0
25.												$0				$0				$0
26.												$0				$0				$0
27.												$0				$0				$0
28.												$0				$0				$0
29.												$0				$0				$0
30.												$0				$0				$0
31.												$0				$0				$0
32.												$0				$0				$0
33.												$0				$0				$0
34.												$0				$0				$0
35.												$0				$0				$0
		47	0	If development has more than 35 buildings, contact Virginia Housing.																
				Totals from all buildings					##########			$54,920				$0				$1,438,558
																	$15,983,973			

Number of BINS:	6

V. STATEMENT OF OWNER

The undersigned hereby acknowledges the following:

1. that, to the best of its knowledge and belief, all factual information provided herein or in connection herewith is true and correct, and all estimates are reasonable.

2. that it will at all times indemnify and hold harmless Virginia Housing and its assigns against all losses, cost damages, Virginia Housing's expenses, and liabilities of any nature directly or indirectly resulting from, arisi of, or relating to Virginia Housing's acceptance, consideration, approval, or disapproval of this reservation re and the issuance or nonissuance of an allocation of credits, grants and/or loan funds in connection herewith

3. that points will be assigned only for representations made herein for which satisfactory documentation is submitted herewith and that no revised representations may be made in connection with this application once the deadline for applications has passed.

4. that this application form, provided by Virginia Housing to applicants for tax credits, including all sections he relative to basis, credit calculations, and determination of the amount of the credit necessary to make the development financially feasible, is provided only for the convenience of Virginia Housing in reviewing reser requests; that completion hereof in no way guarantees eligibility for the credits or ensures that the amount of credits applied for has been computed in accordance with IRC requirements; and that any notations herein describing IRC requirements are offered only as general guides and not as legal authority.

5. that the undersigned is responsible for ensuring that the proposed development will be comprised of qualified low-income buildings and that it will in all respects satisfy all applicable requirements of federal t law and any other requirements imposed upon it by Virginia Housing prior to allocation, should one be issue

6. that the undersigned commits to providing first preference to members of targeted populations having state rental assistance and will not impose any eligibility requirements or lease terms terms for such individuals that are more restrictive than its standard requirements and terms, the terms of the MOU establishing the target population, or the eligibility requirements for the state rental assistance.

7. that, for the purposes of reviewing this application, Virginia Housing is entitled to rely upon representations the undersigned as to the inclusion of costs in eligible basis and as to all of the figures and calculations rela to the determination of qualified basis for the development as a whole and/or each building therein individually as well as the amounts and types of credit applicable thereof, but that the issuance of a reservation based on such representation in no way warrants their correctness or compliance with IRC requirements.

8. that Virginia Housing may request or require changes in the information submitted herewith, may substitut its own figures which it deems reasonable for any or all figures provided herein by the undersigned and may reserve credits, if any, in an amount significantly different from the amount requested.

9. that reservations of credits are not transferable without prior written approval by Virginia Housing at its sol discretion.

10. that the requirements for applying for the credits and the terms of any reservation or allocation thereof are

V. STATEMENT OF OWNER

subject to change at any time by federal or state law, federal, state or Virginia Housing regulations, or other binding authority.

11. that reservations may be made subject to certain conditions to be satisfied prior to allocation and shall in all cases be contingent upon the receipt of a nonrefundable application fee of $1000 and a nonrefundable reservation fee equal to 7% of the annual credit amount reserved.

12. that a true, exact, and complete copy of this application, including all the supporting documentation enclosed herewith, has been provided to the tax attorney who has provided the required attorney's opinion accompanying this submission.

13. that the undersigned has provided a complete list of all residential real estate developments in which the general partner(s) has (have) or had a controlling ownership interest and, in the case of those projects allocated credits under Section 42 of the IRC, complete information on the status of compliance with Section 42 and an explanation of any noncompliance. The undersigned hereby authorizes the Housing Credi Agencies of states in which these projects are located to share compliance information with the Authority.

14. that any principal of undersigned has not participated in a planned foreclosure or Qualified Contract request in Virginia after January 1, 2019.

15. that undersigned agrees to provide disclosure to all tenants of the availability of Renter Education provided by Virginia Housing.

16. that undersigned waives the right to pursue a Qualified Contract on this development.

17. that the information in this application may be disseminated to others for purposes of verification or other purposes consistent with the Virginia Freedom of Information Act. However, all information will be maintained, used or disseminated in accordance with the Government Data Collection and Dissemination Practices Act. The undersigned may refuse to supply the information requested, however, such refusal will result in Virginia Housing's inability to process the application. The original or copy of this application may retained by Virginia Housing, even if tax credits are not allocated to the undersigned.

In Witness Whereof, the undersigned, being authorized, has caused this document to be executed in its name on the date of this application set forth in DEV Info tab hereof.

Legal Name of Owner Grenta Village Preservation, LLC

By: 

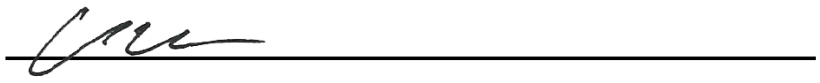
Its: Authorized Signatory, Grenta Village MM, LLC
(Title)

V. STATEMENT OF ARCHITECT

The architect signing this document is certifying that the development plans and specifications incorporate all Virginia Housing Minimum Design and Construction Requirements (MDCR), selected LIHTC enhancements and amenities, applicable building codes and accessibility requirements.

In Witness Whereof, the undersigned, being authorized, has caused this document to be executed in its name on the date of this application set forth in DEV Info tab hereof.

Legal Name of Architect:	Chuck Hawley
Virginia License#:	0401017672
Architecture Firm or Company:	Studio 343

By: 

Its: Principal
(Title)

Initials by Architect are also required on the following Tabs: Enhancement, Special Housing Needs and Unit Details

V. Previous Participation Certification

Development Name: Gretna Village Apartments

Name of Applicant (entit Gretna Village Preservation, LLC

The undersigned, being duly authorized to sign on behalf of the Applicant, provide this Certification with the understanding that Virginia Housing intends to rely upon the statements made herein for the purpose of awarding and allocating federal low-income housing tax credits.

The following terms shall be defined as follows *for the purpose of this Certification only*:

- "Principal" has the same meaning as defined within the QAP, but as applied to each specific property referenced within this Certification, it excludes individuals and entities whose ownership interest is solely vested in limited partnership interests of the ownership entity.

- "Participant" means all Principals of the Owner who are required to be individually listed within **the organizational chart attached hereto**.

1. All the statements made within this Certification are true, complete and correct to the best of my knowledge and belief and are made in good faith, including the data contained within the organizational charts and any statements attached to this Certification, and I will immediately alert Virginia Housing should I become aware of any information prior to the application deadline which may render my statements herein false or misleading.

2. During any time within the past ten (10) years that any of the Participants were Principals in any multifamily rental property, no mortgagee of any such property declared a default under its mortgage loan or assigned it to the mortgage insurer (governmental or private); no such property was foreclosed upon or dispossessed pursuant to a deed-in-lieu of foreclosure; and no such property received mortgage relief from the mortgagee. For purposes of this statement, "declared a default" refers only to final notices of default issued after the exhaustion of all applicable notice and cure rights.

3. During any time within the last ten (10) years that any of the Participants were a Principal in an owner of multifamily rental property, no such owner was determined to have breached any agreement related to the construction or rehabilitation, use, operation, management or disposition of the property, including removal from a partnership or limited liability company. For the purposes of this statement, "determined to have breached" refers only to determinations made by an independent third-party arbiter or court of law following the expiration of all applicable notice and cure periods and excludes default judgments that have been fully satisfied.

4. No Participant listed in this Certification has been required to turn control of a property over to an investor or been otherwise involuntarily removed as a general partner from the ownership of a multifamily rental property within the past ten (10) years.

5. There are no unresolved material findings of noncompliance resulting from any audits, management reviews, or other governmental investigations performed by (or on behalf of) any state or federal entity, concerning any multifamily rental property in which any of the Participants were Principals at the time of such finding. For the purposes of this statement, a finding is considered resolved if either (a) the state or federal entity issuing the finding has determined that no further action is required to remedy the finding; or (b) the Participant (or entity in which it is a Principal) has entered into a binding agreement with the applicable state or federal entity to address such finding(s) and the Applicant has included with this Certification a copy of such agreement accompanied by a written statement from the state or federal entity verifying that such agreement is not in default and is reasonably expected to be satisfied within (90) days. Any such statement must be addressed to Virginia Housing and dated no more than thirty (30) days prior to submission of the Application.

6. During the past ten (10) years, no Participants were Principals in any multifamily rental property for which payments under any state or federal assistance contract were suspended or terminated. For the purposes of this statement, suspensions and terminations do not include those caused solely by actions or inactions of the state or federal agency, like funding shortages, technical issues, or administrative delays, where the Principals were not at fault.

7. None of the Participants have been convicted of a felony and none are presently the subject of a complaint of indictment charging a felony. A felony is defined as any offense punishable by imprisonment for a term exceeding one year, but does not include any offense classified as a misdemeanor under the laws of a state and punishable by imprisonment of two years or less.

8. No Participant has been suspended, debarred, or otherwise restricted by any federal or state entity from participating in housing programs administered by such entity due to programmatic noncompliance on the part of either the Participant or an entity in which the Participant was a Principal.

9. During the past ten (10) years, (a) no Participant has been the subject of a claim under an employee fidelity bond; and (b) while any Participant was a Principal in an owner of multifamily rental property, no Participant or such related owner defaulted on any obligation secured by a letter of credit or surety or performance bond. For the purposes of this statement, "defaulted" refers only to events where funds were paid by the issuer of a letter of credit or surety or performance bond.

10. No Participant is a Virginia Housing employee or a member of the immediate household of any Virginia Housing employee.

11. No Participant currently holds an ownership interest in a multifamily rental property where construction has stopped for more than 20 consecutive days, unless the stoppage:

(a) resulted from events beyond the reasonable control of the property owner that also caused similar delays in comparable projects in the surrounding area (e.g. natural disasters, labor strikes, pandemics, or government-imposed work stoppages); or
(b) solely involves work neither contractually required as a condition of tax credit allocation nor required prior to placing in service all residential buildings within such project.

Additionally, no Participant currently holds an ownership interest in a multifamily rental property assisted by a federal or state governmental entity and that has been substantially complete for more than 90 days without the required closing documents (such as the final cost certification) being filed, unless the delay is solely attributable to the governmental entity and not to the property owner or its agents.

12. No court of competent jurisdiction or other federal or state governmental entity has found any Participant to be in violation of any applicable civil rights, fair housing, or equal employment opportunity laws or regulations.

13. During the past ten (10) years, no Participant was a Principal in any multifamily rental property found by a court of competent jurisdiction or other federal or state governmental entity to have failed to comply with Section 42 of the Internal Revenue Code of 1986, as amended (this statement does not refer to 8823s deemed corrected by the issuing agency).

14. No Participants are currently named as a defendant in a civil lawsuit relating to their ownership or other participation in a multi-family housing development where the amount of damages sought by the plaintiffs against the Participants relates to such ownership or participation and is for an amount greater than One Million Dollars ($1,000,000).

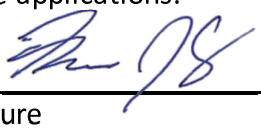
15. No Participant has pursued a Qualified Contract or planned foreclosure in Virginia after January 1, 2019.

Statements above (if any) to which I cannot certify have been deleted by striking through the words. In the case of any such deletion and failure to certify, I have attached the following, which if not provided will automatically disqualify this Application from consideration:

A. Supporting documentation sufficient to both outline the relevant facts and circumstances that necessitated each deletion and to explain why such deletion(s) should not result in disqualification; and

B. A draft of Virginia Housing's form Right of First Refusal, which the Applicant commits to properly execute and record as a condition of any reservation or allocation of low-income housing tax credits made with regard to the Development named above.

Any material misrepresentations or omissions made on this form are grounds for rejection of this Application, forfeiture of any credits awarded with connection with this Application, and prohibition against the submission of future applications.



Signature

Thomas J. Ayd, Jr.

Printed Name

3/1/26

Date (no more than 30 days prior to submission of the Application)

W. LIHTC SELF SCORE SHEET

Self Scoring Process

This Self Scoring Process is intended to provide you with an estimate of your application's score based on the information included within tl reservation application. Other items, denoted below in the yellow shaded cells, are typically evaluated by Virginia Housing's staff during the application review and feasibility process. For purposes of self scoring, we have made certain assumptions about your application. Edit the appropriate responses (Y or N) in the yellow shaded cells, if applicable. Items 5f and 5g require a numeric value to be entered.

Please remember that this score is only an estimate. Virginia Housing reserves the right to change application data and/or score sheet respo where appropriate, which may change the final score.

MANDATORY ITEMS:	Included		Score
a. Signed, completed application with attached tabs in PDF format	Y	Y or N	0
b. Active Excel copy of application	Y	Y or N	0
c. Partnership agreement	Y	Y or N	0
d. SCC Certification	Y	Y or N	0
e. Previous participation form	Y	Y or N	0
f. Site control document	Y	Y or N	0
g. RESNET Certification	Y	Y or N	0
h. Attorney's opinion	Y	Y or N	0
i. Nonprofit questionnaire (if applicable)	Y	Y, N, N/A	0
j. Appraisal	Y	Y or N	0
k. Zoning document	Y	Y or N	0
l. Plans and Specifications	Y	Y or N	0
Total:			0.00

1. READINESS:			
a. Virginia Housing notification letter to CEO (via Locality Notification Information App)	Y	0 or -50	0.00
b. Local CEO Opposition Letter	N	0 or -25	0.00
c. Plan of development	Y	0 to 10	10.00
d. Location in a revitalization area based on Qualified Census Tract	N	0 or 10	0.00
or e. Location in a revitalization area with resolution or by locality	Y	0 or 15	15.00
or f. Location in a Opportunity Zone	N	0 or 15	0.00
g. Location in a Medium to High level Economic Development Jurisdiction	Y	0 or 5	5.00
h. Location on land owned by Tribal Nation	N	0 or 15	0.00
Total:			30.00

2. HOUSING NEEDS CHARACTERISTICS:			
a. Sec 8 or PHA waiting list preference	N	0 or up to 5	0.00
b. Existing RD, HUD Section 8 or 236 program	Y	0 or 20	20.00
c. Subsidized funding commitments	0.00%	Up to 60	0.00
d. Tax abatement on increase of property's value	N	0 or 5	0.00
e. New project based rental subsidy) in Northern Virginia or New Construction pool	N	up to 40	0.00
f. Census tract with <12% poverty rate	0%	0, 20, 25 or 30	0.00
g. Development provided priority letter from Rural Development	N	0 or 15	0.00
h. Dev. located in area with increasing rent burdened population	N	Up to 20	0.00
Total:			20.00

3. DEVELOPMENT CHARACTERISTICS:				
a. Enhancements (See calculations below)				66.00
b. <removed for 2026>				0.00
c. HUD 504 accessibility for 10% of units		N	0 or 20	0.00
d. Proximity to public transportation		N	0, 10 or 20	0.00
e. Development will be Green Certified		Y	0 or 10	10.00
f. Units constructed to meet Virginia Housing's Universal Design standards		0%	Up to 15	0.00
g. Developments with less than 100 low income units		Y	up to 20	20.00
h. Historic Structure eligible for Historic Rehab Credits		N	0 or 5	0.00
i. Meets Target Population Development Characteristics		N	0 or 10	0.00
	Total:			96.00

4. TENANT POPULATION CHARACTERISTICS:	Locality AMI	State AMI			
	$69,600	$78,100			
a. Less than or equal to 20% of units having 1 or less bedrooms			Y	0 or 15	15.00
b. <plus> Percent of Low Income units with 3 or more bedrooms			68.09%	Up to 15	15.00
c. Units with rent and income at or below 30% of AMI and are not subsidized (up to			0.00%	Up to 10	0.00
d. Units with rents at or below 40% of AMI (up to 10% of LI units)			21.28%	Up to 10	10.00
e. Units in Higher Income Jurisdictions with rent and income at or below 50% of AMI			100.00%	Up to 50	0.00
f. Units in Higher Income Jurisdictions with rents <= 50% rented to tenants with <= 60%			100.00%	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI			100.00%	Up to 50	50.00
		Total:			90.00

5. SPONSOR CHARACTERISTICS:				
a. <QAP change - removed for 2026 cycle>		N		0.00
b. Veteran Small Business Principal owner 25% or greater		N	0 or 30	30.00
c. Developer experience - uncorrected life threatening hazard		N	0 or -50	0.00
d. Developer experience - noncompliance		N	0 or -15	0.00
e. Developer experience - did not build as represented (per occurrence)		0	0 or -2x	0.00
f. Developer experience - failure to provide minimum building requirements (per occurer		0	0 or -50 per ite	0.00
g. Developer experience - termination of credits by Virginia Housing		N	0 or -10	0.00
h. Developer experience - exceeds cost limits at certification		N	0 or -50	0.00
i. Developer experience - more than 2 requests for Final Inspection		0	0 or -5 per iten	0.00
j. Management company rated unsatisfactory		N	0 or -25	0.00
	Total:			30.00

6. EFFICIENT USE OF RESOURCES:				
a. Credit per unit			Up to 100	64.55
	Total:			64.55

7. BONUS POINTS:				
a. Extended Use Restriction beyond 15 year compliance period	35	Years	40 or 70	70.00
or b. Nonprofit or LHA purchase option/ ROFR		N	0 or 60	0.00
or c. Nonprofit or LHA Home Ownership option		N	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan		N	10 or 15	0.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority pool		N	0 or 10	0.00
f. Team member with Veteran Owned Small Business Certification		Y	up to 10	5.00
g. Commitment to electronic payment of fees		Y	0 or 5	5.00

h. Zero Ready or Passive House certification from prior allocation	Y	0, 10 or 20	10.00
Total:			90.00

300 Point Threshold - all 9% Tax Credits
200 Point Threshold - Tax Exempt Bonds

TOTAL SCORE: **420.55**

Enhancements:

All units have:	Max Pts	Score
a. Community Room	5	5.00
b. Exterior walls constructed with brick and other low maintenance material	40	40.00
c. LED Kitchen Light Fixtures	2	2.00
d. Cooking surfaces equipped with fire suppression features	2	2.00
e. Bath Fan - Delayed timer or continuous exhaust	3	3.00
f. Baths equipped with humidistat	3	0.00
g. Watersense labeled faucets, toilets and showerheads (without Green Cer	3	0.00
h. Rehab only: new infrastructure for high speed internet/broadband	5	5.00
i. Each unit provided free individual high speed internet access	15	0.00
j. USB in kitchen, living room and all bedrooms	1	1.00
k. Rehab only: dedicated space to accept permanent dehumidification system	2	0.00
l. Provides Permanently installed dehumidification system	5	5.00
m. All interior doors within units are solid core	3	3.00
n. Installation of Renewable Energy Electric system	10	0.00
o. New Construction: Balcony or patio	4	0.00
		66.00
All elderly units have:		
p. Front-control ranges	1	0.00
q. Independent/suppl. heat source	1	0.00
r. Two eye viewers	1	0.00
s. Shelf or Ledge at entrance within interior hallway	2	0.00
		0.00

Total amenities: **66.00**

X. Development Summary

Summary Information **2026 Low-Income Housing Tax Credit Application For Reservation**

Deal Name:	**Gretna Village Apartments**

Cycle Type:	9% Tax Credits	**Requested Credit Amount:**	$915,000
Allocation Type:	Acquisition/Rehab	**Jurisdiction:**	Pittsylvania County
Total Units	47	**Population Target:**	General
Total LI Units	47		
Project Gross Sq Ft:	50,856.22	**Owner Contact:**	Thomas Ayd
Green Certified?	TRUE		

Total Score
420.55

Source of Funds	Amount	Per Unit	Per Sq Ft	Annual Debt Service
Permanent Financing	$6,750,000	$143,617	$133	$361,812
Grants	$0	$0		
Subsidized Funding	$0	$0		

Uses of Funds - Actual Costs

Type of Uses	Amount	Per Unit	Sq Ft	% of TDC
Improvements	$7,218,997	$153,596	$142	49.17%
General Req/Overhead/Profit	$1,010,660	$21,503	$20	6.88%
Other Contract Costs	$210,000	$4,468	$4	1.43%
Owner Costs	$3,256,679	$69,291	$64	22.18%
Acquisition	$1,500,000	$31,915	$29	10.22%
Developer Fee	$1,485,707	$31,611	$29	10.12%
Total Uses	**$14,682,043**	$312,384		

Total Development Costs

Total Improvements	$11,696,336
Land Acquisition	$1,500,000
Developer Fee	$1,485,707
Total Development Costs	**$14,682,043**

Proposed Cost Limit/Sq Ft:	$259
Applicable Cost Limit/Sq Ft:	$417
Proposed Cost Limit/Unit:	$280,469
Applicable Cost Limit/Unit:	$504,522

Income

Gross Potential Income - LI Units		$816,480
Gross Potential Income - Mkt Units		$0
	Subtotal	$816,480
Less Vacancy %	7.00%	$57,154
Effective Gross Income		$759,326

Rental Assistance? TRUE

Unit Breakdown

# of Eff	0
# of 1BR	5
# of 2BR	10
# of 3BR	23
# of 4+ BR	9
Total Units	47

Expenses

Category	Total	Per Unit
Administrative	$104,645	$2,226
Utilities	$17,100	$364
Operating & Maintenance	$89,800	$1,911
Taxes & Insurance	$115,800	$2,464
Total Operating Expenses	$327,345	$6,965
Replacement Reserves	$14,100	$300
Total Expenses	$341,445	$7,265

	Income Levels	Rent Levels
	# of Units	# of Units
<=30% AMI	0	0
40% AMI	10	10
50% AMI	37	37
60% AMI	0	0
>60% AMI	0	0
Market	0	0

Cash Flow

EGI	$759,326
Total Expenses	$341,445
Net Income	$417,881
Debt Service	$361,812
Debt Coverage Ratio (YR1):	1.15

Income Averaging? FALSE

Extended Use Restriction? 50

Y. Efficient Use of Resources

If the Combined Max Allowable Credits is $500,000 and the annual credit requested is $200,000, you are providing a 60% savings for the program. This deal would receive all 100 credit points.

For another example, the annual credit requested is $300,000 or a 40% savings for the program. Using a sliding scale, the credit points would be calculated by the difference between your savings and the desired 60% savings. Your savings divided by the goal of 60% times the max points of 100. In this example, (40%/60%) x 100 or 66.67 points.

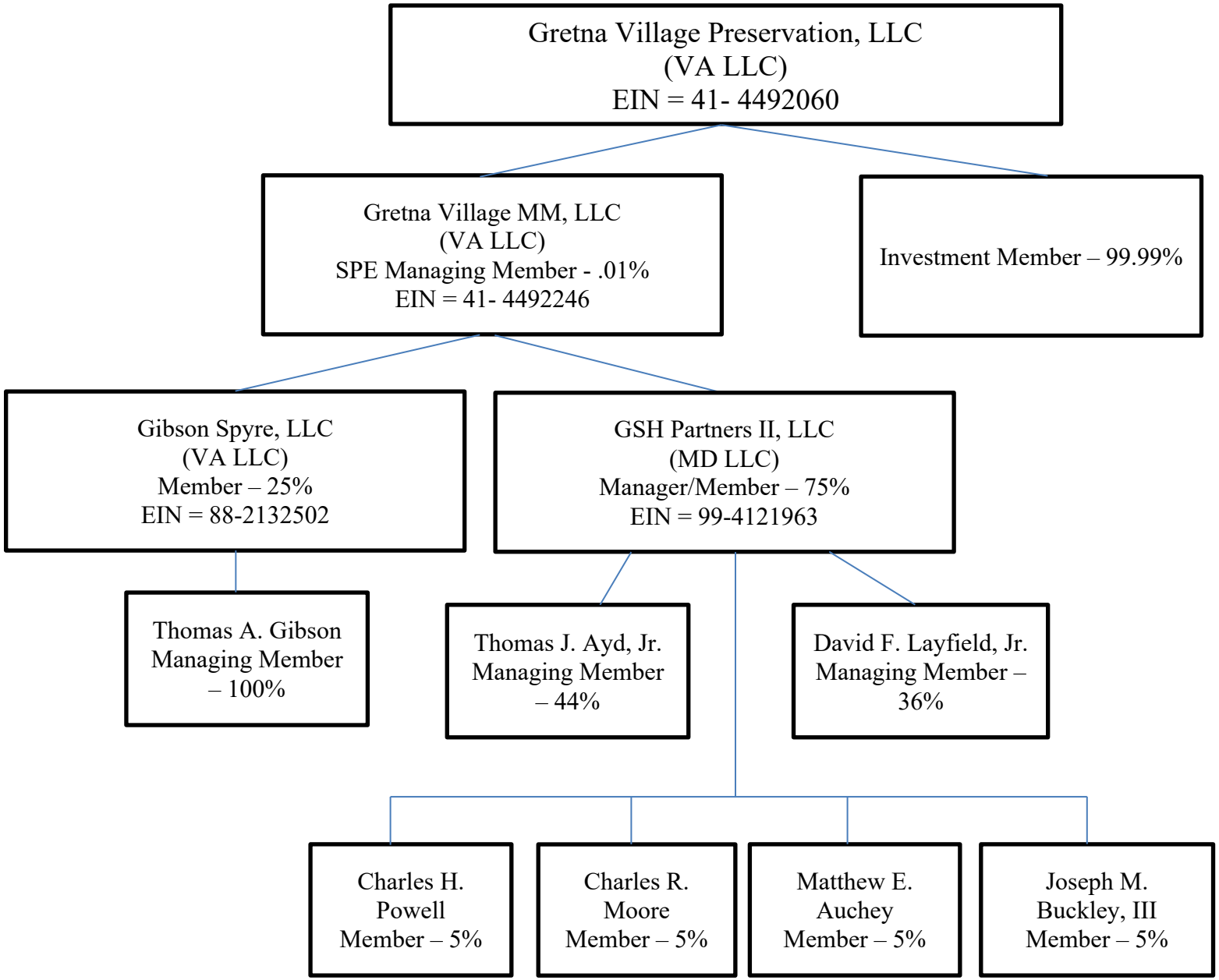
Tax Exempt Deals are granted a starting point value greater than zero to allow for the nature of these deals.

Combined Max	$1,493,478
Credit Requested	$915,000
% of Savings	38.73%
Sliding Scale Points	64.55

Tab A:

Partnership or Operating Agreement, including
Org Chart with percentages of ownership interest

ORGANIZATIONAL CHART FOR GRETNA VILLAGE PRESERVATION, LLC



Tab B:

Virginia State Corporation Commission Certification
(MANDATORY)

Commonwealth of Virginia

State Corporation Commission

CERTIFICATE OF FACT

I Certify the Following from the Records of the Commission:

That Gretna Village Preservation, LLC is duly organized as a Limited Liability Company under the law of the Commonwealth of Virginia;

That the Limited Liability Company was formed on January 20, 2026; and

That the Limited Liability Company is in existence in the Commonwealth of Virginia as of the date set forth below.

Nothing more is hereby certified.

Signed and Sealed at Richmond on this Date:

March 10, 2026

Bernard J. Logan, Clerk of the Commission

CERTIFICATE NUMBER : 2026031023059263

Tab C:

Syndicator's or Investor's Letter of Intent
(MANDATORY)

March 9, 2026

Mr. Tom Ayd
Green Street Housing, LLC
212 E. Main St., Suite 200
Salisbury, MD 21801

Re: Gretna Village Apartments
Gretna, Virginia

Dear Mr. Ayd:

Thank you for giving us the opportunity to present this offer to provide equity financing for Gretna Village Apartments. WNC & Associates, Inc. has been investing in affordable housing for over 54 consecutive years and has capital to invest in quality tax credit properties. We have acquired over $19.9 billion of real estate assets representing more than 117,000 units nationwide.

This Letter of Understanding is designed to address the basic business terms under which WNC, on behalf of an affiliate (the "Investment Member") and WNC Housing, L.P., as the Special Member (the "SM"), will acquire limited liability company interests in Gretna Village Preservation, LLC (the "Project LLC") which owns Gretna Village Apartments. Based on the terms specified below, and further based on a Closing Date of January 1, 2027, the Investment Member and the SM agree to make a capital contribution payment to the Project LLC in the amount of $7,319,272 ("Capital Contribution") (includes the SM's Capital Contribution) based on a price of $0.80 for each dollar of Tax Credits allocated to the Investment Member over the Tax Credit Period. The Capital Contribution will be payable in installments based upon the schedule and conditions set forth below:

1. $1,097,976 (15.00%) will be payable upon the Investment Member's admittance into the Project LLC.

2. $1,097,876 (15.00%) will be payable upon the later of November 10, 2027 or the Investment Member's receipt and approval of the following: (a) documents substantiating lien free construction completion; (b) the issuance of a permanent certificate of occupancy; (c) payoff letter from the contractor; and (d) insurance required during operations.

3. $4,903,845 (67.00%) will be payable upon the later of May 10, 2028 or the Investment Member's receipt and approval of the following: (a) fully signed permanent mortgage documents; (b) verification the Project LLC has maintained a debt service coverage of 1.15 for 90 consecutive days; (c) an updated title insurance policy; (d) 100% tax credit qualified occupancy and 90% actual occupancy for 90 consecutive days; (e) construction cost certification; and (f) an as-built survey.

4. $194,575 (3.00% less $25,000) will be payable upon the later of August 10, 2028 or the Investment Member's receipt and approval of the following: (a) verification that all the

conditions referenced above have been met; (b) tenant files to determine that 100% of the tax credit apartment units in the Apartment Complex qualify under Section 42 of the Internal Revenue Code; (c) a fully executed IRS Form 8609; (d) the first year tax return in which Tax Credits are taken; and (e) a copy of the Project LLC's property audited financial statement.

5. $25,000 will be payable upon the SM receipt and approval of initial tenant files.

Funds from the Capital Contribution payments through completion of construction will be used to pay acquisition, hard and soft costs, including up to 30% of the cash portion of the development fee (subject to underwriting). Funds will be held by WNC or the construction lender and disbursed to the Project LLC or the contractor upon the submission of draw requests.

A. ASSUMPTIONS

1. The Project LLC will own, or owns, a 47 unit, rehabilitated apartment complex intended for use as family housing in Gretna, Virginia (the "Apartment Complex"). The Project Partnership will be party to a 15 year project-based Section 8 HAP contract for all 47 of the apartments for a minimum term of the compliance period. The Project LLC is duly formed and validly existing under the laws of the State of Virginia. The Project LLC holds, or will hold, legal title to the Apartment Complex as evidenced by an Owners ALTA Title Insurance Policy.

The managing member (the "Managing Member") and an acceptable guarantor (identified below) shall have sufficient financial resources to meet the obligations required by the Investment LLC.

- Green Street Housing, LLC ("Managing Member" & "Developer")

The Apartment Complex will be managed by a property management company (identified below) that is experienced in managing tax credit properties.

- Partnership Property Management

2. The Project LLC will obtain permanent mortgage financing from a qualified commercial lender(s). Permanent mortgage loan(s) shall have a fixed interest rate and must be approved by the SM. The Project LLC will maintain a debt service coverage of 1.15, excluding any "soft" debt that is payable only from available cash flow based on an operating budget approved by the SM. The first mortgage loan will be from a qualified lender in the amount of $5,150,000 for a term of 40 years at an interest rate equal to 6.50% and amortized over 480 months. The second mortgage loan will be from DHCD ASNH VHTF in the amount of $1,000,000 for a term of 40 years at a compound interest rate equal to 0% with no payments of principal until maturity. The second mortgage may be payable from available cash flow. Additionally, $600,000 of income during operations and $731 of Managing Member Equity have been presented during the construction period to balance the sources and uses of the deal; any amount less than that identified shall be the deferred developer fee. All of the permanent debt financing for the Project will be nonrecourse to the Project LLC and its partners. None of the permanent debt financing constitutes related party debt. No financing secured in whole or in part by the property may be cross-collateralized or cross-defaulted with any other financing. In addition, the permanent loan commitment or documents evidencing the permanent loan must not require any on going debt coverage maintenance provisions.

We have utilized the above referenced loan terms in order to determine pricing. In the event that any of the terms change prior to the Investment Member's admission into the Project LLC, then an adjustment in price may need to be made in order to ensure a consistent yield.

3. The housing tax credits, depreciation, operating profits, and losses shall be allocated 99.99% to the Investment Member and SM and 0.01% to the Managing Member. This allocation assumes that the local state statutes allow for this structure.

4. The construction and rent-up schedule will be as follows:

Start Construction	1/1/2027
Complete Construction	11/1/2027
100% Qualified Occupancy	1/1/2027

5. The allocation of Tax Credits to the Apartment Complex, the Investment Member, and SM shall be as follows:

(a) Total Tax Credits to Apartment Complex during Tax Credit Period	$9,150,000
(b) Total Tax Credits to Investment Member and SM during Tax Credit Period (99.99%)	$9,149,085
(c) Annual Tax Credits to Investment Member and SM during Tax Credit Period	$914,909 for 2027 - 2036

We have utilized this projected schedule in order to determine pricing. In the event that this schedule changes prior to the Investment Member's admission into the Project LLC, then an adjustment in price may need to be made in order to ensure a consistent yield.

6. During construction, the Project LLC shall obtain liability insurance and the Investment Member shall be named as an additional insured. In addition, the Investment Member shall be named as an additional insured on the contractor's builder's risk insurance and liability insurance. The contractor shall also maintain workers' compensation. During operations, the Project LLC shall obtain liability coverage, hazard coverage, business interruption coverage and worker's compensation (all insurance collectively referred to as "insurance"). The Investment Member shall be a named insured on all the insurance policies. All such insurance policies shall be purchased from a company rated A or better for financial safety by A.M. Best or Standard & Poor's, and shall prohibit cancellation without at least a 30 day prior written notice to the Investment Member. The Project LLC shall also carry an umbrella liability insurance policy.

B. ADJUSTMENTS

1. The total Capital Contribution will be adjusted in the event that the total tax credits to the Investment Member and the SM are different than the amount set forth above in Section A.5 (b) based upon Form 8609. In this event, the Investment Member's and the SM's capital contributions shall be adjusted so

that it equals $0.80 of the actual total tax credits allocated to the Investment Member and the SM during the Tax Credit Period. Notwithstanding the foregoing, any increase in the Capital Contribution of the Investment Member and the SM shall be subject to the following: (a) the Investment Member having funds available to pay any such increase; (b) the price per credit will be the lesser of the actual price per credit paid at the closing of the LLC Agreement or the current market price as determined by the Special Limited Partner; and (c) in no event will the Investment Member's additional Capital Contribution exceed 5% of its aggregate Capital Contribution.

2. In the event the tax credits received by the Investment Member and SM in 2027 and 2028 are less than the amount set forth in Section A.5(c) for these years, then the total Capital Contribution from the Investment Member and SM shall be reduced by $0.70 of each dollar of tax credits below such amounts.

C. GUARANTEES AND RESERVES

1. The Managing Member and an acceptable guarantor will guarantee: (a) lien free completion of construction at a fixed price amount in accordance with the plans and specifications and the construction budget approved by the SM; (b) the lease-up of the property and ensure the Project LLC achieves three consecutive months of 1.15 debt service coverage; (c) the conversion of all permanent mortgages ("Permanent Mortgage Commencement"); (d) funding of all required reserves; and (e) all covenants, representations, and warranties of the Managing Member pursuant to the LLC Agreement. The Project LLC shall bear the cost of the monthly construction inspections of the SM's third party engineer. The SLP will provide invoices to the Project Partnership for payment and the Project Partnership will reimburse the SLP upon completion of construction.

2. The Managing Member and acceptable guarantor will fund operating deficits ("Operating Loans") for five years following the later of: (a) Permanent Mortgage Commencement or (b) the achievement of three consecutive months of 1.15 debt service coverage (the "Operating Deficit Guarantee Period"); provided however, the Operating Deficit Guarantee Period shall not expire unless the Apartment Complex has achieved a 1.10 debt service coverage for the most recent period of 12 consecutive months based on an audit. The guarantee is for a maximum cumulative amount equal to twelve months operating expenses, including debt service and reserves. Such advances shall constitute interest-free loans repayable out of future cash flow or sale or refinancing proceeds as described in Sections D and E below.

3. The Managing Member and an acceptable guarantor shall guarantee the annual Tax Credit amount.

4. In the event of a recapture of Tax Credits, the Managing Member and an acceptable guarantor will fund any loss of Tax Credit and associated costs that are incurred during the compliance period.

5. In the event the development fee is not paid in full from loan proceeds and/or Capital Contribution proceeds, then the unpaid portion of the development fee will be deferred, evidenced by a development fee agreement and payable to the developer, or designee (the "Developer"). If on the 14th anniversary of the placed-in-service date the deferred development fee has not been fully repaid, the Managing Member and/or guarantor will be required to advance to the Project LLC, as a guarantee payment, an amount equal to the unpaid balance of the deferred development fee so that the deferred development fee is repaid in full.

6. The Managing Member and the acceptable guarantor shall be obligated to repurchase the LLC interests of the Investment Member and the SM in the Project LLC as more fully described in the LLC Agreement.

7. The Managing Member and the acceptable guarantor hereby agree to indemnify and hold harmless the Project LLC, the Investment Member and the SM, and their respective partners, directors, officers, employees, and agents from and against any and all liability directly or indirectly arising out of the use, generation, manufacture, storage, or disposal of Hazardous Substance on, under or about the project. The foregoing indemnification obligation of the Managing Member and the acceptable guarantor shall survive the termination of the compliance period.

8. In the event that the property is not fully occupied at construction completion, the Managing Member shall cause the Project LLC to deposit into a rent up reserve account an amount equivalent to four months of rental income. The rent up reserve will be released upon 3 consecutive months of stabilized operations.

9. The Project LLC will fund an operating deficit reserve account at closing in an amount equal to six (6) months of operating expenses, debt service and reserves. This account is to be used subsequent to the funding of all Operating Loans. Any unused portion of this reserve will be released to the Project LLC upon the termination of the compliance period.

10. The Managing Member shall cause the Project LLC to deposit into a replacement and reserve account an annual amount equal to a minimum of $300 per unit per year (to be funded in twelve monthly installments) and escalated at 3% per year.

11. In the event the Partnership is the beneficiary of a project-based Section 8 contract, the General Partner may be required to establish a re-tenanting reserve in an amount to be determined upon completion of underwriting, for the purpose of providing adequate funds to re-lease the project and maintain breakeven operations through the compliance period in the event that such Section 8 contract is not renewed.

D. FEES AND CASH FLOW

Fees and net cash flow (after payment of operating expenses, debt service and reserves) will be allocated as follows:

1. To pay any Voluntary Funding made by the Investment Member;
2. To pay any unpaid tax credit adjusters;
3. To pay the Investment Member an annual Asset Management Fee equal to $4,700 increased by 3% per year, which shall accrue if not paid;
4. To pay the interest at 0% and then principal on the deferred development fee (as described in Section C.5), if any;
5. To pay any Operating Loans made by the Managing Member (from 50% of the remaining cash flow);
6. To pay the Managing Member an annual Company Management Fee equal to $5,640 increased by 3% per year;
7. 90% of the remaining cash flow to pay the Managing Member Incentive Management Fee and the Tax Credit Compliance Fee; and

8. The balance 99.98% to the Investment Member, 0.01% to the SM and 0.01% to the Managing Member.

E. PROFITS, LOSSES, TAX CREDITS AND DISTRIBUTIONS

Profits, losses, and Tax Credits commencing with entry of the Investment Member and SM as the limited members of the Project LLC shall be allocated 99.99% to the Investment Member and the SM and 0.01% to the Managing Member. Proceeds upon sale or refinancing of the Apartment Complex shall be distributed in the following sequence:

1. Retirement of mortgage debt (if applicable) and all expenses related to the transaction;
2. To pay any unpaid tax credit adjusters and any Voluntary Funding;
3. Payment of priority debts, Operating Loans, and reserves in accordance with state law; and
4. Thereafter 10% to the Investment Member and 90% to the Managing Member.

F. FINANCIAL AND OTHER CONSIDERATIONS

1. By March 1st of each calendar year, including during construction, the Managing Member shall provide to the Investment Member a copy of the Project LLC's audited financial statement that shall be issued by an accounting firm experienced in auditing Tax Credit properties and approved by the SM. The cost of such audits shall be considered as a cost of operations for the Project LLC and shall be satisfied out of cash flow.

2. By February 20th of each calendar year, the Managing Member will provide to the Investment Member all information necessary for the preparation of the Investment Member's income tax return. The Project will constitute "residential rental property" eligible for 30-year depreciation under the Internal Revenue Code. We have utilized the following depreciation allocations in order to determine pricing: $491,790 in 5-year personal property. In light of existing legislation the Project will elect bonus depreciation.

3. Prior to admission, the Project LLC, the Investment Member and/or the construction lender will establish a procedure for the disbursement of construction funds.

4. The general contractor will provide the Project LLC with full payment and performance bonds. Subject to underwriting, a 15% (of total hard costs) letter of credit may be provided in lieu of payment and performance bonds.

5. The Project LLC shall be responsible for legal fees associated with the preparation of the LLC Agreement and other related documents incorporating the terms of this Letter of Understanding. Upon closing, the LLC will furnish an invoice for such costs, which shall be payable from the first Capital Contribution. In addition, the Project LLC shall pay the SM a Due Diligence fee in the amount of $50,000 for underwriting costs.

6. During rent-up, the Managing Member will send to the Investment Member: (a) copy of the previous month's rent roll (through the last day of the month), (b) Tax Credit compliance certification reports and tenant certifications, (c) worksheet with copies of all initial tenant files including completed applications, completed questionnaires, documentation of third party verification of income and assets, and executed lease agreements.

7. Within thirty days of the end of each quarter, the Managing Member will send to the Investment Member a report on operations including (a) Tax Credit compliance report, (b) unaudited income statement and balance sheet, and (c) rent roll and schedule of reserves, as of the end of the previous quarter. The Managing Member shall provide financial statements or trial balances in a consistent, electronic file format to WNC or its designee.

8. It is WNC's intention to close into the Project LLC no earlier than the closing of the Investment Partnership. In the event the Project LLC is closed by WNC prior to the closing of the Investment Partnership, the Managing Member will agree to additional commercially reasonable modifications to the existing terms of the LLC Agreement at the time of closing if required by the investors in the Investment Partnership.

9. On or before November 1 of each calendar year, the Managing Member will send to the Investment Member a copy of the following year's proposed operating budget. Each such budget shall contain an amount required for reserves and for payment of real estate taxes, insurance, debt service, and other payments.

10. The Investment Member may provide voluntary loans or capital contributions ("Voluntary Funding") to the Project LLC if it determines, in its sole discretion, that such funding would be of benefit to the Project LLC or the Apartment Complex. If such Voluntary Funding is provided in the form of a loan, the terms of such loan shall be mutually satisfactory to the Managing Member and the Investment Member and shall be evidenced by a written agreement.

G. DUE DILIGENCE REVIEW

1. WNC's agreement to acquire the Investment Member interest and the SM interest in the Project LLC ("LLC Interest") on the pricing, terms and conditions contained in this Letter of Understanding ("LOU") is based in part on the Investment Member's and SM's acquisition of the LLC Interest occurring within 60 days of the Closing Date ("Outside Date"). If the acquisition of the LLC Interest occurs after the Outside Date, WNC reserves the right to reasonably adjust pricing, terms and conditions.

2. Commencing upon the receipt in our offices of this executed Letter of Understanding and terminating 45 days after the date WNC has received the documents listed in the WNC Due Diligence Checklist (as tracked by WNC's underwriting team) ("Project Documents"), WNC shall have the exclusive right to acquire the interests in the Project LLC. Accordingly, by executing this Letter of Understanding, you agree on your own behalf and on behalf of any persons associated with or employed by you or the Project LLC, not to disclose any of the terms or provisions in this letter to any other person or entity other than those prospective parties having a direct and immediate need to review the information for the purpose of evaluating and underwriting the transaction.

3. The acquisition of the limited liability company interests in the Project LLC is subject to the satisfactory review of the Project Documents by WNC's Underwriting Group, approval of the Project Documents by WNC's Investment Committee and the admittance of the Investment Member into the Project LLC through the execution of the LLC agreement for the Project LLC.

Again, thank you for considering WNC as your equity partner for Gretna Village Apartments. If this Letter of Understanding meets with your approval, please execute and return via e-mail.

Very truly yours,

Anil Advani
Executive Vice President - Syndications

ACCEPTED BY:
Green Street Housing, LLC

By: _____

Date: 3/9/26

Tab D:

Any Supporting Documentation related to List of LIHTC Developments (Schedule A)

This deal does not require information behind this tab.

Tab E:

Site Control Documentation & Most Recent Real Estate Tax Assessment (MANDATORY)

ASSIGNMENT AGREEMENT

THIS ASSIGNMENT AGREEMENT is made as of March 5, 2026, by and between Community Preservation Partners, LLC, a California limited liability company (the "Assignor") and Gretna Village Preservation, LLC, a Virginia limited liability company (the "Assignee").

WHEREAS, Assignor entered into a Purchase and Sale Agreement dated as of March 5, 2026 (the "Contract"), with Gretna Village MF IV, LLC, as seller (the "Seller") for the purchase of certain real property located in Gretna, Pittsylvania County, Virginia, commonly known as Gretna Village Apartments, and described more particularly in the Contract (the "Property");

WHEREAS, Assignor formed Assignee for the purpose of purchasing the Property;

WHEREAS, Assignor desires to assign the Contract to Assignee and Assignee wishes to accept the Contract pursuant to the terms hereof.

NOW, THEREFORE, in consideration of the foregoing, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Assignor hereby assigns to Assignee, and the Assignee hereby accepts, all right, title, interest and liability under and to the Contract as Purchaser.

2. Assignee shall indemnify and hold Assignor harmless from any and all claims, costs, liabilities and causes of action of any kind pertaining to the Contract which may arise after the date of this Assignment Agreement.

3. The terms of this Assignment Agreement shall be interpreted and construed pursuant to the laws of the Commonwealth of Virginia.

[Signature Page Follows]

IN WITNESS WHEREOF, the parties have set their hands and seals as of the date first written above.

ASSIGNOR:

Community Preservation Partners, LLC,
a California limited liability company

By: Seth Gellis (Mar 9, 2026 18:21:37 EDT)
Name: Seth Gellis
Title: Authorized Signatory

SELLER:

Gretna Village MF IV, LLC,
a Delaware limited liability company

By:
Name: Gregory B. Jones
Title: Authorized Signatory

ASSIGNEE:

Gretna Village Preservation, LLC,
a Virginia limited liability company

By: Gretna Village MM, LLC,
Its Sole Member

By: GSH Partners II, LLC,
Its Manager

By:
Name: Thomas J. Ayd
Title: Operating Manager

PURCHASE AND SALE AGREEMENT

BETWEEN

GRETNA VILLAGE MF IV LLC,
a Delaware limited liability company,

AS SELLER,

AND

COMMUNITY PRESERVATION PARTNERS LLC
a California limited liability company

AS PURCHASER

As of March 5, 2026

Gretna Village Apartments

327 Payne Street
Gretna, VA 24557

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT (this "**Agreement**") is made as of March 5, 2026 (the "**Effective Date**"), by and between **GRETNA VILLAGE MF IV LLC**, a Delaware limited liability company ("**Seller**"), and **COMMUNITY PRESERVATION PARTNERS LLC**, a California limited liability company (together with its permitted successors and assigns, "**Purchaser**"). Seller and Purchaser, intending to be legally bound, hereby agree as follows:

ARTICLE 1

PURCHASE AND SALE

1.1 Agreement of Purchase and Sale. Subject to the terms and conditions hereinafter set forth, Seller agrees to sell and convey to Purchaser and Purchaser agrees to purchase from Seller the following:

(a) that certain tract or parcel of land located in Pittsylvania County, Virginia, and more particularly described on Schedule 1.1(a), attached hereto and made a part hereof (the property described in this clause (a) being herein referred to collectively as the "**Land**");

(b) all those rights, easements and appurtenances pertaining to the Land (whether now or hereafter existing), including (i) all right, title and interest of Seller (if any) in and to any streets, alleys or rights-of-way (whether open, closed or proposed), within or adjacent to the Land, and (ii) all right, title and interest of Seller with respect to any easements, covenants, agreements, rights, privileges, tenements, hereditaments and appurtenances that now or hereafter benefit or burden the Land (the property described in this clause (b) herein referred to collectively as the "**Related Rights**");

(c) the buildings, structures, facilities, installations, fixtures and other improvements of every kind on the Land, including specifically, without limitation, those certain buildings having a street address of 327 Payne Street, Gretna, VA 24557, and commonly known as "Gretna Village Apartments" (the property described in this clause (c) being herein referred to collectively as the "**Improvements**", and the Land, the Related Rights and the Improvements being hereinafter sometimes collectively referred to as the "**Real Property**");

(d) all of Seller's right, title and interest in, to and under all tangible personal property upon the Land or within the Improvements, including specifically, without limitation, appliances, equipment, vehicles, furniture, furnishings, carpeting, draperies and curtains, tools and supplies, to the extent owned by Seller and used exclusively in connection with the ownership, use, maintenance or operation of the Land and the Improvements, but specifically excluding the following: (i) cash and cash equivalents (except to the extent prorated at Closing or otherwise set forth herein), (ii) proprietary computer software and computer files, (iii) any time clock(s), (iv) personal property owned by tenants under the Leases, (v) any equipment installed by, or in connection with, any

telecommunication or utility provider and which is owned by any party other than Seller (excluding any reversionary interest that Seller may have therein which shall be assigned to Purchaser to the extent assignable), (vi) any items owned by employees of Seller or any property manager, (vii) any items leased to Seller, (viii) all brochures, advertising copy, promotional materials, manuals, reports, portfolios, binders, and training materials, and (ix) those items of tangible personal property identified on Schedule 1.1(d), attached hereto and incorporated herein by this reference (the property described in this clause (d), other than the excluded items, being herein referred to collectively as the "**Tangible Personal Property**");

(e) all of Seller's right, title and interest as landlord or lessor in all of the leases, tenancies, licenses and other agreements for the use or occupancy of any portion of the Land or Improvements as described on Schedule 1.1(e) (the "**Rent Roll**") attached hereto and made a part hereof (the foregoing property described in this clause (e) being herein referred to collectively as the "**Leases**") and all unapplied refundable tenant security deposits and other unapplied refundable deposits in Seller's possession with respect to the Leases, together with any interest required by law to be paid thereon (collectively, the "**Deposits**");

(f) all of Seller's right, title and interest in (i) all assignable leasing, service, supply and maintenance contracts relating to the Land, Improvements, or Tangible Personal Property (collectively, the "**Service Contracts**"), but only to the extent Purchaser elects to have such Service Contracts assigned to it in accordance with Section 4.8 hereof;

(g) all of Seller's right, title and interest in (i) all assignable existing warranties and guaranties issued to or inuring to the benefit of Seller in connection with the Improvements or the Tangible Personal Property, (ii) all governmental permits, licenses and approvals, if any, belonging to or inuring to the benefit of Seller and pertaining to the Real Property or the Tangible Personal Property, but only to the extent that such permits, licenses and approvals are assignable and only to the extent that such permits, licenses and approvals relate to the Real Property or the Tangible Personal Property as opposed to other property of Seller or its affiliates; (iii) resident and tenant files for current residents and tenants under Leases as of the Closing Date (collectively, the "**Tenant Lease Files**"), (iv) other non-confidential and non-proprietary records owned by Seller and used in connection with the operation of the Real Property or any part thereof, and located on-site as of the Closing Date; (v) all rights to use the name "Gretna Village Apartments" in connection with the Real Property and all trade names and trademarks, and (vi) all assignable telephone numbers, web-site addresses, domain names, social media accounts, and website content associated with the Real Property (the property described in this clause (g) being sometimes herein referred to collectively as the "**Intangible Property**"); and

(h) all reserves and escrow funds required to remain with the Land pursuant to any land use restriction agreement, regulatory agreement, use agreement or any other agreement required by HUD (as hereinafter defined), shall be assigned by Seller to Purchaser or credited to Purchaser at Closing, except to the extent such reserves or deposits are expended before the Closing in the ordinary operations of the Property by Seller

(collectively, the "**Reserves**"); provided, however, the foregoing Reserves shall expressly exclude all real estate tax reserves, insurance reserves and/or any other reserves held by Seller's first mortgage lender.

1.2 Property Defined. The Land, the Related Rights, the Improvements, the Tangible Personal Property, the Leases, the Deposits, the Service Contracts, the Tenant Lease Files, the Intangible Property and the Reserves are hereinafter sometimes referred to collectively as the "**Property**".

1.3 Permitted Exceptions. The Property shall be conveyed, and Purchaser shall accept the Property, subject to the matters which are, or are deemed to be, Permitted Exceptions pursuant to Article 2 hereof (herein referred to collectively as the "**Permitted Exceptions**").

1.4 Purchase Price. Seller is to sell and Purchaser is to purchase the Property for a total purchase price of ONE MILLION FIVE HUNDRED THOUSAND AND NO/100 DOLLARS ($1,500,000.00) (the "**Purchase Price**").

1.5 Payment of Purchase Price. The Purchase Price shall be payable in full at Closing in cash by wire transfer of immediately available federal funds to a bank account of Escrow Agent designated by Escrow Agent in writing to Purchaser prior to the Closing ("**Escrow Agent's Account**"), subject, however to adjustments and prorations as provided herein.

1.6 Earnest Money.

(a) Within five (5) business days after the Effective Date, Purchaser shall deposit with Chicago Title Insurance Company (the "**Escrow Agent**" or "**Title Company**"), the sum of Fifty Thousand and No/100 Dollars ($50,000.00) by wire transfer of immediately available funds (the "**Initial Earnest Money**") in accordance with the wiring instructions attached hereto as Schedule 1.6(a). The Initial Earnest Money, Additional Earnest Money (as defined below under Section 3.2), and Closing Date Extension Earnest Money (as defined below under Section 4.1) and any interest thereon shall individually and collectively be referred to herein as the "**Earnest Money**". Except as otherwise provided herein, the Earnest Money shall be applied to the Purchase Price on the Closing Date and paid to Seller through the escrow process outlined herein.

(b) In any event, if Purchaser is entitled to have all or any portion of the Earnest Money returned to Purchaser pursuant to any provision of this Agreement, One Hundred and No/100 Dollars ($100.00) of the Earnest Money shall nevertheless be paid to Seller as good and sufficient consideration for entering into this Agreement. In addition, Seller acknowledges that Purchaser, in evaluating the Property and performing its due diligence investigation of the Property, will devote internal resources and incur expenses, and that such efforts and expenses of Purchaser also constitute good, valuable and sufficient consideration for this Agreement.

1.7 Required Consent. By September 15, 2026 (the "**Required Consent Deadline**"), Purchaser shall obtain from the appropriate agency consent (the "**Required Consent**") to: (i) the

transfer of ownership of the Property to Purchaser, (ii) the transfer and assignment to Purchaser of the existing Housing Assistance Payments Contract # VA36M000083 (the "**HAP Contract**") pertaining to the Property (without any changes to the existing terms except as may be modified pursuant to subsection (iv) below), (iii) the replacement of the current property manager, (iv) effectuation of a Mark-Up-To-Market on the HAP Contract; and (v) receipt of an allocation of Low Income Housing Tax Credits ("**LIHTC**") from the Virginia Housing Development Authority on terms acceptable to Purchaser in its sole discretion. Purchaser agrees to bear all costs associated with the application, to process the application in good faith and with diligence, and to supply all information required by the Department of Housing and Urban Development ("**HUD**") or its contract administrator in a timely manner. In the event that the Required Consent (or any part of the Required Consent) is not obtained prior to the Required Consent Deadline despite Purchaser's good faith, diligent efforts to obtain the same, Purchaser may terminate this Agreement by delivery of written notice to Seller. Upon such termination, the Earnest Money shall be promptly returned to Purchaser in accordance with Section 1.6 hereof, and Purchaser and Seller shall have no further rights and obligations hereunder except those which expressly survive termination of this Agreement. Seller shall fully cooperate with Purchaser in the application and assignment process, including, without limitation, providing HUD and/or Purchaser, as applicable, with any information or documentation required of Seller by HUD and/or Purchaser as part of the application process including, without limitation, an agreement assigning all of Seller's right, title and interest in and to, and all of Seller's obligations under, the HAP Contract to Purchaser (the "**HAP Assignment**"). Purchaser and Seller both acknowledge and agree that the HAP Contract requires satisfaction by both Purchaser and Seller of certain requirements as set forth therein and established by HUD to allow for the assignment of the HAP Contract. Purchaser covenants and agrees to use its commercially reasonable, good faith efforts to obtain the Required Consent. No transfer of any interest in the Property under this Agreement shall be effective prior to receipt of the final Required Consent. Purchaser will not take possession of the Property or assume benefits of ownership prior to receipt of the Required Consent.

1.8 Amended and Restated Extended Use Regulatory Agreement and Declaration of Restrictive Covenants. Purchaser hereby acknowledges that the Property is subject to the requirements of that certain Amended and Restated Extended Use Regulatory Agreement and Declaration of Restrictive Covenants dated as of February 22, 2002 (the "**LURA**"). As applicable, each party shall comply with its respective obligations under the LURA and shall reasonably cooperate with each other in the application process, including, without limitation, providing the applicable authority with any information or documentation reasonably required of either party as part of the application process. As applicable, the parties shall deliver an executed assignment and assumption of the LURA in form reasonably acceptable to each party (the "**LURA Assignment**") which shall be recorded at Closing.

ARTICLE 2

TITLE AND SURVEY

2.1 Title Examination; Commitment for Title Insurance. Within five (5) business days after the Effective Date, Purchaser shall order a title commitment from the Title Company

covering the Real Property (the "**Title Commitment**") together with copies of all documents and title exceptions referenced therein.

2.2 Survey. Purchaser may obtain, at Purchaser's sole cost and expense, a current or updated survey of the Real Property (the "**Survey**").

2.3 Title Review. With respect to any title matters that are shown as exceptions in the Title Commitment ("**Title Matters**") or disclosed on any survey Purchaser may elect to obtain during the Inspection Period ("**Survey Matters**"), Purchaser shall have until the expiration of the Inspection Period to give Seller and the Title Company written notice of Purchaser's disapproval of any Title Matters or Survey Matters. Any Title Matters or Survey Matters to which Purchaser does not so object by such time shall be deemed a "**Permitted Exception**". Any Title Matters or Survey Matters which are objected to by Purchaser in a timely manner, shall be herein collectively called the "**Title Objections**." If Purchaser disapproves any matters listed on the Title Report and timely delivers notice of any such Title Objections, Seller shall have the right but, not the obligation, to cure or cause to be cured such objections or agree that it shall cure such objections in a manner acceptable to Purchaser, in Purchaser's sole and absolute discretion, prior to Closing and, in such event, the cure of such objections in such approved manner shall be both a covenant of Seller and a condition precedent to Purchaser's obligation to close. No later than five (5) business days after receipt of Purchaser's Title Objections, Seller shall notify Purchaser in writing whether Seller elects to attempt to cure such Title Objections. Failure of Seller to give such notice shall be deemed an election by Seller not to cure any title objections; provided, however that Seller shall have the obligation to cure (A) any delinquent ad valorem real property taxes and real property assessments, (B) any mortgages, deeds of trust, loans (or any security interests granted under such loan), judgments or other monetary liens encumbering the Property (including any prepayment premiums or penalties, yield maintenance, defeasance costs and expenses) that is created by, under, through or at the direction of Seller, and (C) any mechanic's liens encumbering the Property (the "**Mandatory Cure Items**"). If Seller elects not to cure any Title Objections which Seller is not required to cure, Purchaser shall have the following options to be given by written notice within five (5) business days after receiving Seller's notice or the date of Seller's deemed election: (i) to purchase the Property subject to such objections, in which case, Purchaser shall provide written notice of such intention to Seller within such time frame and Seller shall thereafter reasonably cooperate fully with Purchaser to assist in the removal of such objections at Purchaser's sole expense, or (ii) to terminate this Agreement, by delivery of written notice to Seller. Upon such termination, the Earnest Money shall be promptly returned to Purchaser in accordance with Section 1.6 hereof, and Purchaser and Seller shall have no further rights and obligations hereunder except those which expressly survive termination of this Agreement. If Purchaser fails to terminate this Agreement under subsection (ii) above, it shall be deemed to be Purchaser's election to proceed under subsection (i). Notwithstanding anything to the contrary set forth above and without respect to Purchaser's explicit disapproval in any notice to Seller, Seller shall cause to be removed effective as of the Closing Date any Mandatory Cure Items, at Seller's sole cost and expense.

Notwithstanding anything to the contrary contained herein, if any new covenant, condition, restriction, reservation, easement or right of way affecting the use and occupancy of the Property

(each, a "**New Exception**") becomes of record after the date of the Title Report (other than an exception caused by Purchaser or consented to in writing by Purchaser) Seller shall cause such New Exception to be removed in a manner that meets with Purchaser's approval prior to Closing. In the event Seller elects not to remove such New Exception within such period, Purchaser shall have the right, by written notice to Seller and the Title Company within five (5) Business Days after receipt of written notice from Seller that Seller has elected not to remove such New Exception, to accept such New Exception or terminate this Agreement by delivery of written notice to Seller. Upon such termination, the Earnest Money shall be promptly returned to Purchaser in accordance with Section 1.6 hereof, and Purchaser and Seller shall have no further rights and obligations hereunder except those which expressly survive termination of this Agreement. If Purchaser fails to accept such New Exception in writing within such five (5) Business Day period, then Purchaser shall be deemed to have elected to terminate this Agreement.

2.4 Seller's Covenant Not to Encumber. Seller agrees that, between the Effective Date and the Closing Date, Seller will not sell, assign, rent, convey (absolutely or as security), mortgage, grant a security interest in, or otherwise encumber or dispose of, or enter into any agreements that contemplate any of the aforementioned, the Real Property (or any part thereof or estate therein) in any manner that will survive Closing, except as approved in writing by Purchaser or as expressly provided in this Agreement. Notwithstanding the foregoing, Seller shall have the right to continue leasing apartment units in the Property consistent with Seller's current leasing parameters.

ARTICLE 3

INSPECTION PERIOD

3.1 Right of Inspection.

(a) Beginning on the Effective Date and continuing thereafter through the expiration of the Inspection Period so long as this Agreement remains in full force and effect, subject to the rights of tenants under Leases, Purchaser shall have the right to make a physical inspection of the Property (including all occupied and vacant rental units) and to examine at such place or places at the Property, in the offices of the property manager or elsewhere as the same may be located, any operating files maintained by Seller or its property manager in connection with the leasing, maintenance, operation, condition and/or management of the Property (the "**Inspections**").

(b) Purchaser and its agents, representatives, contractors and consultants (collectively the "**Purchaser Parties**") shall, upon at least forty-eight (48) hours' prior telephonic notice to Seller's representative at (770) 776-8241 (Greg Jones) or such other person as Greg Jones may designate, have the right to enter upon the Property (including all occupied and vacant rental units) during regular business hours for the purpose of conducting such Inspections as Purchaser may reasonably require; provided that Seller shall have the opportunity to have its representatives accompany the Purchaser Parties on each such entry. Any and all such Inspections shall be done at Purchaser's sole cost and expense. The Inspections shall not damage the Property in any respect, shall not be

invasive in any respect (including, without limitation, soil borings, test pits, groundwater testing, or Phase II or Phase III environmental testing), and shall be conducted in accordance with standards customarily employed in the industry and in compliance with all governmental laws, rules and regulations. Following each such entry by the Purchaser Parties with respect to the Inspections, Purchaser shall promptly restore, or cause to be restored, the Property to its original condition as existed immediately prior to any such Inspections. Purchaser shall not have the right to submit any samples or other materials to any testing laboratory or similar facility without obtaining the prior written consent of Seller. Notwithstanding the foregoing, Purchaser shall have the right to cause its engineering consultant, to perform a Phase I environmental assessment upon the Property and a customary property condition and engineering investigation.

(c) Purchaser shall maintain adequate and appropriate insurance in the following amounts to cover risks of the type described in this Section 3.1: commercial general liability insurance in an amount not less than $1,000,000.00 per occurrence. Before undertaking the Inspections, Purchaser (i) will deliver to Seller written evidence establishing to Seller's reasonable satisfaction that such adequate insurance is in force and is being maintained and (ii) shall cause Seller to be named as an additional named insured under the insurance policies to be maintained in accordance with this Section 3.1 and shall provide Seller evidence of such coverage to Seller's reasonable satisfaction.

(d) Purchaser shall indemnify, hold harmless and defend Seller, its manager(s) and member(s) and their respective officers, directors, employees and shareholders from and against any and all claims, demands, causes of action, liabilities, losses, costs, damages and expenses (including reasonable attorneys' fees and expenses and court costs incurred in defending any such claim or in enforcing this indemnity) of whatsoever nature (for purposes of this Section 3.1, individually a "**Claim**" and collectively, "**Claims**") to the extent incurred by Seller or any other expressly indemnified party and to the extent caused by and arising out of the acts or omissions of Purchaser in connection with exercising the rights granted to Purchaser pursuant to this Section 3.1. Notwithstanding the foregoing, in no event shall Purchaser be required to indemnify Seller for any Claim (a) resulting directly or indirectly from Seller's negligence, or (b) which arises out of Purchaser's mere discovery of existing conditions on the Property. This Section 3.1(d) shall expressly survive Closing or any termination of this Agreement.

3.2 Right of Termination. Seller agrees that in the event Purchaser determines, in Purchaser's sole and absolute discretion, that it does not wish to acquire the Property for any reason or no reason, then Purchaser shall have the right to terminate this Agreement by giving written notice of such termination to Seller on or before 5:00 p.m. (Eastern) on the forty-fifth (45th) day after the Effective Date (the "**Inspection Expiration Date**"). Upon any such termination of this Agreement pursuant to Purchaser's rights under this Section 3.2, the Initial Earnest Money shall be promptly returned to Purchaser, and Purchaser and Seller shall have no further rights and obligations hereunder except those which expressly survive termination of this Agreement. If Purchaser fails to give Seller timely notice of termination on or before the Inspection Expiration Date, then (x) Purchaser shall no longer have the right to terminate this Agreement under this

Section 3.2, (y) within one (1) Business Day thereafter, Purchaser shall deposit with the Escrow Agent the sum of Fifty Thousand and No/100 Dollars ($50,000.00) by wire transfer of immediately available funds (the "**Additional Earnest Money**") in accordance with the wiring instructions attached hereto as Schedule 1.6(a), and (z) subject to any contrary provisions of this Agreement, all Earnest Money (including the Additional Earnest Money) shall become nonrefundable to Purchaser, except as otherwise set forth herein, and Purchaser shall be bound to proceed to Closing and consummate the transaction contemplated hereby pursuant to the terms of this Agreement. TIME IS OF THE ESSENCE WITH RESPECT TO ALL OF THE PROVISIONS OF THIS AGREEMENT, INCLUDING BUT NOT LIMITED TO, THIS SECTION 3.2. The period commencing on the Effective Date and ending on the Inspection Expiration Date is sometimes referred to herein as the "**Inspection Period**".

3.3 Seller Required Deliveries. Seller shall deliver, or make available with the right to copy, to Purchaser on or before the date that is two (2) business days after the Effective Date, to the extent in Seller's possession or control, the items described on Schedule 3.3 attached hereto and by this reference made a part hereof (collectively, the "**Required Deliveries**"). Purchaser acknowledges and agrees that certain of the Required Deliveries identified on Schedule 3.3 may not be applicable or within Seller's possession or control and that Seller may identify such items as "N/A" or "Not Available" which shall satisfy Seller's obligation with regard to the delivery of said items.

3.4 Confidentiality.

(a) Purchaser acknowledges that all reports and other information provided to Purchaser under this Agreement are for informational purposes only and shall not be construed as a representation or warranty on the part of Seller or any other party regarding the Property unless otherwise expressly set forth herein. Notwithstanding any provision of this Agreement or any letter of intent between Seller and Purchaser, Purchaser shall not have access to, and Seller shall not be obligated to make available to Purchaser, any confidential, proprietary or privileged information of Seller related to the Property.

(b) The existence and contents of this Agreement, the negotiations by the parties with respect to the possible sale and purchase of the Property and any matters disclosed by any Inspections undertaken by Purchaser with respect to the Property and any additional information furnished by Seller to Purchaser from time to time (including, without limitation, the Required Deliveries) shall be kept confidential and shall not be disclosed to any third parties without the consent of both parties hereto, except for (i) any disclosure that may be required by law to be made to any applicable governmental or quasi-governmental authorities, (ii) in connection with Purchaser's application for the Required Consent, or (iii) in furtherance of completing the transactions contemplated hereunder, including without limitation, disclosures to potential partners, developers or other entities that have or may have involvement in the transaction. No advertisement or other publicity concerning this transaction prior to Closing shall be made or disseminated by either party at any time without the review and approval of both parties hereto. Both parties recognize the need to disclose, and agree to the disclosure of, certain aspects of this transaction to their respective lenders, investors, accountants, attorneys and other consultants or to

governmental authorities, in connection with the Required Consent, or in furtherance of completing the transactions contemplated hereunder. Notwithstanding the foregoing provisions of this Section 3.4, either of Seller or Purchaser (or both) may issue a press release describing the transaction if and when the Closing (as hereinafter defined) actually occurs.

(c) If this Agreement is terminated, Purchaser shall, within seven (7) days from the date of such termination, destroy, return or cause to be returned to Seller the Required Deliveries (and any copies thereof). The provisions of this Section 3.4 shall expressly survive the termination of this Agreement.

ARTICLE 4

CLOSING

4.1 Time and Place. The consummation of the transaction contemplated hereby ("**Closing**") shall be held via escrow through the Escrow Agent on or before Friday, October 30, 2026 (the "**Outside Closing Date**"). Notwithstanding the foregoing, Purchaser shall have the right to extend the Outside Closing Date for a period of thirty (30) days. If Purchaser elects to exercise its option to extend the Outside Closing Date, Purchaser shall (a) deliver written notice to Seller (the "**Closing Date Extension Notice**") at least three (3) business days prior to the Outside Closing Date, and (b) within one (1) business day after Purchaser's delivery of the Closing Date Extension Notice, Purchaser shall deposit with the Escrow Agent, the sum of Fifty Thousand and No/100 Dollars ($50,000.00) by wire transfer of immediately available funds (the "**Closing Date Extension Earnest Money**") in accordance with the wiring instructions attached hereto as Schedule 1.6(a). At Closing, Seller and Purchaser shall perform the obligations set forth in, respectively, Section 4.2 and Section 4.3. The Closing may be held at such other place or such earlier time and date as Seller and Purchaser shall mutually approve in writing. The date on which the Closing is scheduled to occur hereunder (or, if earlier, the date on which Closing occurs) is sometimes referred to herein as the "**Closing Date**".

4.2 Seller's Obligations at Closing. At Closing, Seller shall:

(a) deliver to Purchaser a duly executed limited warranty deed in the form attached hereto as Schedule 4.2(a) and by this reference made a part hereof, conveying the Real Property to Purchaser (the "**Deed**") subject to the Permitted Exceptions;

(b) deliver to Purchaser two counterparts of a bill of sale and assignment and assumption of leases and service contracts, in the form attached hereto as Schedule 4.2(b) and by this reference made a part hereof, duly executed by Seller, pursuant to which (i) Seller shall convey the Tangible Personal Property and the Intangible Property to Purchaser, and (ii) Seller shall assign to Purchaser, and Purchaser shall assume from and after the Closing Date, Seller's interest in and to the Leases and Service Contracts, as

amended or supplemented pursuant to this Agreement (the "**Bill of Sale and Assignment**");

(c) deliver to Purchaser a letter to tenants (the "**Tenant Notice**") addressed to the tenants under each of the Leases informing the tenants of the sale of the Property and of the assignment to Purchaser of Seller's interest in, and obligations under, the Leases (including, if applicable any security deposits) and directing that all rent and other sums payable after the Closing under each such Lease shall be paid as set forth in the notice;

(d) deliver to Purchaser a counterpart of the LURA Assignment;

(e) deliver to Purchaser an updated Rent Roll dated no earlier than five (5) business days prior to the Closing Date;

(f) deliver to the Title Company such evidence as the Title Company may reasonably require as to the authority of the person or persons executing documents on behalf of Seller;

(g) deliver to Purchaser an affidavit duly executed by Seller stating that Seller is not a "foreign person" as defined in the Federal Foreign Investment in Real Property Tax Act of 1980 and the 1984 Tax Reform Act;

(h) deliver to the Title Company a standard Seller's title insurance affidavit if required by the Title Company in order to remove the so-called "standard exceptions" (other than the standard survey exceptions) and upon request, an affidavit reasonably acceptable to Seller, the Title Company and counsel for Purchaser's tax credit investor related to, among other things with respect to the Property, chain of title, prior receipt of low-income housing tax credits, and relationship to Purchaser;

(i) deliver to Purchaser all keys, security cards and security codes to the Property in Seller's possession;

(j) deliver to Purchaser an executed closing statement evidencing the transaction contemplated by this Agreement ("**Closing Statement**");

(k) deliver all transfer tax, gains or other similar forms required by applicable law.

(l) deliver such other documents as may be reasonably required by the Title Company, HUD or any other regulatory agencies with consent rights over the transaction contemplated by this Agreement or as may be agreed upon by Seller and Purchaser to consummate the purchase of the Property as contemplated by this Agreement.

(m) deliver one duly executed counterpart of the HAP Assignment.

4.3 Purchaser's Obligations at Closing. At Closing, Purchaser shall:

(a) deliver to Escrow Agent the full amount of the Purchase Price, as increased or decreased by prorations and adjustments as herein provided on the Closing Date, in immediately available federal funds wire transferred to Escrow Agent's Account pursuant to Section 1.6 above, and deliver to Escrow Agent instructions to release the full amount of the Purchase Price, as increased or decreased by prorations and adjustments as herein provided, to Seller upon the satisfaction of the conditions set forth in such instructions;

(b) join Seller in execution of all counterparts of the Bill of Sale and Assignment, LURA Assignment , HAP Assignment and Closing Statement;

(c) deliver to Seller such evidence as the Title Company may reasonably require as to the authority of the person or persons executing documents on behalf of Purchaser;

(d) deliver such additional documents as shall be reasonably requested by the Seller or the Title Company or required to consummate the transaction contemplated by this Agreement; and

(e) deliver to Seller a copy of the Required Consent, as applicable.

4.4 Credits and Prorations.

(a) All income and expenses in connection with the operation of the Property shall be apportioned, as of 11:59 p.m. (Eastern) on the day prior to the Closing Date, as if Purchaser were vested with title to the Property during the entire Closing Date, such that, except as otherwise expressly provided to the contrary in this Agreement, Seller shall have the benefit of income and the burden of expenses for the day preceding the Closing Date, and the Purchaser shall have the benefit of income and the burden of expenses for the Closing Date and thereafter. Items (1)-(4) below will be prorated at Closing utilizing the information known at that time. Such prorated items shall include, without limitation, the following:

(1) All Rents, based on the amount collected for the current month. The term "rents" as used in this Agreement includes all recurring payments due and payable by, or received from, tenants under the Leases other than refundable deposits (which refundable deposits shall be treated as set forth in Section 4.4(b)(1), but such other amounts shall be retained by Seller).

(2) Real estate and personal property taxes and assessments and storm water fees levied against the Property for the current year (including personal property taxes on the Tangible Personal Property), all of which shall be prorated as set forth in Section 4.4(b)(2) hereof.

(3) Payments or amounts due under any assigned Service Contracts for the period in which Closing occurs, but expressly excluding any upfront, signing,

bonus or similar payments received by Seller prior to Closing pursuant to the terms of said Service Contracts.

(4) Final meter readings on all utilities charged to the Property shall be made as of the day preceding the Closing Date. Seller shall use reasonable efforts to arrange for, and shall pay for final billings of utilities to the day preceding the Closing Date, and Purchaser shall be responsible for utilities used on or after the Closing Date. In the event final meter readings cannot be obtained for gas, electricity, water and other utility charges for which Seller is liable, if any, such charges will be prorated between Purchaser and Seller on a per diem basis at Closing on the basis of the most recent meter reading occurring prior to Closing or the most recent utility bill received by Seller, as applicable, including, without limitation, water charges not yet due and payable to such utility provider at Closing, but which amounts are customarily billed directly to Seller and reimbursed by tenants.

If any of the items described in this Section 4.4(a) above cannot be accurately apportioned at the Closing because of the unavailability of the amounts which are to be apportioned, such items shall be apportioned on the basis of good faith estimates by the parties and reconciled as soon as practicable after the Closing Date but, in any event, no later than two (2) months after the Closing Date.

(b) Notwithstanding anything contained in the foregoing provisions:

(1) At Closing, (A) Seller shall credit to Purchaser the amount of such unforfeited resident deposits as shown on the Rent Roll, and (B) Purchaser shall credit to the account of Seller all refundable cash or other deposits posted with utility companies serving the Property, or, at either party's option, Purchaser shall contract directly with the utility companies, and Seller shall be entitled to receive and retain such refundable cash and deposits; provided that Purchaser and Seller will cooperate so that utility service to the Property is not interrupted. For the purposes of this Section 4.4(b)(1) the term "unforfeited resident deposits" means any refundable resident deposits which are required to be held by Seller and which Seller has not applied as of the Closing Date, and is not entitled to apply, against delinquent rents, property damage or otherwise in accordance with the applicable Lease.

(2) Any real estate taxes, personal property taxes or storm water fees for the current year paid at or prior to Closing shall be prorated for the current tax year. If all taxes and assessments for the current tax year have not been paid before Closing, then Seller shall be charged at Closing an amount equal to that portion of such taxes and assessments which relates to the period before Closing, and Purchaser shall pay the taxes and assessments prior to their becoming delinquent. Any such apportionment made with respect to a tax year for which the tax rate or assessed valuation, or both, have not yet been fixed shall be based upon the last ascertainable tax rate and assessed valuation.

(3) Gas, electricity, water and other utility charges referred to in Section 4.4(a)(4) above which are payable by any tenant directly to a third party shall not be apportioned hereunder, and Purchaser shall accept title subject to any of such charges which are unpaid and Purchaser shall look solely to the responsible tenant for the payment of the same.

(4) Unpaid and delinquent rent and reimbursements collected by Seller and Purchaser after the date of Closing shall be delivered as follows: (a) if Seller collects any unpaid or delinquent rent or reimbursements for the Property, Seller shall, within fifteen (15) days after the receipt thereof, deliver to Purchaser any such rent or reimbursement to which Purchaser is entitled hereunder relating to the date of Closing and any period thereafter, and (b) if Purchaser collects any unpaid or delinquent rent or reimbursement from the Property, Purchaser shall, within fifteen (15) days after the receipt thereof, deliver to Seller any such rent or reimbursement to which Seller is entitled hereunder relating to the period prior to the date of Closing. Seller and Purchaser agree that all rent and reimbursements received by Seller or Purchaser after the Closing shall be applied (i) first to current rentals and reimbursements, (ii) second to delinquent rentals and reimbursements for the month of Closing, (iii) third to delinquent rentals and reimbursements for the period prior to the month of Closing, and (iv) last to rentals and reimbursements for periods after the month of Closing. Purchaser will make a good faith effort for sixty (60) days after Closing to collect all rents and reimbursements in the usual course of Purchaser's operation of the Property, but Purchaser will not be obligated to institute any lawsuit or other collection procedures to collect delinquent rents or reimbursements, nor shall Seller have any right to bring an action to evict any existing tenants of the Property. Notwithstanding the foregoing, Seller shall have the sole right to collect rents and reimbursements, if any, which are unpaid or delinquent as of Closing, from tenants who are no longer in occupancy as of the Closing.

(5) The provisions of this Section 4.4 shall expressly survive Closing.

4.5 Closing Costs.

(a) Seller shall pay (i) the fees of any counsel representing it in connection with this transaction, (ii) the costs of curing all title objections which Seller is obligated to cure under this Agreement, (iii) the fees for recording all required lien releases, if applicable, (iv) all state, county, municipal and other realty transfer taxes relating to the transfer of the Property, and (v) one-half (1/2) of the escrow fees.

(b) Purchaser shall pay (i) the fees of any counsel representing Purchaser in connection with this transaction, (ii) all title search and exam costs, and all title insurance policy premium and endorsement costs, (iii) all Deed recording costs, (iv) any mortgage recordation costs, (v) the cost of the Survey, (vii) the cost of all Inspections, and (viii) one-half (1/2) of the escrow fees.

(c) All other costs and expenses incident to this transaction and the closing thereof shall be paid by the party incurring same.

4.6 Seller's Tax Deferred Exchange. Seller may assign all of Seller's contract rights and obligations hereunder to an exchange accommodation titleholder or a qualified intermediary, as part of, and in furtherance of, such tax deferred exchange. Purchaser agrees to assist and cooperate in such exchange for the benefit of Seller at no cost, expense or liability to Purchaser and without reduction or alteration of the rights of Purchaser under this Agreement and with respect to Seller; and Purchaser further agrees to execute any and all documents (subject to the reasonable approval of Purchaser's legal counsel) as are reasonably necessary in connection with such exchange at Seller's sole expense provided that Purchaser shall not be required to undertake any liability or obligation in so doing and provided that such exchange does not extend the Closing Date. As part of such exchange, Seller shall convey the Property directly to Purchaser and Purchaser shall not be obligated to acquire or convey any other property as part of such exchange. Seller shall indemnify, hold harmless and defend Purchaser from and against any and all claims, demands, causes of action, liabilities, losses, costs, damages and expenses (including reasonable attorneys' fees and expenses and court costs incurred in defending any such claim or in enforcing this indemnity) that may be incurred by Purchaser and arising out of Purchaser's participation in such exchange for the benefit of Seller, which obligation shall expressly survive the Closing. Nothing contained in this Section 4.6 shall release Seller of any of its obligations or liabilities under this Agreement, whether accruing before, at or after Closing, nor shall anything contained in this Section 4.6 impose any liability or obligation on Purchaser with respect to the tax consequences of this transaction to Seller.

4.7 Purchaser's Tax Deferred Exchange. Purchaser may assign all of Purchaser's contract rights and obligations hereunder to an exchange accommodation titleholder or a qualified intermediary, as part of, and in furtherance of, such tax deferred exchange. Seller agrees to assist and cooperate in such exchange for the benefit of Purchaser at no cost, expense or liability to Seller and without reduction or alteration of the rights of Seller under this Agreement and with respect to Purchaser; and Seller further agrees to execute any and all documents (subject to the reasonable approval of Seller's legal counsel) as are reasonably necessary in connection with such exchange at Purchaser's sole expense provided that Seller shall not be required to undertake any liability or obligation in so doing and provided that such exchange does not extend the Closing Date. Purchaser shall indemnify, hold harmless and defend Seller from and against any and all claims, demands, causes of action, liabilities, losses, costs, damages and expenses (including reasonable attorneys' fees and expenses and court costs incurred in defending any such claim or in enforcing this indemnity) that may be incurred by Seller and arising out of Seller's participation in such exchange for the benefit of Purchaser, which obligation shall expressly survive the Closing. Nothing contained in this Section 4.7 shall release Purchaser of any of its obligations or liabilities under this Agreement, whether accruing before, at or after Closing, nor shall anything contained in this Section 4.7 impose any liability or obligation on Seller with respect to the tax consequences of this transaction to Purchaser.

4.8 Service Contracts. Except with respect to the contracts set forth on Schedule 4.8 attached hereto and made a part hereof, which Purchaser shall assume at Closing (the "**Must Take**

Service Contracts"), Purchaser shall advise Seller in writing of any Service Contracts that it elects to assume at Closing (the "**Assumed Service Contracts**"). Seller shall, prior to Closing, provide timely notices of termination of any Service Contract that is not a Must Take Service Contract or an Assumed Service Contract, such that all such Service Contracts shall be terminated and of no further force and effect prior to the Closing Date. At Closing, Seller shall assign and Purchaser shall assume all Assumed Service Contracts and Must Take Service Contracts.

ARTICLE 5

REPRESENTATIONS, WARRANTIES AND COVENANTS

5.1 Representations and Warranties of Seller.

The matters set forth in this Section 5.1 constitute representations and warranties by Seller that are as of the Effective Date and shall, in all material respects, at the Closing be true and correct. To the extent Purchaser has or acquires actual knowledge that these representations and warranties are inaccurate, untrue or incorrect in any way, and proceeds to Closing despite such representations and warranties being inaccurate, untrue or incorrect, such representations and warranties shall be deemed modified to reflect Purchaser's knowledge. Purchaser shall have actual knowledge that a representation or warranty is untrue, inaccurate or incorrect if any files, documents, materials, analyses, studies, tests, or reports disclosed or made available to Purchaser prior to the expiration of the Inspection Period contains information which is inconsistent with such representation or warranty.

(a) **Organization and Authority.** Seller has been duly organized and validly existing as a limited liability company under the laws of the State of Delaware and is duly authorized to conduct business in the State of Virginia. Seller has the full right, power and authority to enter into this Agreement and to transfer the Property pursuant hereto and to consummate or cause to be consummated the transactions contemplated herein. The person signing this Agreement on behalf of Seller is authorized to do so. Neither the execution and delivery of this Agreement nor any other documents executed and delivered, or to be executed and delivered, by Seller in connection with the transactions described herein, will violate any provision of Seller's organizational documents or of any agreements, regulations, or laws to or by which Seller is bound. This Agreement has been, and each document to be executed and delivered by Seller at Closing will be, duly authorized, executed and delivered by Seller, is (or upon execution will be) a valid and binding obligation of Seller and is (or upon execution will be) enforceable against Seller in accordance with its terms subject to (i) applicable bankruptcy, insolvency, reorganization, moratorium, and other laws affecting the rights of creditors generally; and (ii) the exercise of judicial discretion in accordance with general principles of equity.

(b) **Consents.** Seller has obtained all consents and permissions (if any) related to the transactions herein contemplated and required under any covenant, agreement, encumbrance, law or regulation by which Seller or the Property is bound.

(c) **Leases and Rent Roll.** Seller is the lessor or landlord under the Leases. As of the date hereof, to the best of Seller's knowledge, the Rent Roll is true, correct, accurate, and complete in all material respects. Notwithstanding anything to the contrary contained in this Agreement, Seller does not represent or warrant that any particular Lease will be in force or effect at Closing or that the tenants under the Leases will have performed their obligations thereunder. The termination of any Lease prior to Closing by reason of the tenant's default or for any other reason not constituting a default by Seller under this Agreement shall not affect the obligations of Purchaser under this Agreement in any manner or entitle Purchaser to an abatement of or credit against the Purchase Price or give rise to any other claim on the part of Purchaser. The Rent Roll contains a list of all tenants with executed residential leases relating to the Property as of the Effective Date. The Rent Roll is used by Seller in its ordinary course of its business and reflects underlying and/or extracted information that was created or received by Seller from a third party property manager in the ordinary course of its operations. All security deposits identified in the Rent Roll are held by Seller in cash. To the best of Seller's knowledge, for the past twelve (12) months, there has been no organized rent strike or joint action by tenants' groups to withhold rent with respect thereto. To the best of Seller's knowledge, the Property materially complies with all state and municipal laws, ordinances, and regulations regarding tenant security deposits and the payment of interest thereon. To the best of Seller's knowledge, Seller has received no written notice or claim of violation thereof which has not been cured. To the best of Seller's knowledge, no tenant of the Property is entitled to any rebates, rent concessions, or other credits or adjustments in any material amount, except as expressly disclosed in the Rent Roll. Seller has not assigned or pledged the leases reflected in the Rent Roll to any other party, except as security for Seller's mortgage financing, which is a monetary lien against the Property and which shall be paid in full at Closing. With the exception of tenant failures to recertify that have gone uncured for less than twelve (12) months (which failures shall be cured prior to the Closing Date), Seller represents and warrants that, to the best of Seller's knowledge (x) Seller has received income verifications for all tenants subject to the leases, and (y) the leases are in compliance with all applicable laws, rules, regulations, and requirements of HUD and complete copies of such income verifications are included in the Required Deliveries. Notwithstanding the foregoing, Seller makes no representations or warranties as to the truth, accuracy or completeness of the tenant-provided information contained in such income verifications.

(d) **Service Contracts.** The copies of the Service Contracts which have been or will be delivered by Seller to Purchaser are true, correct and complete in all material respects and include any amendments or modifications thereto. To the best of Seller's knowledge, Seller is not in default with respect to its obligations or liabilities under any of the Service Contracts. Except as disclosed to Purchaser as part of the Required Deliveries, Seller is not a party to or bound by the provisions of any unrecorded contract, document or agreement with respect to the Property. Further, for avoidance of doubt, Seller shall terminate any existing property management agreement for the Property at Closing.

(e) **Pending Actions.** As of the Effective Date, except as set forth on Schedule 5.1(e), Seller has not received written notice of any violation, action, suit, arbitration, administrative or judicial proceeding, or unsatisfied order or judgment against Seller or the Property which, if adversely determined, could individually or in the aggregate have a material adverse effect on Seller's ability to consummate the transaction contemplated herein. As of the Effective Date, the Property has not received a failing score in a report from the Real Estate Assessment Center ("**REAC**"). If Seller receives notification of a scheduled REAC inspection at the Property under the NPSIRE standards (an **"NSPIRE Inspection"**), Seller shall notify Purchaser within two (2) Business Days after receipt of such notification and if the NSPIRE Inspection is scheduled within thirty (30) days before, on, or within thirty (30) days after the Closing Date, Purchaser shall have the option, in its sole discretion, to extend the then-scheduled Closing Date, at no additional cost, to a date that is thirty (30) days after receipt of the written results of the NSPIRE Inspection. Such extension option shall be exercised by Purchaser by delivering written notice thereof to Seller and Escrow Agent no later than five (5) days after receipt of notification from Seller of the scheduled NSPIRE Inspection. In the event that Seller obtains a failing score, Seller shall only be obligated to immediately address any life safety concerns and such other deficiencies which, if cured, would result in a passing score of 70 or higher on an NSPIRE Inspection report, as confirmed by applicable receipts and invoices addressing the corresponding repairs indicated by such report.

(f) **Condemnation.** As of the Effective Date, Seller has not received written notice of any threatened or pending condemnation proceedings relating to the Property.

(g) **Patriot Act and Related Matters.** To Seller's knowledge, Seller has been in compliance in all material respects for the last five years and will continue to be in compliance in all material respects through the Closing Date with (a) the PATRIOT Act, Pub. L. No. 107-56, the Bank Secrecy Act, 31 U.S.C. § 5311 *et seq*., the Money Laundering Control Act of 1986, and laws relating to the prevention and detection of money laundering in 18 U.S.C. §§ 1956 and 1957; (b) the Export Administration Act (50 U.S.C. §§ 2401-2420), the International Emergency Economic Powers Act (50 U.S.C. § 1701, *et seq*.), the Arms Export Control Act (22 U.S.C. §§ 2778-2994), the Trading With The Enemy Act (50 U.S.C. app. §§ 1-44), and 13 U.S.C. Chapter 9; (c) the Foreign Asset Control Regulations contained in 31 C.F.R., Subtitle B, Chapter V; and (d) any other civil or criminal federal or state laws, regulations, or orders of similar import. None of the Seller Parties (as hereinafter defined) is now or shall be at any time until the Closing Date be a person who has been listed on (i) the Specially Designated Nationals and Blocked Persons List contained in Appendix A to 31 C.F.R., Subtitle B, Part V; (ii) the Denied Persons List, the Entity List, and the Unverified Parties List maintained by the United States Department of Commerce; (iii) the List of Terrorists and List of Debarred Parties maintained by the United States Department of State; and (iv) any other similar list maintained by any federal or state agency or pursuant to any Executive Order of the President of the United States of America. "**Seller Parties**" means, collectively, (a) Seller, (b) its executive officers, directors, managers, agents and employees, (c) its shareholders, members, partners, and other

investors, or any other person that owns or controls Seller, and (d) any entity on whose behalf Seller acts.

(h) **Title**. Seller is the fee simple owner of the Property and has good and marketable title to the Property, subject only to the Permitted Exceptions.

(i) **Solvency**. Neither Seller or any entity owning a controlling interest in Seller has (i) made a general assignment for the benefit of creditors, (ii) filed any voluntary petition in bankruptcy or suffered the filing of an involuntary petition by its creditors, (iii) suffered the appointment of a receiver to take possession of all, or substantially all, of its assets, (iv) suffered the attachment or other judicial seizure of all, or substantially all, of its assets, or (v) admitted in writing its inability to pay its debts as they come due, (vi) made an offer of settlement, extension or composition to its creditors generally, or (vii) been more than thirty (30) days late in its payment of any amounts owed in connection with Seller's first mortgage loan or any other debt secured by the Property.

(j) **Foreign Person**. Seller is not a "foreign person" within the meaning of Section 1445(f)(3) of the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder.

(k) **Compliance With Regulatory Agreements**. To the best of Seller's knowledge, Seller has not received any written notice of any material violation of any regulatory agreements, which remains uncured, and no event has occurred and no condition exists which, if not corrected, could result in such notice of material violation. Seller has not received any written notices from any governmental agency or authority regarding any violation of any rent control or similar law applicable to the Property that has not been remedied. There has been a period of at least ten (10) years between the Closing Date and the date the Property was last "placed in service" within the meaning of Section 42 of the Code. None of Seller, its partners and/or members, nor the principals thereof, are prohibited or disqualified from participating in any local, state or federal affordable housing programs.

(l) **HUD.** To the best of Seller's knowledge, Seller has not received any notice of any violation, and to Seller's knowledge, there is no threatened or alleged violation, and no facts that with the passage of time could become a violation or default, of any agreement that Seller has with HUD. If Seller receives any notice of the same after the Effective Date, Seller shall immediately send notice Purchaser by providing Purchaser with a copy of any such notice received by Seller.

(m) **Notice of Specified Matters**. Except as disclosed on Schedule 5.1(m) attached hereto and made a part hereof, to the best of Seller's knowledge, Seller has not received notice of the following: any citations, orders or directives of any city, county, state or federal authority indicating that any condition on the Property is unsafe or unlawful or that any work, maintenance, remediation or improvement must be performed on the Property; or any violation of any material zoning, subdivision, land use and building, codes, laws and permit conditions.

(n) **Notice of Zoning**. To the best of Seller's knowledge, Seller has not received notice of any zoning or regulatory change pending or threatened against or relating to the Property, or of any event or condition which, with the passing of time or the giving of notice, or both, would be the basis for such change or proceeding.

(o) **Disclosure**. Seller has either provided to Buyer or otherwise made available to Buyer for review the Required Deliveries.

(p) **Exclusivity**. Except for this Agreement, Seller has not entered into any outstanding contract to sell the Property or any part thereof, nor has Seller granted any unrecorded option or right of first refusal or first opportunity or similar agreements to any party to acquire the Property or any part thereof.

(q) **Collective Bargaining**. There is no labor, collective bargaining or other similar agreement with respect to the Property that impose any employment or other requirements with respect to the existing employees at the Property.

(r) **Property Taxes**. Seller has received no written notice and has no actual knowledge of any proposed or pending special assessments affecting the Property or any portion thereof, and there are no pending tax certiorari or other proceedings to appeal the assessed value of the Property filed by Seller with respect thereto and none will be filed prior to Closing, without Purchaser's consent.

5.2 Knowledge Defined. References to the "knowledge" of Seller shall refer only to the actual knowledge, without investigation or inquiry, on the Effective Date of the Designated Representatives (as hereinafter defined) of Seller, and shall not be construed, by imputation or otherwise, to refer to the knowledge of any property manager or broker, or to any other officer, agent, manager, representative or employee of Seller or any affiliate of Seller, or to impose upon such Designated Representative any duty to investigate the matter to which such actual knowledge, or the absence thereof, pertains. Seller represents and warrants to Purchaser that the Designated Representative is the individual in the best position to have knowledge of the representations and warranties made herein, and that no other member or representative of Seller is likely to have information regarding the representations and warranties set forth in this Article 5 which would be superior to or more comprehensive than that of the Designated Representative. As used herein, the term "**Designated Representative**" shall refer to the following person: Gregory B. Jones. In no event shall Purchaser have any personal claim against the Designated Representative.

5.3 Intentionally Deleted.

5.4 Survival of Seller's Representations and Warranties. The representations and warranties of Seller set forth in Section 5.1 shall expressly survive Closing for a period of six (6) months after Closing.

5.5 Covenants of Seller. Seller hereby covenants with Purchaser, from the Effective Date until the Closing or earlier termination of this Agreement, as follows:

(a) **Execution of New Leases and Renewals.** Seller shall use reasonable efforts to negotiate new leases for unrented apartment units in the Improvements and/or Lease renewals for rented apartment units in the Improvements and shall maintain an advertising and marketing program for apartment units in the Improvements consistent with Seller's past practices at the Property. In all cases, Seller shall retain the discretion to set rent rates, concessions and other terms of occupancy, provided Seller shall only enter into new leases or renewals in the ordinary course of business taking into account Seller's then-current good faith evaluation of market conditions. Each such new lease or renewal entered into by Seller shall constitute a "**Lease**" for purposes of this Agreement.

(b) **Service Contracts.** Seller shall not enter into any contract for or on behalf of or affecting the Property which cannot be terminated prior to Closing without charge, cost, penalty or premium, and shall not renew, fail to give a notice which, in the absence of which, will result in an automatic renewal of, modify, cancel or terminate any Service Contracts unless such service contract is an Assumed Service Contract.

(c) **Property Operations.** From and after the date hereof and until Closing, Seller shall cause the Property to continue to be operated, managed, repaired and leased in accordance with existing practices, policies and procedures and will not permit any transaction outside the ordinary course of business, except with Purchaser's prior written consent. To the best of Seller's knowledge, Seller is not aware of any material impairments or obstructions to access (both pedestrian and vehicular) to public rights of ways serving the Property and access to any and all utility systems required for the use and operation of the Property for its current use.

(d) **Monetary Encumbrances**. Seller shall not place, cause to be placed, or allow to be placed any voluntary monetary lien, judgment, or other encumbrance on the Property without Buyer's prior written consent, such consent to be given or withheld in Purchaser's sole discretion.

5.6 Representations and Warranties of Purchaser. The matters set forth in this Section 5.6 constitute representations and warranties by Purchaser that are as of the Effective Date and shall, in all material respects, at the Closing be true and correct.

(a) **Organization and Authority.** Purchaser has been duly organized and is validly existing as a limited liability company under the laws of the State of California and is or, prior to Closing will be, duly authorized to conduct business in the State of Virginia. Purchaser has the full right, power and authority to enter into this Agreement and to purchase the Property pursuant hereto and to consummate or cause to be consummated the transactions contemplated herein. The person signing this Agreement on behalf of Purchaser is authorized to do so. Neither the execution and delivery of this Agreement nor any other documents executed and delivered, or to be executed and delivered, by Purchaser in connection with the transactions described herein, will violate any provision of Purchaser's organizational documents or of any agreements, regulations, or laws to or by which Purchaser is bound. This Agreement has been, and each document to be executed and delivered by Purchaser at Closing will be, duly authorized, executed and delivered by

Purchaser, is (or upon execution will be) a valid and binding obligation of Purchaser and is (or upon execution will be) enforceable against Purchaser in accordance with its terms subject to (i) applicable bankruptcy, insolvency, reorganization, moratorium, and other laws affecting the rights of creditors generally; and (ii) the exercise of judicial discretion in accordance with general principles of equity.

(b) **Consents.** Except for the Required Consent which shall be obtained prior to Closing in accordance with the terms herein, Purchaser has obtained all consents and permissions (if any) related to the transactions herein contemplated and required under any covenant, agreement, encumbrance, law or regulation by which Purchaser is bound.

(c) **Pending Actions.** To Purchaser's actual knowledge, there is no action, suit, arbitration, administrative or judicial administrative proceeding, or unsatisfied order or judgment pending or threatened against Purchaser or the transaction contemplated by this Agreement, which, if adversely determined, could individually or in the aggregate have a material adverse effect on Purchaser's ability to consummate the transaction contemplated herein.

(d) **Patriot Act and Related Matters.** To Purchaser's knowledge, Purchaser hereby represents, warrants, covenants and agrees, as of the date hereof and as of the Closing Date, that Purchaser is familiar with the source of funds for the purchase price of the Property and represents that all such funds are and will be derived from legitimate business activities within the United States of America and/or from loans from a banking or financial institution chartered or organized within the United States of America. Purchaser has been in compliance in all material respects for the last five years and will continue to be in compliance in all material respects through the Closing Date with (a) the PATRIOT Act, Pub. L. No. 107-56, the Bank Secrecy Act, 31 U.S.C. § 5311 *et seq*., the Money Laundering Control Act of 1986, and laws relating to the prevention and detection of money laundering in 18 U.S.C. §§ 1956 and 1957; (b) the Export Administration Act (50 U.S.C. §§ 2401-2420), the International Emergency Economic Powers Act (50 U.S.C. § 1701, *et seq.*), the Arms Export Control Act (22 U.S.C. §§ 2778-2994), the Trading With The Enemy Act (50 U.S.C. app. §§ 1-44), and 13 U.S.C. Chapter 9; (c) the Foreign Asset Control Regulations contained in 31 C.F.R., Subtitle B, Chapter V; and (d) any other civil or criminal federal or state laws, regulations, or orders of similar import. None of the Purchaser Parties (as hereinafter defined) is now or shall be at any time until the Closing Date be a person who has been listed on (i) the Specially Designated Nationals and Blocked Persons List contained in Appendix A to 31 C.F.R., Subtitle B, Part V; (ii) the Denied Persons List, the Entity List, and the Unverified Parties List maintained by the United States Department of Commerce; (iii) the List of Terrorists and List of Debarred Parties maintained by the United States Department of State; and (iv) any other similar list maintained by any federal or state agency or pursuant to any Executive Order of the President of the United States of America. "**Purchaser Parties**" means, collectively, (a) Purchaser, (b) its executive officers, directors, managers, agents and employees, (c) its

shareholders, members, partners, and other investors, or any other person that owns or controls Purchaser, and (d) any entity on whose behalf Purchaser acts.

(e) **Independent Investigation.** Subject to Seller's representations and warranties set forth in Section 5.1 of this Agreement, the consummation of Closing shall constitute Purchaser's acknowledgment that it has independently inspected and investigated the Property and has proceeded to Closing based upon such inspection and investigation and its own examination of the condition of the Property.

(f) **Purchaser Reliance.** Purchaser is experienced in and knowledgeable about the ownership and management of commercial real estate properties, and, subject to Seller's representations and warranties set forth in Section 5.1 of this Agreement, it has relied and will rely exclusively on its own consultants, advisors, counsel, employees, agents, principals and/or studies, investigations and/or inspections with respect to the Property, its condition, value and potential. Purchaser agrees that, notwithstanding the fact that it has received or will receive certain information from Seller or its agents or consultants, Purchaser has relied solely upon and will continue to rely solely upon its own analysis and will not rely on any information provided by Seller or its agents or consultants except with respect to Seller's representations and warranties set forth in Section 5.1 of this Agreement.

5.7 Survival of Purchaser's Representations and Warranties. The representations and warranties of Purchaser set forth in Section 5.6 shall expressly survive Closing for a period of six (6) months after Closing.

ARTICLE 6

DEFAULT

6.1 Default by Purchaser. If the sale of the Property as contemplated hereunder is not consummated due to Purchaser's default hereunder or Purchaser otherwise is in material breach of any of the terms and conditions of this Agreement, and in either case, such failure or default is not cured within fifteen (15) days after Purchaser's receipt of written notice from Seller, then, in each instance, Seller shall be entitled, as its sole and exclusive remedy for such default, to terminate this Agreement and receive (or retain, as applicable) the Earnest Money as liquidated damages for the default or breach of this Agreement and not as a penalty, it being agreed between the parties hereto that the actual damages to Seller in the event of such default or breach are impractical to ascertain and the amount of the Earnest Money is a reasonable estimate thereof, Seller hereby expressly waiving and relinquishing any and all other remedies at law or in equity, and excluding Purchaser's indemnification obligations under this Agreement, Seller hereby retaining all remedies at law and in equity for any such damage or indemnification obligations. Seller's right to receive (or retain, as applicable) the Earnest Money is intended not as a penalty, but as full liquidated damages. Purchaser hereby waives and releases any right to (and hereby covenants that it shall not) sue Seller or seek or claim a refund of the Earnest Money (or any part thereof) on the grounds it is unreasonable in amount and exceeds Seller's actual damages or that its retention by Seller constitutes a penalty and was not agreed upon as reasonable liquidated damages.

6.2 Default by Seller.

(a) If the sale of the Property as contemplated hereunder is not consummated or there is a material adverse change in the economic condition of the Property due to (a) Seller's material default hereunder, or (b) Seller's material breach of any of its representations or warranties as set forth in Section 5.1 of this Agreement, provided that Purchaser has delivered written notice to Seller of such material breach within five (5) business days of Purchaser's awareness of said material breach (otherwise said breach shall be deemed waived by Purchaser), and in either case, (x) such default or breach is not cured within thirty (30) days after Seller's receipt of written notice from Purchaser (provided that beginning on the date that is fifteen (15) days prior to the Closing Date, the Closing Date shall be extended for a commercially reasonable amount of time mutually agreed upon between the parties to allow the cure of the alleged default, unless such extension will materially adversely affect Purchaser's rate lock or result in Purchaser being unable to utilize its tax credit allocation, in which case, Seller shall not be entitled to such extension); and (y) Purchaser is not in default of its obligations under this Agreement, then, in each instance, Purchaser shall be entitled, as its sole remedy for such default, to either (i) upon demand, to receive the return of the Earnest Money and Seller shall reimburse Purchaser for its reasonable, documented out-of-pocket expenses incurred in connection with this transaction capped at $100,000.00, which return and capped reimbursement shall operate to terminate this Agreement and release Purchaser and Seller from any and all further liability hereunder, except for any obligation that expressly survives a termination of this Agreement, or (ii) to enforce specific performance of Seller's obligation to execute and deliver the documents and perform its obligations as contained hereunder; provided, however, in the event specific performance is unavailable as a remedy to Purchaser as a result of the actions of Seller, then Purchaser shall be entitled to option (i) as provided above.

(b) If Seller is in default of its obligations under this Agreement or breaches its representations and warranties set forth in this Agreement, such default or breach of representation or warranty is not cured within the cure period set forth in Section 6.2(a) above, and the remedy for such default or breach of representation or warranty is not otherwise addressed in Section 6.2(a) above, then Purchaser's sole and exclusive remedy for such default, shall be either (i) upon demand, to receive the return of the Earnest Money, which return shall operate to terminate this Agreement and release Purchaser and Seller from any and all further liability hereunder, except for any obligation that expressly survives a termination of this Agreement, or (ii) to enforce specific performance of Seller's obligation to execute and deliver the documents and perform its obligations as contained hereunder.

(c) Except as set forth above, in no event shall Seller be liable for consequential, speculative, remote or punitive damages, or any other damages, and Purchaser hereby waives and releases any right to seek or collect any such consequential, speculative, remote or punitive damages, or any damages other than as provided above. Purchaser shall be deemed to have elected the remedy set forth in Section 6.2(a)(i) or Section 6.2(b)(i), as applicable, if Purchaser fails to file suit for specific performance against Seller in a court having jurisdiction in the city and state in which the Property is located, on or before sixty (60) days following the date upon which Closing

was to have occurred. Purchaser specifically waives the right to file a lis pendens or other cloud on title against the Property unless and until it has filed an action seeking specific performance.

6.3 Notice of Default; Opportunity to Cure. Neither Seller nor Purchaser shall be deemed to be in default hereunder until and unless such party has been given written notice of its failure to comply with the terms hereof and thereafter does not cure such failure within five (5) business days after receipt of such notice; provided, however, that this Section 6.3 shall not be applicable to Purchaser's failure to deliver the Earnest Money or any portion thereof on the date(s) required hereunder or to a party's failure to make any deliveries required of such party on the Closing Date, and, accordingly, shall not have the effect of extending the Closing Date or the due date of any Earnest Money deposit hereunder.

ARTICLE 7

RISK OF LOSS

7.1 Damage. In the event of "damage" (as defined herein) to the Property or any portion thereof, Seller shall promptly notify Purchaser thereof. In the event such damage is major (as defined herein), Purchaser may elect to proceed with the Closing (subject to the other provisions of this Agreement) for the Purchase Price and on the terms contained herein or may terminate this Agreement by delivering written notice thereof to Seller within ten (10) days after Purchaser's receipt of Seller's notice respecting the damage. If, within ten (10) days of receipt of Seller's notice respecting such major damage, Purchaser delivers written notice of termination of this Agreement to Seller, this Agreement shall terminate, all Earnest Money shall be returned to Purchaser and, except for obligations of the parties which survive termination of this Agreement, the parties shall have no further obligations hereunder. If Purchaser does not timely elect to terminate this Agreement, Purchaser shall have no further right to terminate this Agreement as a result of the damage, and in such event, Seller shall assign to Purchaser at Closing all insurance proceeds or condemnation awards payable as a result of such damage (less amounts expended by Seller for necessary emergency repairs) and pay any insurance deductible due under Seller's insurance policy(ies) and Closing shall proceed without a reduction in Purchase Price. If the damage is not major, Seller shall assign to Purchaser at Closing all insurance proceeds or condemnation awards payable as a result of such damage (less amounts expended by Seller for necessary emergency repairs) and pay any insurance deductible due under Seller's insurance policy(ies) and Closing shall proceed without a reduction in the Purchase Price. Any assignment by Seller to Purchaser of insurance proceeds respecting loss of rental income shall be limited to that portion of such proceeds attributable to periods after Closing.

7.2 Definition of Major Damage. For purposes of Section 7.1:

(a) "**damage**" means (i) physical damage to or destruction of all or part of the Real Property by reason of fire, earthquake, tornado, flood, water intrusion or other casualty occurring after the Effective Date or (ii) the physical taking of all or part of the Real Property by condemnation or by conveyance in lieu of condemnation occurring after the Effective Date; and

(b) "**major**" damage refers to the following: (i) damage such that the cost of repairing or restoring the Property in question to a condition substantially similar to that of the Property in question prior to the event of damage would, in Seller's reasonable opinion, be equal to or greater than Three Hundred Thousand and No/100 Dollars ($300,000.00), or (ii) any damage due to a condemnation or conveyance in lieu of condemnation which permanently and materially impairs the current use or value of the Property or access to the Property from public roads or the number or utility of code required parking spaces.

ARTICLE 8

INTENTIONALLY REMOVED.

ARTICLE 9

DISCLAIMERS AND WAIVERS

9.1 As-Is Transaction. THE PROPERTY IS BEING SOLD IN AN "AS IS," "WHERE IS" CONDITION AND "WITH ALL FAULTS" AS OF THE EFFECTIVE DATE, SUBJECT TO NORMAL WEAR AND TEAR AND SUBJECT TO ARTICLE 7 OF THIS AGREEMENT, DAMAGE BY FIRE OR OTHER CASUALTY. EXCEPT AS EXPRESSLY SET FORTH IN THIS AGREEMENT, PURCHASER ACKNOWLEDGES AND AGREES THAT SELLER HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, AND NO RESPONSIBILITY HAS BEEN OR IS ASSUMED AND/OR UNDERTAKEN BY SELLER OR BY ANY MEMBER, PARTNER, OFFICER, DIRECTOR, PERSON, FIRM, AGENT, ATTORNEY OR REPRESENTATIVE ACTING OR PURPORTING TO ACT ON BEHALF OF SELLER AS TO, CONCERNING OR WITH RESPECT TO (I) THE CONDITION OR STATE OF REPAIR OF THE PROPERTY; (II) THE COMPLIANCE OR NONCOMPLIANCE OF THE PROPERTY WITH ANY APPLICABLE LAWS, REGULATIONS OR ORDINANCES (INCLUDING, WITHOUT LIMITATION, ANY APPLICABLE ZONING, BUILDING, HANDICAPPED ACCESSIBILITY, OR DEVELOPMENT LAWS, CODES, RULES AND REGULATIONS); (III) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY, OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY; (IV) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED WITHIN THE PROPERTY; (V) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH PURCHASER MAY CONDUCT THEREON; (VI) THE VALUE, EXPENSE OF OPERATION, OR INCOME POTENTIAL OF THE PROPERTY; (VII) ANY OTHER FACT OR CONDITION WHICH HAS OR MIGHT AFFECT THE PROPERTY OR THE CONDITION, STATE OF REPAIR, COMPLIANCE, VALUE, EXPENSE OF OPERATION OR INCOME POTENTIAL OF THE PROPERTY OR ANY PORTION THEREOF; OR (VIII) WHETHER THE PROPERTY CONTAINS ASBESTOS OR ANY OTHER HARMFUL, HAZARDOUS OR TOXIC SUBSTANCES OR PERTAINING TO

THE EXTENT, LOCATION OR NATURE OF SAME, OR THE CONDITION OF THE PROPERTY, INCLUDING WITHOUT LIMITATION, WATER, SOIL, AND GEOLOGY. THE PARTIES AGREE THAT ALL UNDERSTANDINGS AND AGREEMENTS HERETOFORE MADE BETWEEN THEM OR THEIR RESPECTIVE AGENTS OR REPRESENTATIVES ARE MERGED IN THIS AGREEMENT AND THE SCHEDULES HERETO ANNEXED, WHICH ALONE FULLY AND COMPLETELY EXPRESS THEIR AGREEMENT. PURCHASER SHALL NOT RELY UPON ANY STATEMENT OR REPRESENTATION BY OR ON BEHALF OF SELLER UNLESS SUCH STATEMENT OR REPRESENTATION IS SPECIFICALLY SET FORTH IN THIS AGREEMENT.

PURCHASER WAIVES ANY PRESENT OR FUTURE CLAIMS AGAINST SELLER ARISING FROM OR RELATING TO THE PRESENCE OR ALLEGED PRESENCE OF ASBESTOS, OR ANY OTHER HARMFUL, HAZARDOUS OR TOXIC SUBSTANCES IN, ON, UNDER OR ABOUT THE PROPERTY INCLUDING, WITHOUT LIMITATION, ANY CLAIMS UNDER OR ON ACCOUNT OF (I) THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION AND LIABILITY ACT OF 1980, AS THE SAME MAY HAVE BEEN OR MAY BE AMENDED FROM TIME TO TIME; (II) ANY OTHER FEDERAL, STATE OR LOCAL LAW, ORDINANCE, RULE OR REGULATION, NOW OR HEREAFTER IN EFFECT, THAT DEALS WITH OR OTHERWISE IN ANY MANNER RELATES TO ENVIRONMENTAL MATTERS OF ANY KIND; OR (III) THIS AGREEMENT OR THE COMMON LAW. THE TERMS AND PROVISIONS OF THIS PARAGRAPH SHALL SURVIVE CLOSING HEREUNDER.

PURCHASER ACKNOWLEDGES THAT PURCHASER IS A SOPHISTICATED PURCHASER WHO IS FAMILIAR WITH THIS TYPE OF PROPERTY. PURCHASER IS ACQUIRING THE PROPERTY "AS IS, " "WHERE IS" AND "WITH ALL FAULTS, " IN ITS PRESENT STATE AND CONDITION, WITHOUT REPRESENTATION OR WARRANTY BY SELLER OR ANY OF ITS REPRESENTATIVES OR AGENTS AS TO ANY MATTERS WHATSOEVER EXCEPT AS OTHERWISE SPECIFICALLY SET FORTH IN THIS AGREEMENT, AND TO THE MAXIMUM EXTENT PERMITTED BY LAW, NO PATENT OR LATENT CONDITION AFFECTING THE PROPERTY IN ANY WAY, WHETHER OR NOT KNOWN OR DISCOVERABLE OR HEREAFTER DISCOVERED, SHALL AFFECT PURCHASER'S OBLIGATIONS HEREUNDER EXCEPT AS OTHERWISE EXPRESSLY SET FORTH IN THIS AGREEMENT, NOR SHALL ANY SUCH CONDITION GIVE RISE TO ANY RIGHT OF DAMAGES, RESCISSION OR OTHERWISE AGAINST SELLER EXCEPT AS OTHERWISE EXPRESSLY SET FORTH IN THIS AGREEMENT.

ARTICLE 10

ESCROW AGENT

10.1 Investment of Earnest Money. Escrow Agent shall invest the Earnest Money pursuant to Purchaser's directions in an interest bearing account at a commercial bank whose deposits are insured by the Federal Deposit Insurance Corporation. Escrow Agent shall notify Seller, no later than one (1) business day after Escrow Agent's receipt thereof, that Escrow Agent

has received the Earnest Money in immediately available funds, and is holding the same in accordance with the terms of this Agreement. However, Escrow Agent shall invest the Earnest Money only in such accounts as will allow Escrow Agent to disburse the Earnest Money upon no more than one (1) business days' notice.

10.2 Payment on Demand. Upon receipt of any written certification from Seller or Purchaser claiming the Earnest Money pursuant to the provisions of this Agreement, Escrow Agent shall promptly forward a copy thereof to the other such party (i.e., Purchaser or Seller, whichever did not claim the Earnest Money pursuant to such notice) and, unless such other party within five (5) days thereafter notifies Escrow Agent of any objection to such requested disbursement of the Earnest Money in which case Escrow Agent shall retain the Earnest Money subject to Section 10.4 below, Escrow Agent shall disburse the Earnest Money to the party demanding the same and shall thereupon be released and discharged from any further duty or obligation hereunder. Notwithstanding the forgoing, in the event Purchaser terminates this Agreement prior to the Inspection Expiration Date pursuant to its rights under Section 3.2 of this Agreement, Escrow Agent shall immediately refund the Earnest Money to Purchaser (less the sum of $100.00 which shall be paid to Seller in consideration of this Agreement), and Seller hereby agrees that its consent shall not be required for Escrow Agent to refund such Earnest Money pursuant to Section 3.2.

10.3 Exculpation of Escrow Agent. It is agreed that the duties of Escrow Agent are herein specifically provided and are purely ministerial in nature, and that Escrow Agent shall incur no liability whatsoever except for its misconduct or negligence, so long as Escrow Agent is acting in good faith. Seller and Purchaser do each hereby release Escrow Agent from any liability for any error of judgment or for any act done or omitted to be done by Escrow Agent in the good faith performance of its duties hereunder and do each hereby indemnify Escrow Agent against, and agree to hold, save, and defend Escrow Agent harmless from, any costs, liabilities, and expenses incurred by Escrow Agent in serving as Escrow Agent hereunder and in faithfully discharging its duties and obligations hereunder. Seller and Purchaser are aware the Federal Deposit Insurance Corporation (FDIC) coverages apply to a maximum amount of $250,000.00 per depositor (as may be modified by the FDIC from time to time). Further, Seller and Purchaser do not and will not hold Escrow Agent liable for any loss occurring which arises from bank failure or error, insolvency or suspension, or a situation or event which falls under the FDIC coverages.

10.4 Stakeholder. Escrow Agent is acting as a stakeholder only with respect to the Earnest Money. If there is any dispute as to whether Escrow Agent is obligated to deliver the Earnest Money or as to whom the Earnest Money is to be delivered, Escrow Agent may refuse to make any delivery and may continue to hold the Earnest Money until receipt by Escrow Agent of an authorization in writing, signed by Seller and Purchaser, directing the disposition of the Earnest Money, or, in the absence of such written authorization, until final determination of the rights of the parties in an appropriate judicial proceeding. If such written authorization is not given, or a proceeding for such determination is not begun, within thirty (30) days after notice to Escrow Agent of such dispute, Escrow Agent may bring an appropriate action or proceeding for leave to deposit the Earnest Money in a court of competent jurisdiction pending such determination. Escrow Agent shall be reimbursed for all costs and expenses of such action or proceeding,

including, without limitation, reasonable attorneys' fees and disbursements, by the party determined not to be entitled to the Earnest Money. Upon making delivery of the Earnest Money in any of the manners herein provided, Escrow Agent shall have no further liability or obligation hereunder.

10.5 Interest. All interest and other income earned on the Earnest Money deposited with Escrow Agent hereunder shall be reported for income tax purposes as earnings of Purchaser.

10.6 Execution by Escrow Agent. Escrow Agent has executed this Agreement for the purpose of acknowledging and agreeing to act in accordance with this Agreement with respect to the Earnest Money. Escrow Agent's consent to any modification or amendment of this Agreement other than this Article 10 shall not be required.

ARTICLE 11

MISCELLANEOUS

11.1 Attorneys' Fees. In any dispute between Seller and Purchaser resulting in litigation, arbitration or other dispute resolution proceeding, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs incurred in connection with such dispute both before and in the course of such proceedings from the other party.

11.2 Assignment. Except as set forth below, Purchaser may not assign its rights under this Agreement without first obtaining Seller's written approval, such approval not to be unreasonably withheld, conditioned or delayed. Purchaser may assign this Agreement at or prior to Closing to a Permitted Assignee (as hereinafter defined) without Seller's consent, but upon prior written notice to Seller, and Seller or Purchaser may assign its rights under this Agreement to a reputable exchange accommodation to facilitate a tax deferred exchange pursuant to Section 4.7 hereof. For purposes hereof, the term "Permitted Assignee" means (i) an entity that controls, is controlled or managed by, or is under common control, exclusively or non-exclusively, with Purchaser and/or those persons controlling and/or managing Purchaser; or is owned, in whole or in part by Purchaser, or (ii) a not-for-profit corporation, provided that (a) Purchaser or an affiliate of Purchaser provides development services to such entity in connection with such entity's acquisition and development of the Property and (b) Purchaser has not received a fee in connection with assignment of this Agreement to such entity. No transfer or assignment by Purchaser shall release or relieve Purchaser of its obligations hereunder.

11.3 Notice. Any notice, request or other communication (a "**notice**") required or permitted to be given hereunder shall be in writing and shall be delivered by hand or overnight courier (such as United Parcel Service or Federal Express), or sent by electronic mail (provided a copy of such notice is deposited with an overnight courier for next business day delivery). Any such notice shall be considered given on the date of such hand or courier delivery, confirmed electronic mail if received on a business day (provided a copy of such notice is deposited with an overnight courier for next business day delivery), or on the next business day if sent by overnight courier for next business day delivery. Rejection or other refusal to accept or inability to deliver because of changed address of which no notice was given shall be deemed to be receipt of the

notice. By giving at least five (5) days' prior written notice thereof, any party may from time to time and at any time change its notice address hereunder. Any notice of any party may be given by such party's counsel.

The parties' respective addresses for notice purposes are as follows. Telephone numbers are given for convenience of reference only. Notice by telephone shall not be effective.

If to Purchaser:
Community Preservation Partners, LLC
11921 Freedom Drive, Suite 860
Reston, VA 20190
Attention: Seth Gellis
Telephone: (949) 278 - 3658
Email: SGellis@cpp-housing.com

with a copy to:

Nixon Peabody LLP
211 High Point Drive, Suite 110
Victor, New York 14564
Attention: Matthew Carrigg, Esq.
Telephone: (585) 263-1214
Email: mcarrigg@nixonpeabody.com

If to Seller:
Gretna Village MF IV LLC
c/o Infinity Real Estate Advisors III, LLC
3280 Peachtree Road NE, Suite 2700
Atlanta, GA 30305
Attention: Gregory B. Jones
Telephone: (770) 776-8241
Email: gjones@ireimpact.com

with a copy to:

Attention: Kevin S. Barber, Esq.
Email: kbarber@ireimpact.com

Attention: Jeffrey S. Lin, Esq.
Email: jlin@ireimpact.com

If to Escrow Agent:
Chicago Title Insurance Company
711 Third Avenue - 8th Floor
New York, NY 10017
Attention: Neil Falcone

Telephone: (212) 880-1484
Email: Neil.Falcone@ctt.com

11.4 Modifications. This Agreement cannot be changed orally, and no agreement shall be effective to waive, change, modify or discharge it in whole or in part unless such agreement is in writing and is signed by the parties against whom enforcement of any waiver, change, modification or discharge is sought. Signatures inscribed on the signature pages of this Agreement or any formal amendment which are transmitted by email transmission (e.g., PDF files) shall be valid and effective to bind the party so signing. Each party agrees to promptly deliver to the other party an executed original of this Agreement or any such formal amendment with its actual signature, but a failure to do so shall not affect the enforceability of this Agreement or any such formal amendment, it being expressly agreed that each party to this Agreement or any formal amendment shall be bound by its own telecopied or emailed signature and shall accept the telecopied or emailed signature of the other party to this Agreement or any formal amendment.

11.5 Calculation of Time Periods. Unless otherwise specified, in computing any period of time described in this Agreement, the day of the act or event after which the designated period of time begins to run is not to be included and the last day of the period so computed is to be included, unless such last day is a Saturday, Sunday or legal holiday under the laws of the State of Virginia, in which event the period shall run until the end of the next day which is neither a Saturday, Sunday or legal holiday. The final day of any such period shall be deemed to end at 5:00 p.m. (Eastern).

11.6 Successors and Assigns. Subject to Section 11.2 hereof, the terms and provisions of this Agreement are to apply to and bind the permitted successors and assigns of the parties hereto.

11.7 Entire Agreement. This Agreement, including the Schedules attached hereto, contain the entire agreement between the parties pertaining to the subject matter hereof and fully supersede all prior written or oral agreements and understandings between the parties pertaining to such subject matter.

11.8 Further Assurances. Each party agrees that it will without further consideration execute and deliver such other documents and take such other action, whether prior or subsequent to Closing, as may be reasonably requested by the other party to consummate more effectively the purposes or subject matter of this Agreement. Without limiting the generality of the foregoing, Purchaser shall, if requested by Seller, execute acknowledgments of receipt in form and substance reasonably acceptable to Seller with respect to any materials delivered by Seller to Purchaser with respect to the Property. The provisions of this Section 11.8 shall expressly survive Closing.

11.9 Counterparts. This Agreement may be executed in identical counterparts, and all such executed counterparts shall constitute the same agreement. It shall be necessary to account for only one such counterpart in proving this Agreement.

11.10 Severability. If any provision of this Agreement is determined by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Agreement shall nonetheless remain in full force and effect.

11.11 Applicable Law. This Agreement is performable in the state in which the Property is located and shall in all respects be governed by, and construed in accordance with, the substantive federal laws of the United States and the laws of such state. Seller and Purchaser hereby irrevocably submit to the jurisdiction of any state or federal court sitting in the state and judicial district in which the Property is located in any action or proceeding arising out of or relating to this Agreement and hereby irrevocably agree that all claims in respect of such action or proceeding shall be heard and determined in a state or federal court sitting in the state and judicial district in which the Property is located. Purchaser and Seller agree that the provisions of this Section 11.11 shall expressly survive the Closing of the transaction contemplated by this Agreement.

11.12 No Third Party Beneficiary. The provisions of this Agreement and of the documents to be executed and delivered at Closing are and will be for the benefit of Seller and Purchaser only and are not for the benefit of any third party, and accordingly, no third party shall have the right to enforce the provisions of this Agreement or of the documents to be executed and delivered at Closing.

11.13 Captions. The section headings appearing in this Agreement are for convenience of reference only and are not intended, to any extent and for any purpose, to limit or define the text of any section or any subsection hereof.

11.14 Construction. The parties acknowledge that the parties and their counsel have reviewed and revised this Agreement and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Agreement or any schedules or amendments hereto.

11.15 Termination of Agreement. It is understood and agreed that if either Purchaser or Seller terminates this Agreement pursuant to a right of termination granted hereunder, such termination shall operate to relieve Seller and Purchaser from all obligations under this Agreement, except for such obligations as are specifically stated herein to survive the termination of this Agreement.

11.16 Survival. The provisions of this Agreement that by their terms expressly survive the Closing and those additional provisions of Article 11 which govern the administration, interpretation or enforcement of this Agreement (all of the foregoing, collectively the "**Obligations Surviving Closing**") shall survive Closing and shall not be merged into the execution and delivery of the Deed. Except for the Obligations Surviving Closing, all representations, warranties, covenants and agreements contained in this Agreement shall be merged into the instruments and documents executed and delivered at Closing. The Obligations Surviving Closing shall survive the Closing; *provided, however,* that the representations and warranties of Seller contained in Section 5.1, and the representations and warranties of Purchaser contained in Section 5.6 shall survive for the period, and are subject to the terms, set forth in Sections 5.4 and 5.7 respectively.

11.17 Time of Essence. Time is of the essence with respect to this Agreement.

11.18 Covenant Not to Record. Neither party shall record this Agreement or any memorandum or other evidence thereof. Any such recording shall constitute a material default hereunder on the part of the recording party.

11.20 Limitation on Liability. Any action brought to enforce the obligations of Seller under this Agreement shall be enforceable against Seller only to the extent of its interest in the Property, including any proceeds thereof, and no other property or assets of Seller shall be subject to levy, execution or lien for the satisfaction of any remedies against Seller. No direct or indirect member, officer, employee or agent of or consultant to Seller shall be held to any personal liability hereunder, and no resort shall be had to their property for the satisfaction of any claims hereunder or in connection with the affairs of Seller.

11.19 JURY WAIVER. IN ANY LAWSUIT OR OTHER PROCEEDING INITIATED BY SELLER OR PURCHASER UNDER OR WITH RESPECT TO THIS AGREEMENT, SELLER AND PURCHASER EACH WAIVE ANY RIGHT IT MAY HAVE TO TRIAL BY JURY.

11.20 ADA. Purchaser acknowledges that the Property may be subject to the federal Americans With Disabilities Act (the "**ADA**") and the federal Fair Housing Act (the "**FHA**"). The ADA requires, among other matters, that tenants and/or owners of "public accommodations" remove barriers in order to make the Property accessible to disabled persons and provide auxiliary aids and services for hearing, vision or speech impaired persons. Except as otherwise expressly set forth herein, Seller makes no warranty, representation or guarantee of any type or kind with respect to the Property's compliance with the ADA or the FHA (or any similar state or local law). Subject to Seller's representations and warranties set forth in Section 5.1 of this Agreement, Purchaser acknowledges that it is solely responsible for determining whether the Property complies with the ADA and the FHA. The provisions of this Section 11.20 shall expressly survive the Closing.

11.21 No Financing Contingency. Except as otherwise set forth in this Agreement, it is expressly acknowledged by Purchaser that this transaction is not subject to any financing contingency and no financing for this transaction shall be provided by Seller.

11.22 Intentionally Omitted.

11.23 Intentionally Omitted.

11.24 New York Style Closing. It is contemplated that the transaction shall be closed by means of a so-called New York Style Closing, with the concurrent delivery into escrow of the documents of title, transfer of interest, delivery of the title policy or a proforma and the payment of the Purchase Price. Seller and Purchaser agree to use reasonable efforts to complete all requirements for Closing prior to the Closing Date. Seller and Purchaser also agree that disbursement of the Purchase Price, as adjusted by the prorations and adjustments provided herein, shall not be conditioned upon the recording of the Deed, but rather, upon the agreement by the

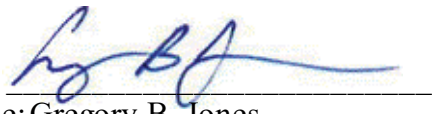
Title Company to issue the title policy and to ensure the gap between Closing and recording. Seller and Purchaser shall each provide any undertaking to the Title Company reasonably necessary to accommodate the New York Style Closing.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have duly executed this Purchase and Sale Agreement as of the Effective Date.

SELLER:

GRETNA VILLAGE MF IV LLC,
a Delaware limited liability company

By: 
Name: Gregory B. Jones
Title: Authorized Signatory

PURCHASER:

COMMUNITY PRESERVATION PARTNERS LLC
a California limited liability company

By:_____
Name: _____
Title: _____

[SIGNATURES CONTINUED ON THE FOLLOWING PAGES]

Docusign Envelope ID: 44799E4B-3323-40E9-A6E2-B9AB1F1736F3

IN WITNESS WHEREOF, the parties hereto have duly executed this Purchase and Sale Agreement as of the Effective Date.

SELLER:

GRETNA VILLAGE MF IV LLC,
a Delaware limited liability company

By: _____
Name: Gregory B. Jones
Title: Authorized Signatory

PURCHASER:

COMMUNITY PRESERVATION PARTNERS LLC
a California limited liability company

DocuSigned by:
By: _____
419C07186DE64AD...
Name: _____
Title: Authorized Signatory

[SIGNATURES CONTINUED ON THE FOLLOWING PAGES]

Escrow Agent has executed this Agreement for the limited purposes set forth herein.

ESCROW AGENT:

CHICAGO TITLE INSURANCE COMPANY

By: Lisa Zicchinella

Name: Lisa Zicchinella

Title: VP/National Underwriter

Schedule 1.1(a)

[LEGAL DESCRIPTION OF THE LAND]

ALL THAT CERTAIN tract or parcel of land lying on the west and north sides of Payne Street, State Road No. T-1310 known as Tax Parcel 59-15-A2 containing 5.082 acres by current survey and more particularly bounded and described as follows:

BEGINNING at a point marked by a railroad spike set in asphalt on the west right of way of Payne Street 510.5' from the south right of way line of State Road #T-792; thence S 22° 25' 30" E - 17.08' with the right of way of Payne Street to rebar set on the west right of way; thence leaving the right of way S 11° 23' 00" E - 311.27' with Tax Parcel 59-15-C1 to 1/2" rebar set on the northern right of way of Payne Street; thence along a curve S 54° 33' 06" W - 67.95' with a radius of 118.24' and an arc length of 68.92' to a 3/4" iron pipe; thence continuing with the right of way of Payne Street, S 71° 15' 00" W - 126.39' to an existing 3/4" iron pipe in the northern right of way of Payne Street; thence leaving the right of way of Payne Street, S 84° 14' 20" W - 408.36' with Tax Parcel 59-15-C1 to an existing 3/4" iron pipe; thence continuing with Tax Parcel 59-15-C1, N 04° 32' 00" W 400.0' to an existing 3/4" iron pipe corner between Tax Parcel 59-15-C1 and Pittsylvania County School Board; thence N 85° 28' 00" E - 546.71' with the property of the Pittsylvania County School Board to railroad spike set in asphalt (point of beginning), all as shown on Plat of Survey for Gretna Village Limited Partnership dated 4/24/2001, last revised 11/27/2002, ("Plat"), made by Piedmont Land Surveying, L.L.C., which Plat is attached hereto, incorporated in and made a part hereof and to be recorded contemporaneously herewith; and BEING, in fact, the same property conveyed to K.C. Limited, Virginia Limited Partnership, by deed dated 11/22/1984, from Pittsylvania County Christian Housing Corporation, a Virginia corporation, recorded in the Clerk's Office of the Circuit Court of Pittsylvania County, Virginia ("Clerk's Office") in Deed Book 751 page 115, to which plat and deed reference is hereby made for a more particular description of the property hereby conveyed.

Schedule 1.1(d)

EXCLUDED TANGIBLE PERSONAL PROPERTY

NONE.

Schedule 1.1(e)

RENT ROLL

[ATTACHED]

Preservation Mgmt Inc - Gretna Village Apartments I
RENT ROLL DETAIL
03/05/2026 12:30 PM
As of Date: 03/01/2026
Parameters: Properties: ALL; Show All Unit Designations or Filter by: ALL; Subjournals: ALL; Sort by: Unit; Report Type: Details + Summary; Exclude Formers?: No; Show Unit Rent as: Market + Addl.; Hide all PII Data?: No

Resh ID	Lease ID	Bldg/Unit	Floorplan	Unit Designation	SQFT	Unit/Lease Status	Name	Move-In	Move-Out	Lease Start	Lease End	Market + Addl.	Sub Journal	Required Deposit	Dep On Hand	Balance	Lease Rent	SUBRENT-SEC8	UTAC	UTILREIMB	RENT	Total Billing
62	62 1-1F	1 BR	N/A	508	Occupied	Adams, Mary	12/01/2024		12/01/2024	12/01/2025	540	RESIDENT	328	350	838.23	209	0	0	0	209	209
62	62 1-1F	1 BR	N/A	508	Occupied	Adams, Mary	12/01/2024		12/01/2025	12/01/2025	0	SUBSIDY	0	0	331	331	0	0	0	0	331
24	24 1-2F	2 BR	N/A	783	Occupied	Reynolds, Sabrina	11/01/2013		11/01/2024	10/31/2025	672	RESIDENT	213	213	156.43	83	0	0	0	83	83
24	24 1-2F	2 BR	N/A	783	Occupied	Reynolds, Sabrina	11/01/2013		11/01/2024	10/31/2025	0	SUBSIDY	0	0	140	589	589	0	0	0	589
37	37 1-3F	3 BR	N/A	940	Occupied	Wooding, Sandra	04/04/2023		04/01/2024	03/31/2025	785	RESIDENT	301	301	79.53	102	0	0	0	102	102
37	37 1-3F	3 BR	N/A	940	Occupied	Wooding, Sandra	04/04/2023		04/01/2024	03/31/2025	0	SUBSIDY	0	0	70	683	683	0	0	0	683
0	0 1-4F	3 BR	N/A	940	Vacant	VACANT					785		0	0	0	0	0	0	0	0	0
74	74 1-5F	1 BR	N/A	508	Occupied	Rodriguez, Francisco	12/23/2025		12/23/2025	12/22/2026	540	RESIDENT	50	50	-2.13	0	0	0	-94	0	-94
74	74 1-5F	1 BR	N/A	508	Occupied	Rodriguez, Francisco	12/23/2025		12/23/2025	12/22/2026	0	SUBSIDY	0	0	634	540	540	94	0	0	634
33	33 1-5F	1 BR	N/A	508	Former resident	Mitchell, Keith	03/03/2023	11/27/2025	03/01/2024	02/28/2025	0	SUBSIDY	0	0	-300	361	361	0	0	0	361
21	21 1-6F	1 BR	N/A	508	Occupied	Jennings, Katie	08/27/2012		08/01/2023	07/31/2024	540	RESIDENT	50	25	1021.76	0	0	0	-94	0	-94
21	21 1-6F	1 BR	N/A	508	Occupied	Jennings, Katie	08/27/2012		08/01/2023	07/31/2024	0	SUBSIDY	0	0	-1894	540	540	94	0	0	634
0	0 1-7F	3 BR	N/A	940	Vacant-Leased	VACANT					785		0	0	0	0	0	0	0	0	0
40	40 1-7F	3 BR	N/A	940	Former resident	Pulliam, Stephanie	06/09/2023	01/31/2026	06/01/2024	05/31/2025	0	SUBSIDY	0	0	-1196	542	542	0	0	0	542
100	101 1-7F	3 BR	N/A	940	Applicant	Jenkins, Laura	03/12/2026		03/12/2026	03/11/2027	0		0	0	0	0	0	0	0	0	0
70	70 1-8F	3 BR	N/A	940	Occupied	Burnette, Victoria	07/30/2025		07/30/2025	07/29/2026	785	RESIDENT	106	106	466.34	0	0	0	-168	0	-168
70	70 1-8F	3 BR	N/A	940	Occupied	Burnette, Victoria	07/30/2025		07/30/2025	07/29/2026	0	SUBSIDY	0	0	954	785	785	168	0	0	953
0	0 1-9F	2 BR	N/A	783	Vacant	VACANT					672		0	0	0	0	0	0	0	0	0
19	19 1-10F	1 BR	N/A	508	Occupied	Callands, James	05/18/2007		05/01/2024	04/30/2025	540	RESIDENT	188	188	1056.54	170	0	0	0	170	170
19	19 1-10F	1 BR	N/A	508	Occupied	Callands, James	05/18/2007		05/01/2024	04/30/2025	0	SUBSIDY	0	0	70	370	370	0	0	0	370
25	25 1-11F	1 BR	N/A	508	Occupied	Yearwood, Joshua	02/13/2018		02/01/2024	01/31/2025	540	RESIDENT	219	219	297.65	217	0	0	0	217	217
25	25 1-11F	1 BR	N/A	508	Occupied	Yearwood, Joshua	02/13/2018		02/01/2024	01/31/2025	0	SUBSIDY	0	0	6	323	323	0	0	0	323
65	65 2-12A	3 BR	N/A	940	Occupied	Stone, Shawntea	06/06/2025		06/06/2025	06/05/2026	785	RESIDENT	677	677	1997.08	403	0	0	403	403	403
65	65 2-12A	3 BR	N/A	940	Occupied	Stone, Shawntea	06/06/2025		06/06/2025	06/05/2026	0	SUBSIDY	0	0	382	382	382	0	0	0	382
40	40 2-13A	3 BR	N/A	940	Occupied-NTV	Parker, Sarah	05/12/2023	03/13/2026	05/01/2024	04/30/2025	785	RESIDENT	50	50	1666.51	0	0	-249	0	0	-249
40	40 2-13A	3 BR	N/A	940	Occupied-NTV	Parker, Sarah	05/12/2023	03/13/2026	05/01/2024	04/30/2025	0	SUBSIDY	0	0	-180	785	785	249	0	0	1034
85	85 2-14A	3 BR	N/A	940	Occupied	Moon, Quinchetta	07/07/2025		07/07/2025	07/06/2026	785	RESIDENT	401	401	880.11	127	0	0	0	127	127
85	85 2-14A	3 BR	N/A	940	Occupied	Moon, Quinchetta	07/07/2025		07/07/2025	07/06/2026	0	SUBSIDY	0	0	658	658	658	0	0	0	658
81	81 2-15A	3 BR	N/A	940	Occupied	Mitchell, Kelsie	07/30/2025		07/30/2025	07/29/2026	785	RESIDENT	273	273	49.82	-1	0	0	-1	0	-1
81	81 2-15A	3 BR	N/A	940	Occupied	Mitchell, Kelsie	07/30/2025		07/30/2025	07/29/2026	0	SUBSIDY	0	0	786	785	785	1	0	0	786
0	0 2-16A	3 BR	N/A	940	Vacant	VACANT					785		0	0	0	0	0	0	0	0	0
0	0 2-17A	3 BR	N/A	940	Vacant	VACANT					785		0	0	0	0	0	0	0	0	0
0	0 2-18A	3 BR	N/A	940	Vacant	VACANT					785		0	0	0	0	0	0	0	0	0
23	23 2-19A	3 BR	N/A	940	Occupied	Reed, Elizabeth	07/22/2013		12/01/2023	11/30/2024	785	RESIDENT	50	50	258.53	0	0	-13	0	0	-13
23	23 2-19A	3 BR	N/A	940	Occupied	Reed, Elizabeth	07/22/2013		12/01/2023	11/30/2024	0	SUBSIDY	0	0	614	785	785	13	0	0	798
26	26 3-20E	4 BR	N/A	1149	Occupied	Farmer, Keva	10/31/2018		02/01/2024	01/31/2025	887	RESIDENT	487	487	467.21	0	0	-223	0	0	-223
26	26 3-20E	4 BR	N/A	1149	Occupied	Farmer, Keva	10/31/2018		02/01/2024	01/31/2025	0	SUBSIDY	0	0	1116	887	887	223	0	0	1116
35	35 3-21E	4 BR	N/A	1149	Occupied-NTV	Reid, April	03/31/2023	03/13/2026	03/01/2024	02/28/2025	887	RESIDENT	480	480	1018.07	0	0	-311	0	0	-311
35	35 3-21E	4 BR	N/A	1149	Occupied-NTV	Reid, April	03/31/2023	03/13/2026	03/01/2024	02/28/2025	0	SUBSIDY	0	0	-865	887	887	311	0	0	1198
84	84 3-22E	2 BR	N/A	783	Occupied	Younger, Tomika	07/30/2025		07/30/2025	07/29/2026	672	RESIDENT	234	234	897.03	37	0	0	37	37	37
84	84 3-22E	2 BR	N/A	783	Occupied	Younger, Tomika	07/30/2025		07/30/2025	07/29/2026	0	SUBSIDY	0	0	639	639	639	0	0	0	639
0	0 3-23E	2 BR	N/A	783	Vacant	VACANT					652		0	0	0	0	0	0	0	0	0
44	44 3-23E	2 BR	N/A	783	Former resident	Graves, Ivory	11/03/2023	01/21/2026	11/01/2024	10/31/2025	0	SUBSIDY	0	0	-450	0	0	0	0	0	0
51	51 3-24E	2 BR	N/A	783	Occupied	Monroe, Jimmie	11/07/2024		11/07/2024	10/31/2025	672	RESIDENT	449	0	1437.64	44	0	0	0	44	44
51	51 3-24E	2 BR	N/A	783	Occupied	Monroe, Jimmie	11/07/2024		11/07/2024	10/31/2025	0	SUBSIDY	0	0	922	628	628	0	0	0	628
34	34 3-25E	2 BR	N/A	783	Occupied	Desilets, Nikita	03/07/2023		03/01/2024	02/28/2025	672	RESIDENT	252	252	179.69	71	0	0	0	71	71
34	34 3-25E	2 BR	N/A	783	Occupied	Desilets, Nikita	03/07/2023		03/01/2024	02/28/2025	0	SUBSIDY	0	0	152	601	601	0	0	0	601
43	43 3-26E	4 BR	N/A	1149	Occupied	Cardwell, Alisha	07/02/2023		07/01/2024	06/30/2025	887	RESIDENT	50	50	1318.98	0	0	-311	0	0	-311
43	43 3-26E	4 BR	N/A	1149	Occupied	Cardwell, Alisha	07/02/2023		07/01/2024	06/30/2025	0	SUBSIDY	0	0	492	887	887	311	0	0	1198
48	48 3-27E	4 BR	N/A	1149	Occupied	Barbour, Sarita	06/03/2024		06/03/2024	05/31/2025	887	RESIDENT	235	235	3402.04	0	0	0	-34	0	-34
48	48 3-27E	4 BR	N/A	1149	Occupied	Barbour, Sarita	06/03/2024		06/03/2024	05/31/2025	0	SUBSIDY	0	0	334	887	887	34	0	0	921
41	41 4-31C	3 BR	N/A	940	Occupied	Pierce, Michele	05/12/2023		05/01/2024	04/30/2025	785	RESIDENT	253	253	2527.51	75	0	0	0	75	75
41	41 4-31C	3 BR	N/A	940	Occupied	Pierce, Michele	05/12/2023		05/01/2024	04/30/2025	0	SUBSIDY	0	0	96	710	710	0	0	0	710
14	14 4-32C	3 BR	N/A	940	Occupied-NTV	Wray, Brandy	01/01/1980	03/06/2026	01/01/1980	01/02/1980	785	RESIDENT	101	101	14626.51	785	0	0	0	785	785
50	50 4-33C	3 BR	N/A	940	Occupied	Childress, Demita	07/11/2024		07/01/2025	06/30/2026	785	RESIDENT	50	50	2253.49	0	0	-249	0	0	-249
50	50 4-33C	3 BR	N/A	940	Occupied	Childress, Demita	07/11/2024		07/01/2025	06/30/2026	0	SUBSIDY	0	0	631	785	785	249	0	0	1034
31	31 4-34C	3 BR	N/A	940	Occupied	Monroe, Doris	09/30/2022		09/01/2024	08/31/2025	785	RESIDENT	597	597	560.54	399	0	0	0	399	399
31	31 4-34C	3 BR	N/A	940	Occupied	Monroe, Doris	09/30/2022		09/01/2024	08/31/2025	0	SUBSIDY	0	0	-930	386	386	0	0	0	386
97	98 4-35C	4 BR	N/A	1149	Occupied	Kingsberry, Desiree	02/24/2026		02/24/2026	02/23/2027	887	RESIDENT	72	73	-311	0	0	0	-264	0	-264
97	98 4-35C	4 BR	N/A	1149	Occupied	Kingsberry, Desiree	02/24/2026		02/24/2026	02/23/2027	0	SUBSIDY	0	0	1356	887	887	264	0	0	1151
86	86 5-36D	4 BR	N/A	1149	Occupied	Rice, Desiree	09/17/2025		09/17/2025	09/16/2026	887	RESIDENT	665	665	2575.52	329	0	0	0	329	329
86	86 5-36D	4 BR	N/A	1149	Occupied	Rice, Desiree	09/17/2025		09/17/2025	09/16/2026	0	SUBSIDY	0	0	558	558	558	0	0	0	558
36	36 5-37D	2 BR	N/A	783	Occupied	Stone, Rayquan	03/31/2023		03/01/2024	02/28/2025	672	RESIDENT	599	599	1773.18	0	0	0	-172	0	-172
36	36 5-37D	2 BR	N/A	783	Occupied	Stone, Rayquan	03/31/2023		03/01/2024	02/28/2025	0	SUBSIDY	0	0	394	672	672	172	0	0	844
47	47 5-38D	2 BR	N/A	783	Occupied	Calloway, Paris	02/23/2024		02/23/2024	01/31/2025	672	RESIDENT	50	50	1773.18	0	0	-172	0	0	-172
47	47 5-38D	2 BR	N/A	783	Occupied	Calloway, Paris	02/23/2024		02/23/2024	01/31/2025	0	SUBSIDY	0	0	394	672	672	172	0	0	844
0	0 5-39D	3 BR	N/A	940	Vacant	VACANT					785		0	0	0	0	0	0	0	0	0
22	22 5-40D	3 BR	N/A	940	Occupied	Lowe, felicia	02/13/2013		02/01/2024	01/31/2025	785	RESIDENT	110	110	870.51	0	0	-249	0	0	-249
22	22 5-40D	3 BR	N/A	940	Occupied	Lowe, felicia	02/13/2013		02/01/2024	01/31/2025	0	SUBSIDY	0	0	421	785	785	249	0	0	1034
87	87 5-41D	2 BR	N/A	783	Occupied	Stone, Tashemia	11/20/2025		11/20/2025	11/19/2026	672	RESIDENT	353	353	317.94	156	0	0	0	156	156
87	87 5-41D	2 BR	N/A	783	Occupied	Stone, Tashemia	11/20/2025		11/20/2025	11/19/2026	0	SUBSIDY	0	0	516	516	516	0	0	0	516
0	0 5-42D	2 BR	N/A	783	Vacant	VACANT					672		0	0	0	0	0	0	0	0	0
39	39 5-43D	2 BR	N/A	783	Former resident	Dias, Elmer	04/05/2023	02/05/2026	04/01/2024	03/31/2025	0	SUBSIDY	0	0	-973	639	639	0	0	0	639
18	18 5-43D	4 BR	N/A	1149	Occupied	Davis, Jimelle	10/13/2004		03/01/2024	02/28/2025	887	RESIDENT	39	39	3474.04	0	0	0	-311	0	-311
18	18 5-43D	4 BR	N/A	1149	Occupied	Davis, Jimelle	10/13/2004		03/01/2024	02/28/2025	0	SUBSIDY	0	0	492	887	887	311	0	0	1198
39	39 5-44B	4 BR	N/A	1149	Occupied	Compton, Samantha	05/08/2023		05/01/2024	04/30/2025	887	RESIDENT	73	0	3522.04	0	0	0	0	0	-263
39	39 5-44B	4 BR	N/A	1149	Occupied	Compton, Samantha	05/08/2023		05/01/2024	04/30/2025	0	SUBSIDY	0	0	444	887	887	263	0	0	1159
46	46 6-45B	3 BR	N/A	940	Occupied	Crews, Deana	02/09/2024		02/09/2024	01/31/2025	785	RESIDENT	50	50	1510.51	0	0	-244	0	0	-244
46	46 6-45B	3 BR	N/A	940	Occupied	Crews, Deana	02/09/2024		02/09/2024	01/31/2025	0	SUBSIDY	0	0	416	785	785	244	0	0	1029
13	13 6-46B	3 BR	N/A	940	Occupied	Reeves, Rodney	11/04/1978		11/01/2024	10/31/2025	785	RESIDENT	191.33	191.33	11.61	0	0	-244	0	0	-244
13	13 6-46B	3 BR	N/A	940	Occupied	Reeves, Rodney	11/04/1978		11/01/2024	10/31/2025	0	SUBSIDY	0	0	451	785	785	244	0	0	1029
20	20 6-47B	3 BR	N/A	940	Occupied	Dalton, Susan	04/14/2011		04/01/2024	03/31/2025	785	RESIDENT	257	257	477.51	0	0	-8	0	0	-8
20	20 6-47B	3 BR	N/A	940	Occupied	Dalton, Susan	04/14/2011		04/01/2024	03/31/2025	0	SUBSIDY	0	0	177	785	785	8	0	0	797
12	12 6-48B	3 BR	N/A	940	Occupied	Crews, Naomi	08/01/1976		08/01/2023	07/31/2024	785	RESIDENT	48	48	30.18	92	0	0	0	92	92
12	12 6-48B	3 BR	N/A	940	Occupied	Crews, Naomi	08/01/1976		08/01/2023	07/31/2024	0	SUBSIDY	0	0	-2711	693	693	0	0	0	693
45	45 6-49B	3 BR	N/A	940	Occupied	Hall, Jatyha	12/21/2023		12/21/2023	11/30/2024	785	RESIDENT	617	617	1325.41	0	0	-249	0	0	-249
45	45 6-49B	3 BR	N/A	940	Occupied	Hall, Jatyha	12/21/2023		12/21/2023	11/30/2024	0	SUBSIDY	0	0	421	785	785	249	0	0	1034
29	29 6-50B	4 BR	N/A	1149	Occupied	Childress, Kelcey	11/02/2021		11/01/2024	10/31/2025	887	RESIDENT	328	328	5247.37	143	0	0	0	143	143
29	29 6-50B	4 BR	N/A	1149	Occupied	Childress, Kelcey	11/02/2021		11/01/2024	10/31/2025	0	SUBSIDY	0	0	822	744	0	0	0	0	744
Totals:											35438		9546.33	9022.33	65767.1	28732	25290	3921	-3921	3442	28732

--Historically generated Rent Roll Detail data may differ due to the following product functions (including but not limited to)-
- Back-dated move-ins/outs or apply dates
- Applicants transferred to another unit will appear in the new unit, not the old
- Cancelling notices to vacate or transfer
- Undoing move-ins/outs or transfers

Note: This section consists of records for occupied and vacant units only. Vacant unit's charges, credits and totals are not part of detail totals.

Schedule 1.6(a)

ESCROW AGENT WIRING INSTRUCTIONS

[ATTACHED]

Schedule 3.3

REQUIRED DELIVERIES

To the extent in Seller's possession or control:

1. Copy of all Property Leases and all addenda (if applicable) **[to be made available on-site]**
2. A copy of the standard Tenant Lease Agreement.
3. Any incident reports for events that have occurred within last 12 months
4. A capital expenditure report for Seller's period of ownership
5. Twelve (12) consecutive months of rent rolls dating to current month.
6. All existing site plans and specifications for the Property **[to be made available on-site]**
7. Copy of the most current survey of the Property.
8. Warranties: e.g., roof, HVAC, plumbing, etc.
9. Copies of all service and maintenance contracts affecting the Property.
10. Copies of most recent Real Estate Tax Bills and any petitions for reassessment and copies of Real Estate Tax Bills for the prior three (3) years.
11. Copies of utility invoices for the 12 prior months (electric, gas, water & sewer, trash).
12. Year-To-Date Operating Statement – 12 Month Trailing
13. A delinquency report.
14. Accounts receivable reports (if applicable).
15. Aged receivable reports (if applicable).
16. Copy of Seller's existing Owner's title policy
17. Zoning Letter addressed to Seller
18. Copies of all Property and Liability Certificates of Insurance with copies of any claims (loss runs) for Seller's period of ownership.
19. Elevator Certificate(s).
20. Current Rent Schedule, showing the name of each existing tenant, apartment number designation, the expiration date or status of the term of the lease (including all rights or options to renew), current rental rate, any prepaid or delinquent rent, any deposits whether refundable or non-refundable, and any rental concessions or additional charges paid by tenant and copies of the Rent Schedule for the past 12 months.
21. The most recent NSPIRE and MOR inspection reports, if applicable.
22. Audited financial statements, if available, of the Property for the prior three (3) years.
23. Lease expiration report indicating number of leases expiring during the next 12 months.
24. Easements, deed restrictions, side letters and any other documents encumbering the Property that Seller has actual knowledge of (other than those documents that can be obtained from the title company).
25. Copies of any engineering reports, project needs assessment reports, rent comparability studies, and environmental reports, including all Phase I and Phase II Environmental Reports and any lead based paint disclosure and asbestos containing material disclosures for the Property.
26. Copies of Certificates of Occupancy and Notices of Completion, if available.

27. All governmental authority written notices of building code, zoning fire and/or health code violations for the last three (3) years.
28. Copies of all licenses, equipment leases.
29. Listing of current litigation, actions, proceedings, and investigations pending against the Property.
30. Current AFHMP
31. Current payroll report (to be provided within five (5) days after Seller's receipt of the Additional Deposit).
32. HAP Contract, including the original Section 8 Contract, and all available prior renewals.
33. Current HUD-92458 Rent Schedule, if available.
34. Waiting list report
35. Summary demographic information.
36. Schedule for current tenant's annual income.
37. Most recent Termite Inspection Report, if any.
38. Inventory of Personal Property used in connection with the Property (to be delivered at least thirty (30) days prior to the Closing Date).
39. Copies, as may be available, of lead-based paint inspection documenting certification that no lead-based paint is present on the Property or a risk assessment to identify lead-based paint hazards on the Property and the supporting lead-paint mitigation documentation, evidencing lead paint stabilization is complete as per HUD's Lead-Based Paint Requirements of 24 C.F.R. Part 35, Subpart H, as Required by the Contracts and Physical Condition Standards and Inspection Requirements of 24 C.F.R. Part 5, Subpart G (usually included as part of MOR review).
40. HUD-50059 Owner's Certifications for each tenant (redacted SSN's acceptable).
41. Most recent TRACS report

Schedule 4.2(a)

FORM OF DEED

AFTER RECORDATION RETURN TO:
_____
_____
_____
_____
_____

Tax Identification Number: 05900-15-00-00A20

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made, as of the _____ day of _____, 2026, from **GRETNA VILLAGE MF IV LLC,** a Delaware limited liability company ("Grantor"), whose address is c/o Infinity Real Estate Advisors III, LLC, 3280 Peachtree Road NE, Suite 2700, Atlanta, GA 30305, to _____ ("Grantee"), whose address is _____.

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, to it in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, hereby grants, bargains, sells and conveys with SPECIAL WARRANTY OF TITLE to Grantee, its successors and assigns forever, the following described land, situate, lying and being in the County of Roanoke, Commonwealth of Virginia, to wit (the "Land"):

See **Exhibit A** attached hereto and by this reference made a part hereof.

together with all buildings, fixtures, improvements, rights, alleys, ways, easements, licenses, privileges, tenements, hereditaments, land lying in the bed of any street, road, avenue, open or closed, mineral, gas, oil and water rights, sewer rights, other utility rights, and development rights, and appurtenances of Grantor belonging or in any wise appertaining to the Land (collectively, the "Property"), subject to ad valorem taxes for the year 2026 and subsequent years, the rights of tenants in possession as tenants only under any unrecorded leases with no options to purchase or rights of first refusal, all easements, covenants, conditions, restrictions and reservations of record lawfully affecting the Property reference to which shall not operate to reimpose same.

To have and to hold the Property in fee simple forever.

And Grantor, for itself and its successors and assigns, does hereby warrant the title to said Property, will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise, and will execute such further assurances thereof as may be requisite.

Being the same premises conveyed to Grantor by deed from K.C. Limited, Virginia Limited Partnership, by deed dated 11/22/1984, from Pittsylvania County Christian Housing Corporation, a Virginia corporation, recorded in the Clerk's Office of the Circuit Court of Pittsylvania County, Virginia in Deed Book 751 page 115.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed in its name by its duly authorized representative the day and year first above written.

GRANTOR:

GRETNA VILLAGE MF IV LLC,
a Delaware limited liability company

_____
Print Name: _____
Witness #1

_____(SEAL)
By: Gregory B. Jones
Its: Authorized Signatory

_____
Print Name: _____
Witness #2/Notary

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me in the county and state aforesaid this ____ day of _____, 2026, by Gregory B. Jones, who is personally known to me, as the Authorized Signatory of Gretna Village MF IV LLC, a Delaware limited liability company, on behalf of the company.

_____
Print Name:_____
Notary Public
My Commission Expires:_____
Commission/Registration Number:_____

EXHIBIT A

ALL THAT CERTAIN tract or parcel of land lying on the west and north sides of Payne Street, State Road No. T-1310 known as Tax Parcel 59-15-A2 containing 5.082 acres by current survey and more particularly bounded and described as follows:

BEGINNING at a point marked by a railroad spike set in asphalt on the west right of way of Payne Street 510.5' from the south right of way line of State Road #T-792; thence S 22° 25' 30" E - 17.08' with the right of way of Payne Street to 1/2" rebar set on the west right of way; thence leaving the right of way S 11° 23' 00" E - 311.27' with Tax Parcel 59-15-C1 to 1/2" rebar set on the northern right of way of Payne Street; thence along a curve S 54° 33' 06" W - 67.95' with a radius of 118.24' and an arc length of 68.92' to a 3/4" iron pipe; thence continuing with the right of way of Payne Street, S 71° 15' 00" W - 126.39' to an existing 3/4" iron pipe in the northern right of way of Payne Street; thence leaving the right of way of Payne Street, S 84° 14' 20" W - 408.36' with Tax Parcel 59-15-C1 to an existing 3/4" iron pipe; thence continuing with Tax Parcel 59-15-C1, N 04° 32' 00" W 400.0' to an existing 3/4" iron pipe corner between Tax Parcel 59-15-C1 and Pittsylvania County School Board; thence N 85° 28' 00" E - 546.71' with the property of the Pittsylvania County School Board to railroad spike set in asphalt (point of beginning), all as shown on Plat of Survey for Gretna Village Limited Partnership dated 4/24/2001, last revised 11/27/2002, ("Plat"), made by Piedmont Land Surveying, L.L.C., which Plat is attached hereto, incorporated in and made a part hereof and to be recorded contemporaneously herewith; and BEING, in fact, the same property conveyed to K.C. Limited, Virginia Limited Partnership, by deed dated 11/22/1984, from Pittsylvania County Christian Housing Corporation, a Virginia corporation, recorded in the Clerk's Office of the Circuit Court of Pittsylvania County, Virginia ("Clerk's Office") in Deed Book 751 page 115, to which plat and deed reference is hereby made for a more particular description of the property hereby conveyed.

Schedule 4.2(b)

[FORM OF BILL OF SALE AND ASSIGNMENT AND ASSUMPTION OF LEASES AND SERVICE CONTRACTS]

*** * ***

BILL OF SALE AND ASSIGNMENT AND ASSUMPTION OF LEASES AND SERVICE CONTRACTS

This Bill of Sale and Assignment and Assumption of Leases and Service Contracts (this "**Agreement**") is made and entered into this [____] day of [_____], 2026, by and between **[_____]**, a [_____] ("**Seller**"), and [_____], a [_____] ("**Purchaser**").

W I T N E S S E T H:

WHEREAS, Seller and [_____] ("**Original Purchaser**") entered into that certain Purchase and Sale Agreement, dated _____ [___], 2026 [DESCRIBE AMENDMENTS, IF APPLICABLE] (the "**Contract**"), and as subsequently assigned by [_____] to Purchaser pursuant to [an Assignment and Assumption Agreement dated _____, 20___];

WHEREAS, concurrently with the execution and delivery of this Agreement and pursuant to the Contract, Seller is conveying to Purchaser, by Limited Warranty Deed, (i) those certain tracts or parcels of real property located in Pittsylvania County, Virginia, and more particularly described on Exhibit A, attached hereto and made a part hereof (the "**Land**"), (ii) the rights, easements and appurtenances pertaining to the Land (the "**Related Rights**"), and (iii) the buildings, structures, fixtures and other improvements on and within the Land (the "**Improvements**"; and the Land, the Related Rights and the Improvements being sometimes collectively referred to as the "**Real Property**");

WHEREAS, Seller has agreed to convey to Purchaser certain personal property and assign to Purchaser certain leases and service contracts as hereinafter set forth;

NOW, THEREFORE, in consideration of the receipt of Ten Dollars ($10.00), the assumptions by Purchaser hereinafter set forth and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Purchaser agree as follows:

1. Bill of Sale:

(a) Seller hereby sells, assigns, transfers and conveys to Purchaser all of Seller's right, title and interest in, to and under the Tangible Personal Property and the Intangible Property. Seller warrants to Purchaser that Seller owns good title to the Tangible Personal Property, that the Tangible Personal Property is free and clear of all liens, charges and encumbrances other than the Permitted Exceptions (as defined in the Contract), and that Seller has full right, power and

authority to sell the Tangible Personal Property and to enter into this Agreement. Seller further warrants to Purchaser that Seller has not conveyed to any third party its right, title and interest, if any, in the Intangible Property.

(b) "**Tangible Personal Property**" means all tangible personal property upon the Land or within the Improvements, including specifically, without limitation, appliances, equipment, vehicles, furniture, furnishings, carpeting, draperies, and curtains, tools and supplies, to the extent owned by Seller and used exclusively in connection with the ownership, use, maintenance or operation of the Land and the Improvements; provided, however, that the Tangible Personal Property does not include the following items: (i) cash and cash equivalents, (ii) proprietary computer software and computer files, (iii) any time clock(s), (iv) personal property owned by tenants under the Leases, (v) any equipment installed by, or in connection with, any telecommunication or utility provider and which is owned by a party other than Seller, (vi) any items owned by employees of Seller or any property manager, (vii) any items leased to Seller, (viii) all brochures, advertising copy, promotional materials, manuals, reports, portfolios, binders, and training materials, and (ix) those items of tangible personal property identified on Schedule 1.1(d), attached to the Contract.

(c) "**Intangible Property**" means (i) all assignable existing warranties and guaranties issued to or inuring to the benefit of Seller in connection with the Improvements or the Tangible Personal Property, (ii) all governmental permits, licenses and approvals, if any, belonging to or inuring to the benefit of Seller and pertaining to the Real Property or the Tangible Personal Property, but only to the extent that such permits, licenses and approvals are assignable and only to the extent that such permits, licenses and approvals relate to the Real Property or the Tangible Personal Property as opposed to other property of Seller or its affiliates; (iii) resident and tenant files for current residents and tenants as of the date of this Agreement (the "**Tenant Lease Files**"), (iv) other non-confidential and non-proprietary records owned by Seller and used in connection with the operation of the Real Property or any part thereof, and located on-site as of the date of this Agreement; (v) all rights to use the name "Gretna Village Apartments" in connection with the Real Property and all trade names and trademarks, and (vi) all assignable telephone numbers, web-site addresses, domain names, social media accounts, and website content associated with the Real Property.

2. Assignment and Assumption of Leases:

(a) Seller hereby sells, assigns, transfers and conveys to Purchaser all of Seller's right, title and interest as landlord in, to and under all rental agreements, leases and other agreements in effect as of the date of this Agreement demising space in or providing for the use or occupancy of the Real Property (the "**Leases**"), together with any and all unapplied refundable tenant security and other unapplied refundable deposits in Seller's possession with respect to the Leases as of the date of this Agreement (collectively, the "**Deposits**"). The assignment of the Deposits has been made by means of a credit or payment on the closing statement executed by Seller and Purchaser.

(b) Purchaser hereby assumes, and hereby covenants and agrees to fully and faithfully perform, observe and comply with, all of the covenants, agreements, conditions and other terms and provisions stated in the Leases which, under the terms of the Leases, are to be performed,

observed, and complied with by the landlord from and after the date of this Agreement. Purchaser acknowledges that Purchaser shall become solely responsible and liable as landlord under the Leases for obligations arising or accruing from and after the date hereof.

(c) Seller shall indemnify, hold harmless and defend Purchaser from and against any and all claims, demands, causes of action, liabilities, losses, costs, damages and expenses (including reasonable attorneys' fees and expenses and court costs incurred in defending any such claim or in enforcing this indemnity) that may be incurred by Purchaser by reason of the failure of Seller to perform, observe and comply with the landlord's obligations under any of the Leases arising or accruing during the period before the date hereof, other than with respect to the Deposits.

(d) Purchaser shall indemnify, hold harmless and defend Seller from and against any and all claims, demands, causes of action, liabilities, losses, costs, damages and expenses (including reasonable attorneys' fees and expenses and court costs incurred in defending any such claim or in enforcing this indemnity) that may be incurred by Seller by reason of the failure of Purchaser to perform, observe and comply with the landlord's obligations under any of the Leases arising or accruing during the period from and after the date hereof, including without limitation, claims made by tenants with respect to the Deposits, whether arising before, on or after the date hereof.

(e) For purposes of this Paragraph 2, the word "landlord" means the landlord, lessor or other equivalent party under any of the Leases, and the word "tenant" means the tenant, lessee or other equivalent party under any of the Leases.

3. Assignment and Assumption of Service Contracts:

(a) Seller hereby sells, assigns, transfers and conveys to Purchaser all of Seller's right, title and interest in, to and under those service, supply, equipment rental and similar agreements set forth on Exhibit B, attached hereto and made part hereof by this reference (the "**Service Contracts**").

(b) Purchaser hereby assumes, and hereby covenants and agrees to fully and faithfully perform, observe and comply with, all of the covenants, agreements, conditions and other terms and provisions stated in the Service Contracts which, under the terms of the Service Contracts, are to be performed, observed, and complied with by the property owner from and after the date of this Agreement. Purchaser acknowledges that Purchaser shall become solely responsible and liable under the Service Contracts for obligations arising or accruing from and after the date hereof, including with respect to any and all payments coming due under the Service Contracts for which Purchaser has received a credit or payment on the closing statement executed by Purchaser and Seller (the "**Credited Payments**").

(c) Seller shall indemnify, hold harmless and defend Purchaser from and against any and all claims, demands, causes of action, liabilities, losses, costs, damages and expenses (including reasonable attorneys' fees and expenses and court costs incurred in defending any such claim or in enforcing this indemnity) that may be incurred by Purchaser by reason of the failure of

Seller to perform, observe and comply with its obligations under any of the Service Contracts arising or accruing during the period before the date hereof, other than with respect to the Credited Payments.

(d) Purchaser shall indemnify, hold harmless and defend Seller from and against any and all claims, demands, causes of action, liabilities, losses, costs, damages and expenses (including reasonable attorneys' fees and expenses and court costs incurred in defending any such claim or in enforcing this indemnity) that may be incurred by Seller by reason of the failure of Purchaser to perform, observe and comply with its obligations under any of the Service Contracts arising or accruing during the period from and after the date hereof, including without limitation, claims made by any other contract party with respect to the Credited Payments, whether arising before, on or after the date hereof.

4. Qualifications. This Agreement is subject to the Permitted Exceptions (as defined in the Contract). This Agreement is also subject to those provisions of the Contract limiting Seller's liability to Purchaser, including but not limited to Article 9 of the Contract, and those provisions limiting Seller's warranties to Purchaser acknowledging that it is acquiring the assets conveyed herein in the "as-is, where-is" condition.

5. Counterparts. This Agreement may be executed in two or more identical counterparts, and it shall not be necessary that any one of the counterparts be executed by all of the parties hereto. Each fully or partially executed counterpart shall be deemed an original, but all of such counterparts taken together shall constitute one and the same instrument.

6. Successors and Assigns. This Agreement shall inure to the benefit of, and be binding upon, the successors, executors, administrators, legal representatives and assigns of the parties hereto.

7. Governing Law. This Agreement shall be construed under and enforced in accordance with the laws of the State of Virginia.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

EXECUTED effective as of the date first above written.

SELLER:

[_____],

a [_____]

By: _____
Gregory B. Jones, Authorized Signatory

PURCHASER:

_____,
a _____

By: _____
Name: _____
Title: _____

Exhibits to Bill of Sale and Assignment

A - Legal Description of Land

B - List of Designated Service Contracts

Schedule 4.8

MUST TAKE SERVICE CONTRACTS

[Seller to propose]

Schedule 5.1(e)

SCHEDULE OF PENDING LITIGATION

None.

Schedule 5.1(m)

SCHEDULE OF NOTICES

None.

Pittsylvania County

PARCEL DETAIL

Parcel Detail | Buildings (3) | Land (1) | Collections (8) | Prop Card | Sales (1) | Back to Search

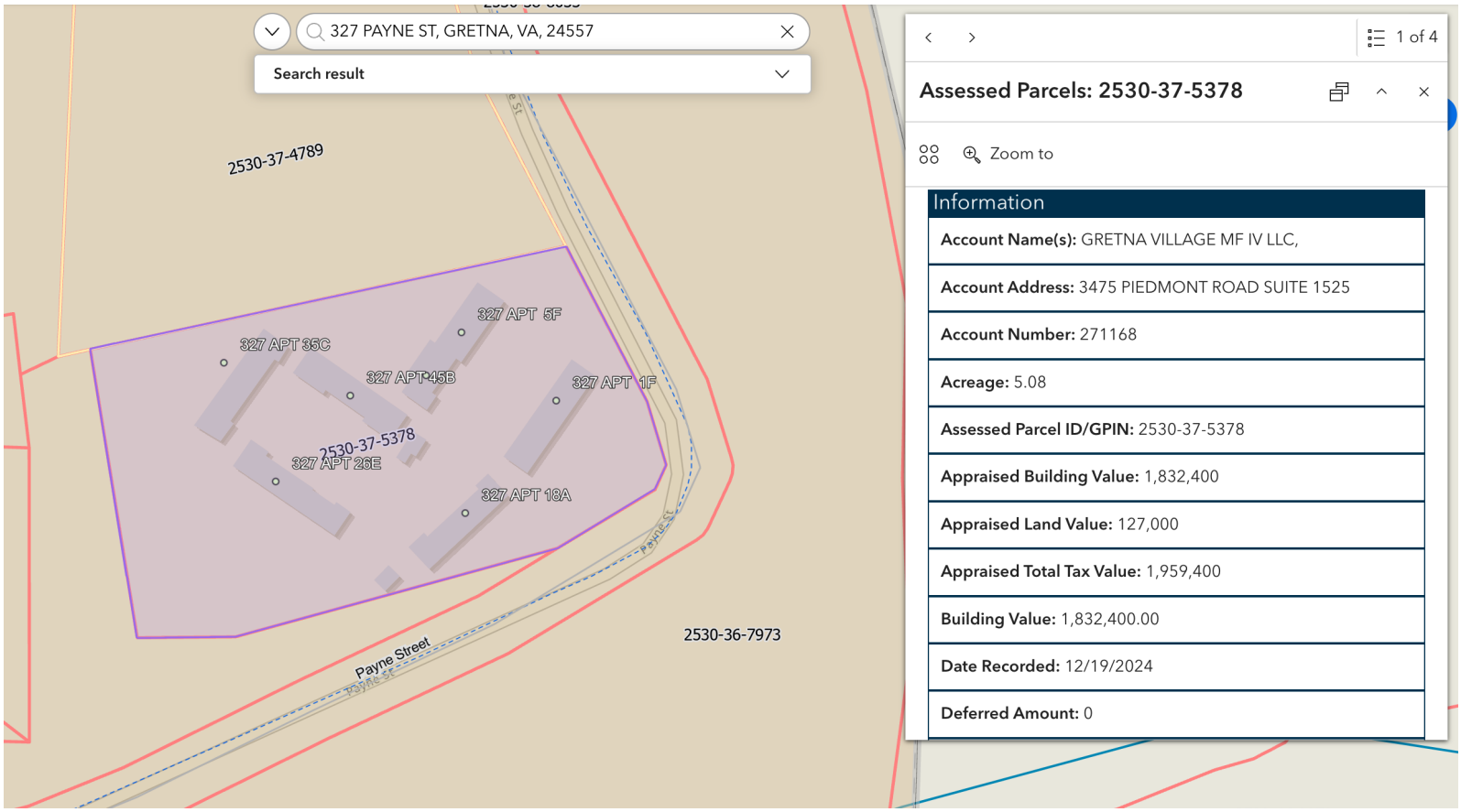
Parcel: 2530-37-5378 Address: 327 PAYNE ST Owner: GRETNA VILLAGE MF IV LLC

Property Address	327 PAYNE ST
Property Description	ST RD 792 5.08 AC
Township Code	TOWN OF GRETNA (12)
Zone Code	TOWN ZONING (TZ)
Subdivision Code	
Number of Buildings	3

Percentage Complete	
Acreage	5.08
Square Footage	221,284
Topography Code	
Utilities Code	
Date Last Appraised	08/18/23 01/20/17 03/21/13 06/02/09
Current Owner	GRETNA VILLAGE MF IV LLC

Owner Address	3475 PIEDMONT ROAD SUITE 1525 ATLANTA, GA 30305
Deed Book/Page	LR24/05484
Date Recorded	12/19/2024
Sales Price	$200,000.00
Valid Sale	Y

Land Appraised Value	$127,000.00
Building Appraised Value	$1,832,400.00
Land Deferment Value	$0.00
Net Appraised Value	$1,959,400.00
Override Tax Value	$0.00


327 PAYNE ST, GRETNA, VA, 24557
Search result
2530-37-4789
327 APT 5F
327 APT 35C
327 APT45B
327 APT 1F
2530-37-5378
327 APT 26E
327 APT 18A
Payne St
2530-36-7973
Payne Street
1 of 4
Assessed Parcels: 2530-37-5378
Zoom to
Information
Account Name(s): GRETNA VILLAGE MF IV LLC,
Account Address: 3475 PIEDMONT ROAD SUITE 1525
Account Number: 271168
Acreage: 5.08
Assessed Parcel ID/GPIN: 2530-37-5378
Appraised Building Value: 1,832,400
Appraised Land Value: 127,000
Appraised Total Tax Value: 1,959,400
Building Value: 1,832,400.00
Date Recorded: 12/19/2024
Deferred Amount: 0

GRETNA VILLAGE MF IV LLC
3475 PIEDMONT ROAD SUITE 1525
ATLANTA, GA 30305

Acct : 271168 Dst: 12 AC: Tx 5.0800 Map #: 2530-37-5378 Card 1 of 1
Date : 12/19/24 Cls: 3 Ap 5.08 Desc : ST RD 792 5.08 AC 05900150000A20
Bk/Pg: LR24/05484 Zon: TZ Printed: 03/02/26
Mb/Lt: B43/304J Nhd: 100 0% Lc : Util: PUBLIC ; PUBLIC Updated: KA1
Cons : 200000 Rd : 01 PAVED Topo : Att:

(A): (A): GRETNA VILLAGE APTS
1995
5-1BED, 10-2BED, 23-3BED, 9-4BED,
1995 REMODELED; SEC 8 LIHTC, W/AC;
LAND-PAVING SIGHT IMPROVEMENTS
INCLUDED IN LAND VALUE; (R):
Appr: FP Date: 08/18/23
Info: E Time: 3:00
1995 REMODELED; SEC 8 LIHTC, W/AC;

BnBmUse	Gr	LnxWd	MhCdDes	Rem	Ayb	Cnd	Units	Rate	PdFo	RsnEo	RsnIc	Value
1U APARTMENTS		x			1971	FAI	48416	72.0048			0	1,812,700
2U MISC		x	FRAME MAINTENANCE BLDG.	15X26+8X12	1971	FAI	486	72.0048			0	18,200
3FVOTHER		x	PAVILION		1971	FAI					0	1,500

SnLmSeg	Type	Ac	Frnt	Dpth	Sf	TFctrLtUp	Adj%	Value	Remarks
1A	9200 COMMERCIAL/IN	5.08				25000	0	127,000	

Mkt Val L	127,000
Mkt Val B	1,832,400
Mkt Val T	1,959,400
Def Val	0
Net Val	1,959,400
Old Mkt L	127,000
Old Mkt B	1,832,400
Old Def	0
Old Net	1,959,400

Tab F:

RESNET Rater Certification (MANDATORY)

Appendix F
RESNET Rater Certification of Development Plans

I certify that the development's plans and specifications incorporate all items for the required baseline energy performance as indicated in Virginia's Qualified Allocation Plan (QAP).

If the plans and specifications do not include requirements to meet the QAP baseline energy performance, those requirements still must be met, even though the application is accepted for credits.

***Please note that this may make the Application ineligible for credits. The Requirements apply to any new, adaptive reuse, or rehabilitated development (including those serving elderly and/or physically disabled households).

In addition, provide HERS rating documentation as specified in the manual.

☐ **New Construction** – EnergyStar Certification
The development's design meets the criteria for the EnergyStar Certification. Rater understands that before issuance of IRS Form 8609, the applicant will obtain and provide EnergyStar Certification to Virginia Housing.

☑ **Rehabilitation** – 30% performance increase over existing, based on HERS index.
Or, it must provide evidence of a HERS Index of 80 or lower. The rater understands that before IRS Form 8609 is issued, the rater must provide Virginia Housing with energy performance certification.

☐ **Adaptive Reuse** – Must provide evidence of a HERS index of 95 or lower. The rater understands that before IRS Form 8609 is issued, the rater must provide Virginia Housing with energy performance certification.

Additional Optional Certification
I certify that the development's plans and specifications incorporate all items for the certification as indicated below, and I am an accredited verifier of said certification. If the plans and specifications do not include requirements to obtain the certification, those requirements must still be met, even though the application is accepted for credits. Rater understands that before issuance of IRS Form 8609, the applicant will obtain and provide Certification to Virginia Housing.

☐ **Earthcraft Certification** - The development's design meets the criteria to obtain Earthcraft Multifamily program gold certification or higher.

☐ **LEED Certification** - The development's design meets the criteria for the U.S. Green Building Council LEED green building certification.

☑ **National Green Building Standard (NGBS)** - The development's design meets the criteria for meeting the NGBS Silver or higher standards to obtain certification

☐ **Enterprise Green Communities**—The development's design meets the requirements stated in the Enterprise Green Communities Criteria for this development's construction type to obtain certification.

*****Please Note Raters must have completed 500+ ratings to certify this form*****

RESNET Rater Signature	Printed Name	Date
	Kevin Robicheau	3/5/2026

RESNET Provider Agency	Provider Contact Name
Green Building Consulting	Jason Alfandre

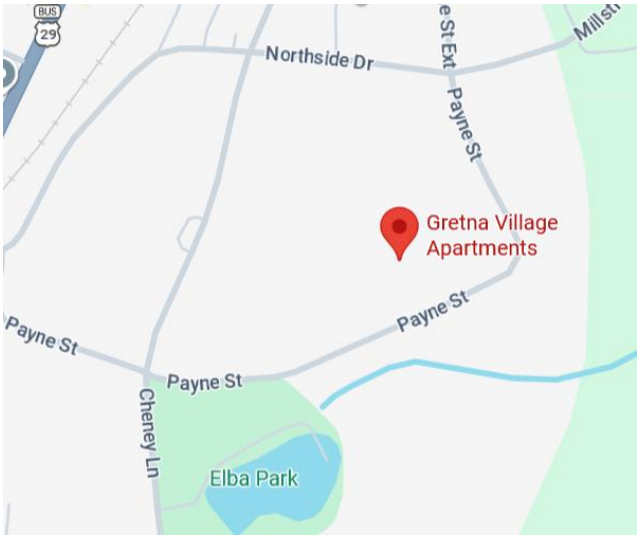
Contact Signature	Email	Phone
	jalfandre@greenbldgconsulting.com	(517) 427-8997

Gretna Village Apartments
Development Name

HERS Assessment Report

Gretna Village

Gretna, VA



Submitted and prepared for:
Jake Lanza
Greenstreet Housing
212 E. Main St., Ste 200
Salisbury, MD 21804

Prepared by:
Dominion Due Diligence Group (D3G)

Kevin Robicheau, HERS Rater, NGBS Green Verifier
Phone: 804.319.6597 (direct)
Email: k.robicheau@d3g.com

Stephen Evanko, LEED AP, NGBS Master Verifier
Phone: 804.237.1892 (direct)
Email: s.evanko@d3g.com

February 27, 2026

Jake Lanza
212 East Main Street, Suite 200
Salisbury, MD 21804

RE: Home Energy Rating (HERS) Report
D3G Project #2026-000199
Gretna Village
327 Payne Street, Gretna, VA 24557

Dear Mr. Lanza,

Dominion Due Diligence Group (D3G) respectfully submits this Home Energy Rating System (HERS) report to show the preliminary and proposed HERS Index for Gretna Village.

Scope of Work:

D3G has provided the following services for this report:

1. Comprehensive review of all design documentation (e.g., construction drawings and specifications) required to perform accurate whole-building energy simulation modeling.
2. Conducted Site inspection and Initial Diagnostic Testing Services on Sampled Units (e.g., Blower Door Infiltration and Duct Leakage testing).
3. Energy simulation models were generated to capture subject properties' total annual energy consumption, including all fuel sources, and provide a HERS index.
4. Organize results into a usable, summarized final report for the Virginia LIHTC application submission.

Property Description	
Construction Year	1970
The primary function of property	Multifamily Housing
Other property usage types (i.e., retail, restaurants, etc.)	Community and Laundry Building
Number of buildings	6
Number of dwelling units	47
Number of bedrooms	130
Gross Floor Area – Dwelling units	~41,819
Parking Type & Square Footage (shared open, estimated)	~18,119

CORPORATE HEADQUARTERS ◆ 201 WYLDEROSE DRIVE ◆ MIDLOTHIAN, VIRGINIA 23113
804.358.2020 ◆ FAX 804. 97.6404 ◆ WWW.D3G.COM
Providing nationwide service to protect your investments

Energy Efficiency Threshold				
HERS Targets for LIHTC				
Unique Unit Types (modeled worst-case & orientation)	As-is HERS (Based on field data and plans)	Proposed Design HERS (modeled worst-case) Required: HERS 80	Unit Count	Met (Y/N)
1 bed / 1 bathroom (includes inside, end & bottom orientations)	92	73	3	Y
1 bed / 1 bathroom (includes inside, end, and top orientations)	93	62	2	Y
2 bed / 1 bathroom (includes inside, end & bottom, and top orientations)	98	74	10	Y
3 bed / 1 bathroom (includes inside, end & bottom, and top orientations)	93	70	23	Y
4 bed / 1 bathroom (includes inside, end & bottom, and top orientations)	94	73	9	Y

Note—HERS scores are determined by separating all unique unit types and building energy models to determine the worst HERS score by unit orientation. The worst-case HERS score is what all units of the same type will point to in the proposed improvement scope. This ensures that all units, regardless of orientation, will meet the HERS target or HERS reduction percentage in the LIHTC guidelines.

Where the target HERS score or HERS reduction percentage is not met, improvements in the building thermal envelope or HVAC system efficiencies must be made to lower the score and meet the required threshold. An energy reduction of 25% must be met for NGBS Silver Certification per LIHTC green building requirements.

Energy Modeling Inputs			
Building Envelope			
Building Component	Current Conditions	Proposed Improvement	Notes
Concrete Slabs	Uninsulated	None	None
Exterior Wall Assemblies	Vinyl and brick exterior over wood studs assumed to be 16" o.c. – R-13 batts, grade 3	None	Confirm if siding will be insulated.
Rim/Band Joists	Uninsulated	R-19 fiberglass batts	None
Windows	The existing windows U-value was assumed to be 0.45, and SHGC was deemed to be 0.40	U-values of 0.28 and SHGCs of 0.23	The product must display an NFRC sticker with a rating of 0.30 CFM/ft² for NGBS Certification.

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Building Envelope Continued			
Doors	1-3/4" hollow core steel doors, unknown values	Expecting ENERGY STAR Certified doors with U-0.17 (opaque) SHGC-0.025 (> or ≤½ Lite glazing)	None
Ceiling	R-13 blown fiberglass, U-0.095	R-49 blown insulation, U-0.020	Include air sealing of the attic floors, and drywall sealed to the top wall plates as needed.
Mechanical Systems, Appliances, Lighting, Infiltration, and Mechanical Ventilation (Dwelling Units)			
Building Component	**Current Conditions**	**Proposed Improvement**	**Notes**
Dwelling Unit – Heating and Cooling	Illegible/faded model numbers – Air source heat pump; 12 SEER, 6.2 HSPF	Dual fuel air source heat pump equipment; 15.2 SEER2, 7.2 HSPF2, 81 AFUE	**Must provide submittals and manual J & S reports for NGBS Certification.** Equipment TBD.
HVAC Controls - Thermostats	Non-programmable	Programmable thermostat	None
HVAC Grading	Grade 3 duct leakage, wattage draw, and airflow	Grade 2 duct leakage, Grade 1 wattage draw, and airflow	None
Dwelling Unit Ventilation	Natural ventilation	Natural Ventilation	None
Dehumidification	None	None	None
Dwelling Unit Water Heating	40-gallon gas storage tanks. .58 UEF	On-demand tankless .95 UEF	None
Dwelling Unit Kitchen Appliances	Illegible model numbers	ENERGY STAR refrigerators, exhaust fans, and dishwashers	None
Dwelling Unit Laundry Appliances	Tenant provided	Central laundry proposed	None
Dwelling Unit Lighting	~30% LED throughout	100% LED bulbs	None
Dwelling Unit Fixtures	2.5 gpm showerhead 2.2 gpm lavatory 2.0 gpf water closets	Bathroom faucets, aerators, showerheads, and water closets must be EPA WaterSense Certified	None
Building Envelope Air Tightness	Average of 13.6 ACH50 across all units	7-10 ACH50	Must specify air sealing outlets, weatherstripping doors, repairing window drafts, and caulking baseboards
Duct leakage	22.5 CFM per 100 sq. ft. of CFA across all units	Mastic and UL181a/b tape on all new and existing connections	Must be added to project plans/ specifications

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804.358.2020 ◆ FAX 804. 97.6404 ◆ WWW.D3G.COM

Disclaimer and Limitations

- As the HERS and NGBS inspector, D3G has no authority to award the certification to the project. The authority to certify the project belongs to the certifying entity.

- While certification will comply with many code requirements, a Rater is not responsible for ensuring that all code requirements have been met before accreditation. If a code requirement, a manufacturer's installation instructions, or an engineering document conflicts with the program's requirement (e.g., slab insulation is prohibited from allowing visual access for termite inspections), the conflicting requirement within these requirements shall not be met. Certification shall be permitted only if the Rater has determined that no equivalent option could meet the conflicting requirement (e.g., switching from exterior to interior slab-edge insulation). Note that a dwelling unit must still meet its HERS Target of 80. Therefore, other efficiency measures may be needed to compensate for the omission of the conflicting requirement.

- Certification depends on the Client's compliance with all mandatory program requirements. Without 100% compliance, D3G does not warrant the project's final certification.

- D3G's consulting role is advisory. D3G will guide the selection of materials, methods, and strategies to satisfy program requirements. The client assumes full responsibility for the final design, material selection, and system installation.

- Energy modeling, inspections, testing, and other services provided by D3G should not be interpreted as a guarantee of warranty of building durability or energy performance. Through the building program documentation and onsite inspections, D3G certifies that the information in the submitted documents is accurate and consistent with the LIHTC requirements.

- The professional services rendered by D3G are for the client's sole benefit and use. Governing law related to the services performed may be subject to reasonable interpretation. This report does not represent that D3G's opinions and interpretations of governing laws, codes, standards, or regulations are exclusive to all others, and D3G shall not be liable because of contrary opinions or interpretations of clients or governmental or regulatory agencies.

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804.358.2020 ◆ FAX 804. 97.6404 ◆ WWW.D3G.COM

Sincerely,



Kevin Robicheau, HERS Rater, NGBS Verifier _____



Stephen Evanko, LEED AP, NGBS Master Verifier _____

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Appendix:

A: Existing HERS Summaries
B: Proposed Improvement of HERS Summaries

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A: Existing HERS Reports and Fuel Summaries

CORPORATE HEADQUARTERS ◆ 201 WYLDEROSE DRIVE ◆ MIDLOTHIAN, VIRGINIA 23113
804.358.2020 ◆ FAX 804. 97.6404 ◆ www.D3G.COM

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date:
Registry ID:
Ekotrope ID: vp677orL

HERS® Index Score:

92 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

$264

*Relative to an average U.S. home

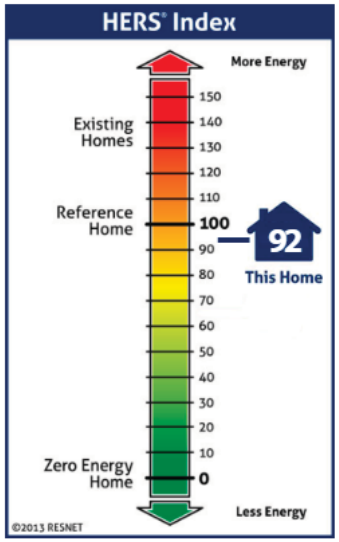
Home:
327 Payne Street
Gretna, VA 24557

Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	18.7	$102
Cooling	1.6	$57
Hot Water	11.1	$55
Lights/Appliances	13.5	$397
Service Charges		$120
Generation (e.g. Solar)	0.0	$0
Total:	**44.9**	**$732**

This home meets or exceeds the criteria of the following:



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	1 bd LL
Community:	Gretna Village
Conditioned Floor Area:	590 ft^2
Number of Bedrooms:	1
Primary Heating System:	Furnace • Natural Gas • 92 AFUE
Primary Cooling System:	Air Conditioner • Electric • 12 SEER
Primary Water Heating:	Residential Water Heater • Natural Gas • 0.58 UEF
House Tightness:	1217 CFM50 (14.26 ACH50) (Adjusted Infiltration: 14.26 ACH50)
Ventilation:	None
Duct Leakage to Outside:	60 CFM @ 25Pa (10.17 / 100 ft^2)
Above Grade Walls:	R-11
Ceiling:	Adiabatic, R-1
Window Type:	U-Value: 0.4, SHGC: 0.45
Foundation Walls:	N/A
Framed Floor:	N/A

Rating Completed by:

Energy Rater: Kevin Robicheau
RESNET ID: 8611030

Rating Company: Dominion Due Diligence Group
201 Wylderose Drive
804-237-1892

Rating Provider: Green Building Consulting
1435 Vine St 2nd flr, Cincinnati, OH 45202
513.381.1470

Kevin Robicheau, Certified Energy Rater
Date: 2/23/26 at 1:43 PM

ekotrope

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

Ekotrope RATER - Version:5.0.2.3808
The Energy Rating Disclosure for this home is available from the Approved Rating Provider.
This report does not constitute any warranty or guarantee.

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date:
Registry ID:
Ekotrope ID: dBARK1eL

HERS® Index Score:

93

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

$294

*Relative to an average U.S. home

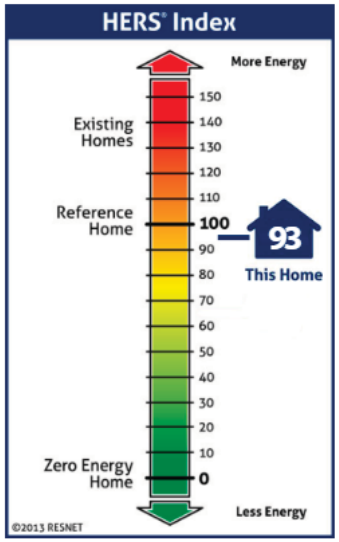
Home:
327 Payne Street
Gretna, VA 24557

Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	16.2	$88
Cooling	4.3	$150
Hot Water	11.0	$55
Lights/Appliances	13.7	$405
Service Charges		$120
Generation (e.g. Solar)	0.0	$0
Total:	**45.1**	**$819**

This home meets or exceeds the criteria of the following:



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	1 bd TL
Community:	Gretna Village
Conditioned Floor Area:	631 ft^2
Number of Bedrooms:	1
Primary Heating System:	Furnace • Natural Gas • 92 AFUE
Primary Cooling System:	Air Conditioner • Electric • 12 SEER
Primary Water Heating:	Residential Water Heater • Natural Gas • 0.58 UEF
House Tightness:	1217 CFM50 (13.57 ACH50) (Adjusted Infiltration: 13.57 ACH50)
Ventilation:	None
Duct Leakage to Outside:	60 CFM @ 25Pa (9.51 / 100 ft^2)
Above Grade Walls:	R-11
Ceiling:	Vented Attic, R-13
Window Type:	U-Value: 0.4, SHGC: 0.45
Foundation Walls:	N/A
Framed Floor:	R-11

Rating Completed by:

Energy Rater: Kevin Robicheau
RESNET ID: 8611030

Rating Company: Dominion Due Diligence Group
201 Wylderose Drive
804-237-1892

Rating Provider: Green Building Consulting
1435 Vine St 2nd flr, Cincinnati, OH 45202
513.381.1470

Kevin Robicheau, Certified Energy Rater
Date: 2/23/26 at 1:43 PM

ekotrope

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

Ekotrope RATER - Version:5.0.2.3808
The Energy Rating Disclosure for this home is available from the Approved Rating Provider.
This report does not constitute any warranty or guarantee.

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date:
Registry ID:
Ekotrope ID: da7O5WG2

HERS® Index Score:

98

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

$279

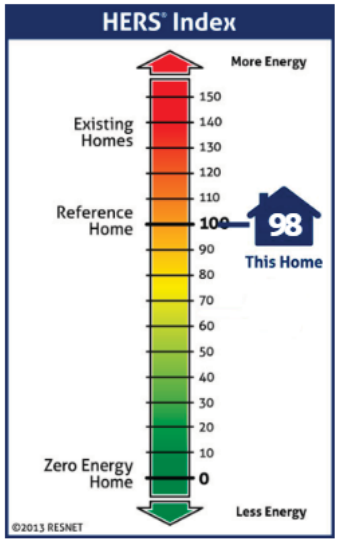
*Relative to an average U.S. home

Home:
327 Payne Street
Gretna, VA 24557

Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	33.4	$183
Cooling	1.7	$59
Hot Water	13.2	$66
Lights/Appliances	15.7	$466
Service Charges		$120
Generation (e.g. Solar)	0.0	$0
Total:	**64.0**	**$894**



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	2 bd LL
Community:	Gretna Village
Conditioned Floor Area:	795 ft²
Number of Bedrooms:	2
Primary Heating System:	Furnace • Natural Gas • 92 AFUE
Primary Cooling System:	Air Conditioner • Electric • 12 SEER
Primary Water Heating:	Residential Water Heater • Natural Gas • 0.58 UEF
House Tightness:	2303 CFM50 (20.05 ACH50) (Adjusted Infiltration: 20.05 ACH50)
Ventilation:	None
Duct Leakage to Outside:	99 CFM @ 25Pa (12.45 / 100 ft²)
Above Grade Walls:	R-11
Ceiling:	Adiabatic, R-1
Window Type:	U-Value: 0.4, SHGC: 0.45
Foundation Walls:	N/A
Framed Floor:	N/A

This home meets or exceeds the criteria of the following:

Rating Completed by:

Energy Rater: Kevin Robicheau
RESNET ID: 8611030

Rating Company: Dominion Due Diligence Group
201 Wylderose Drive
804-237-1892

Rating Provider: Green Building Consulting
1435 Vine St 2nd flr, Cincinnati, OH 45202
513.381.1470

Kevin Robicheau, Certified Energy Rater
Date: 2/23/26 at 1:43 PM

ekotrope

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

Ekotrope RATER - Version:5.0.2.3808
The Energy Rating Disclosure for this home is available from the Approved Rating Provider.
This report does not constitute any warranty or guarantee.

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date:
Registry ID:
Ekotrope ID: vnlezAVL

HERS® Index Score:

93

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

$328

*Relative to an average U.S. home

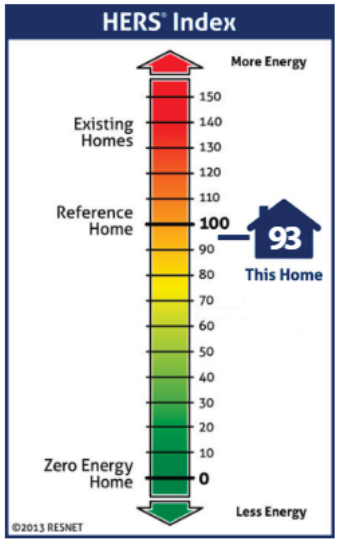
Home:
327 Payne Street
Gretna, VA 24557

Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	31.4	$172
Cooling	3.4	$118
Hot Water	13.1	$66
Lights/Appliances	16.1	$481
Service Charges		$120
Generation (e.g. Solar)	0.0	$0
Total:	**64.0**	**$957**

This home meets or exceeds the criteria of the following:



Home Feature Summary:

Home Type:	Townhouse, end unit
Model:	3 bd TH
Community:	Gretna Village
Conditioned Floor Area:	872 ft²
Number of Bedrooms:	2
Primary Heating System:	Furnace • Natural Gas • 92 AFUE
Primary Cooling System:	Air Conditioner • Electric • 12 SEER
Primary Water Heating:	Residential Water Heater • Natural Gas • 0.58 UEF
House Tightness:	2162 CFM50 (17.84 ACH50) (Adjusted Infiltration: 17.84 ACH50)
Ventilation:	None
Duct Leakage to Outside:	133 CFM @ 25Pa (15.25 / 100 ft²)
Above Grade Walls:	R-11
Ceiling:	Vented Attic, R-13
Window Type:	U-Value: 0.4, SHGC: 0.45
Foundation Walls:	N/A
Framed Floor:	N/A

Rating Completed by:

Energy Rater: Kevin Robicheau
RESNET ID: 8611030

Rating Company: Dominion Due Diligence Group
201 Wylderose Drive
804-237-1892

Rating Provider: Green Building Consulting
1435 Vine St 2nd flr, Cincinnati, OH 45202
513.381.1470

Kevin Robicheau, Certified Energy Rater
Date: 2/23/26 at 1:43 PM

ekotrope

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

Ekotrope RATER - Version:5.0.2.3808
The Energy Rating Disclosure for this home is available from the Approved Rating Provider.
This report does not constitute any warranty or guarantee.

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date:
Registry ID:
Ekotrope ID: vo3qVjjv

HERS® Index Score:

94

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

$408

*Relative to an average U.S. home

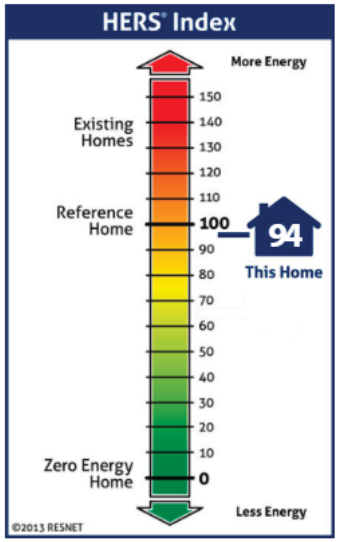
Home:
327 Payne Street
Gretna, VA 24557

Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	42.0	$230
Cooling	4.1	$145
Hot Water	17.6	$88
Lights/Appliances	20.0	$604
Service Charges		$120
Generation (e.g. Solar)	0.0	$0
Total:	**83.8**	**$1,187**

This home meets or exceeds the criteria of the following:



Home Feature Summary:

Home Type:	Townhouse, end unit
Model:	4 bd TH
Community:	Gretna Village
Conditioned Floor Area:	1,207 ft²
Number of Bedrooms:	4
Primary Heating System:	Furnace • Natural Gas • 92 AFUE
Primary Cooling System:	Air Conditioner • Electric • 12 SEER
Primary Water Heating:	Residential Water Heater • Natural Gas • 0.58 UEF
House Tightness:	2518 CFM50 (15.03 ACH50) (Adjusted Infiltration: 15.03 ACH50)
Ventilation:	None
Duct Leakage to Outside:	94 CFM @ 25Pa (7.79 / 100 ft²)
Above Grade Walls:	R-11
Ceiling:	Vented Attic, R-13
Window Type:	U-Value: 0.4, SHGC: 0.45
Foundation Walls:	N/A
Framed Floor:	N/A

Rating Completed by:

Energy Rater: Kevin Robicheau
RESNET ID: 8611030

Rating Company: Dominion Due Diligence Group
201 Wylderose Drive
804-237-1892

Rating Provider: Green Building Consulting
1435 Vine St 2nd flr, Cincinnati, OH 45202
513.381.1470

Kevin Robicheau, Certified Energy Rater
Date: 2/23/26 at 1:43 PM

ekotrope

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

Ekotrope RATER - Version:5.0.2.3808
The Energy Rating Disclosure for this home is available from the Approved Rating Provider.
This report does not constitute any warranty or guarantee.

Fuel Summary

Property
327 Payne Street
Gretna, VA 24557
Model: 1 bd LL
Community: Gretna Village

Gretna Village - 1 bd LL
Initial House Design

Organization
Dominion Due Diligence Group
Kevin Robicheau
804-380-3924

Builder

Inspection Status
Results are projected

Annual Energy Cost

Natural Gas	$220
Electric	$512

Annual End-Use Cost

Heating	$102
Cooling	$57
Water Heating	$55
Lights & Appliances	$397
Onsite Generation	-$0
Service Charges	$120
Total	$732

Annual End-Use Consumption

Heating [Natural Gas Therms]	183.9
Heating [Electric kWh]	84.6
Cooling [Electric kWh]	476.9
Hot Water [Natural Gas Therms]	111.0
Lights & Appliances [Natural Gas Therms]	25.3
Lights & Appliances [Electric kWh]	3,205.8
Total [Natural Gas Therms]	320.1
Total [Electric kWh]	3,767.3
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	0.34
Peak Summer kW	0.90

Utility Rates

Electricity	Default Electric Provider
Natural Gas	Default Gas Provider

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

Fuel Summary

Property
327 Payne Street
Gretna, VA 24557
Model: 1 bd TL
Community: Gretna Village

Gretna Village - 1 bd TL
Initial House Design

Organization
Dominion Due Diligence Group
Kevin Robicheau
804-380-3924

Builder

Inspection Status
Results are projected

Annual Energy Cost

Natural Gas	$207
Electric	$612

Annual End-Use Cost

Heating	$88
Cooling	$150
Water Heating	$55
Lights & Appliances	$405
Onsite Generation	-$0
Service Charges	$120
Total	$819

Annual End-Use Consumption

Heating [Natural Gas Therms]	159.3
Heating [Electric kWh]	73.3
Cooling [Electric kWh]	1,250.4
Hot Water [Natural Gas Therms]	109.8
Lights & Appliances [Natural Gas Therms]	25.3
Lights & Appliances [Electric kWh]	3,273.3
Total [Natural Gas Therms]	294.4
Total [Electric kWh]	4,596.9
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	0.35
Peak Summer kW	1.31

Utility Rates

Electricity	Default Electric Provider
Natural Gas	Default Gas Provider

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

Fuel Summary

Property
327 Payne Street
Gretna, VA 24557
Model: 2 bd LL
Community: Gretna Village

Gretna Village - 2 bd
Initial House Design

Organization
Dominion Due Diligence Group
Kevin Robicheau
804-380-3924

Builder

Inspection Status
Results are projected

Annual Energy Cost

Natural Gas	$305
Electric	$589

Annual End-Use Cost

Heating	$183
Cooling	$59
Water Heating	$66
Lights & Appliances	$466
Onsite Generation	-$0
Service Charges	$120
Total	$894

Annual End-Use Consumption

Heating [Natural Gas Therms]	329.0
Heating [Electric kWh]	151.3
Cooling [Electric kWh]	489.2
Hot Water [Natural Gas Therms]	132.4
Lights & Appliances [Natural Gas Therms]	28.0
Lights & Appliances [Electric kWh]	3,766.7
Total [Natural Gas Therms]	489.4
Total [Electric kWh]	4,407.2
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	0.42
Peak Summer kW	1.02

Utility Rates

Electricity	Default Electric Provider
Natural Gas	Default Gas Provider

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

Fuel Summary

Property
327 Payne Street
Gretna, VA 24557
Model: 3 bd TH
Community: Gretna Village

Gretna Village - 3 bd
Initial House Design

Organization
Dominion Due Diligence Group
Kevin Robicheau
804-380-3924

Builder

Inspection Status
Results are projected

Annual Energy Cost

Natural Gas	$294
Electric	$662

Annual End-Use Cost

Heating	$172
Cooling	$118
Water Heating	$66
Lights & Appliances	$481
Onsite Generation	-$0
Service Charges	$120
Total	$957

Annual End-Use Consumption

Heating [Natural Gas Therms]	309.6
Heating [Electric kWh]	142.4
Cooling [Electric kWh]	984.3
Hot Water [Natural Gas Therms]	131.1
Lights & Appliances [Natural Gas Therms]	28.0
Lights & Appliances [Electric kWh]	3,893.4
Total [Natural Gas Therms]	468.7
Total [Electric kWh]	5,020.1
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	0.43
Peak Summer kW	1.41

Utility Rates

Electricity	Default Electric Provider
Natural Gas	Default Gas Provider

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

Fuel Summary

Property
327 Payne Street
Gretna, VA 24557
Model: 4 bd TH
Community: Gretna Village

Gretna Village - 4 bd
Initial House Design

Organization
Dominion Due Diligence Group
Kevin Robicheau
804-380-3924

Builder

Inspection Status
Results are projected

Annual Energy Cost

Natural Gas	$372
Electric	$815

Annual End-Use Cost

Heating	$230
Cooling	$145
Water Heating	$88
Lights & Appliances	$604
Onsite Generation	-$0
Service Charges	$120
Total	$1,187

Annual End-Use Consumption

Heating [Natural Gas Therms]	413.8
Heating [Electric kWh]	190.3
Cooling [Electric kWh]	1,210.1
Hot Water [Natural Gas Therms]	176.0
Lights & Appliances [Natural Gas Therms]	33.4
Lights & Appliances [Electric kWh]	4,891.6
Total [Natural Gas Therms]	623.2
Total [Electric kWh]	6,292.1
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	0.55
Peak Summer kW	1.80

Utility Rates

Electricity	Default Electric Provider
Natural Gas	Default Gas Provider

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

B: Proposed Improvement of HERS Reports and Fuel Summaries

CORPORATE HEADQUARTERS ◆ 201 WYLDEROSE DRIVE ◆ MIDLOTHIAN, VIRGINIA 23113
804.358.2020 ◆ FAX 804. 97.6404 ◆ www.D3G.COM
Providing nationwide service to protect your investments

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date:
Registry ID:
Ekotrope ID: vp677orL

HERS® Index Score:

73

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

$367

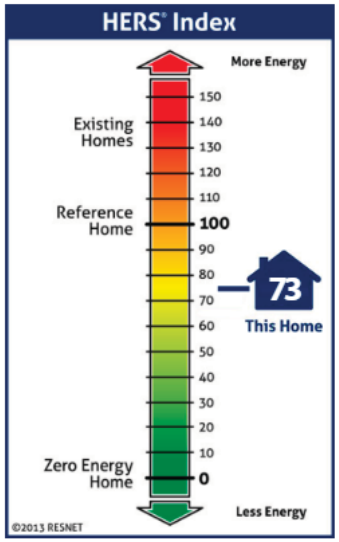
*Relative to an average U.S. home

Home:
327 Payne Street
Gretna, VA 24557

Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	10.0	$352
Cooling	0.4	$14
Hot Water	5.4	$27
Lights/Appliances	10.5	$292
Service Charges		$120
Generation (e.g. Solar)	0.0	$0
Total:	**26.3**	**$805**



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	1 bd LL
Community:	Gretna Village
Conditioned Floor Area:	590 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 7.2 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.2 SEER2
Primary Water Heating:	Residential Water Heater • Natural Gas • 0.95 UEF
House Tightness:	7 ACH50 (Adjusted Infiltration: 6.45 ACH50)
Ventilation:	None
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-11
Ceiling:	Adiabatic, R-1
Window Type:	U-Value: 0.28, SHGC: 0.23
Foundation Walls:	N/A
Framed Floor:	N/A

This home meets or exceeds the criteria of the following:

2006 International Energy Conservation Code

Rating Completed by:

Energy Rater: Kevin Robicheau
RESNET ID: 8611030

Rating Company: Dominion Due Diligence Group
201 Wylderose Drive
804-237-1892

Rating Provider: Green Building Consulting
1435 Vine St 2nd flr, Cincinnati, OH 45202
513.381.1470

Kevin Robicheau, Certified Energy Rater
Date: 2/23/26 at 1:45 PM

ekotrope

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

Ekotrope RATER - Version:5.0.2.3808
The Energy Rating Disclosure for this home is available from the Approved Rating Provider.
This report does not constitute any warranty or guarantee.

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date:
Registry ID:
Ekotrope ID: dBARK1eL

HERS® Index Score:

62 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

$539

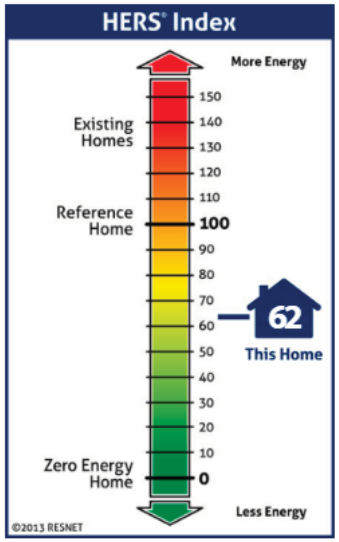
*Relative to an average U.S. home

Home:
327 Payne Street
Gretna, VA 24557

Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	6.8	$237
Cooling	1.7	$59
Hot Water	5.4	$27
Lights/Appliances	10.6	$298
Service Charges		$120
Generation (e.g. Solar)	0.0	$0
Total:	**24.4**	**$741**



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	1 bd TL
Community:	Gretna Village
Conditioned Floor Area:	631 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 7.2 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.2 SEER2
Primary Water Heating:	Residential Water Heater • Natural Gas • 0.95 UEF
House Tightness:	7 ACH50 (Adjusted Infiltration: 6.45 ACH50)
Ventilation:	None
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-11
Ceiling:	Vented Attic, R-49
Window Type:	U-Value: 0.28, SHGC: 0.23
Foundation Walls:	N/A
Framed Floor:	R-11

This home meets or exceeds the criteria of the following:

2009 International Energy Conservation Code
2006 International Energy Conservation Code

Rating Completed by:

Energy Rater: Kevin Robicheau
RESNET ID: 8611030

Rating Company: Dominion Due Diligence Group
201 Wylderose Drive
804-237-1892

Rating Provider: Green Building Consulting
1435 Vine St 2nd flr, Cincinnati, OH 45202
513.381.1470

Kevin Robicheau, Certified Energy Rater
Date: 2/23/26 at 1:45 PM

ekotrope

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

Ekotrope RATER - Version:5.0.2.3808
The Energy Rating Disclosure for this home is available from the Approved Rating Provider.
This report does not constitute any warranty or guarantee.

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date:
Registry ID:
Ekotrope ID: da7O5WG2

HERS® Index Score:

74 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

$485

*Relative to an average U.S. home

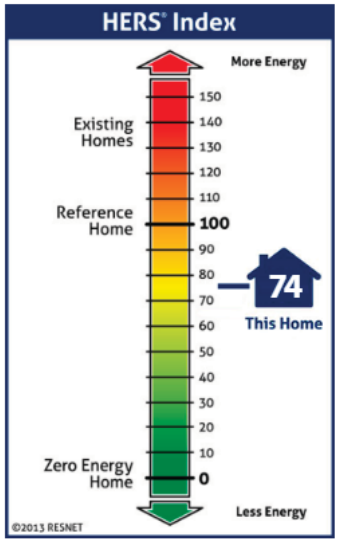
Home:
327 Payne Street
Gretna, VA 24557

Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	12.4	$438
Cooling	1.1	$40
Hot Water	7.2	$36
Lights/Appliances	12.0	$338
Service Charges		$120
Generation (e.g. Solar)	0.0	$0
Total:	**32.8**	**$972**

This home meets or exceeds the criteria of the following:



Home Feature Summary:

Home Type:	Townhouse, end unit
Model:	2 bd LL
Community:	Gretna Village
Conditioned Floor Area:	723 ft²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 7.2 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.2 SEER2
Primary Water Heating:	Residential Water Heater • Natural Gas • 0.95 UEF
House Tightness:	7 ACH50 (Adjusted Infiltration: 7.00 ACH50)
Ventilation:	None
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-11
Ceiling:	Vented Attic, R-13
Window Type:	U-Value: 0.28, SHGC: 0.23
Foundation Walls:	N/A
Framed Floor:	N/A

Rating Completed by:

Energy Rater: Kevin Robicheau
RESNET ID: 8611030

Rating Company: Dominion Due Diligence Group
201 Wylderose Drive
804-237-1892

Rating Provider: Green Building Consulting
1435 Vine St 2nd flr, Cincinnati, OH 45202
513.381.1470

Kevin Robicheau, Certified Energy Rater
Date: 2/23/26 at 1:45 PM

ekotrope

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

Ekotrope RATER - Version:5.0.2.3808
The Energy Rating Disclosure for this home is available from the Approved Rating Provider.
This report does not constitute any warranty or guarantee.

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date:
Registry ID:
Ekotrope ID: vnlezAVL

HERS® Index Score:

70

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

$571

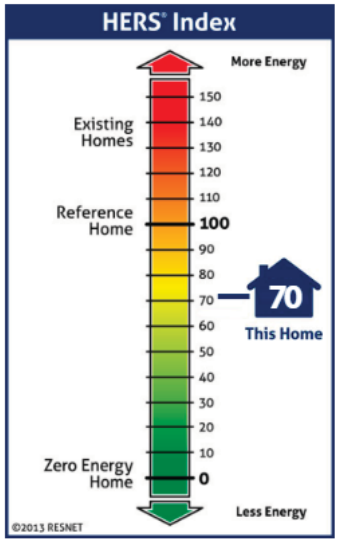
*Relative to an average U.S. home

Home:
327 Payne Street
Gretna, VA 24557

Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	12.8	$450
Cooling	1.1	$37
Hot Water	7.1	$35
Lights/Appliances	12.6	$358
Service Charges		$120
Generation (e.g. Solar)	0.0	$0
Total:	**33.5**	**$1,001**



Home Feature Summary:

Home Type:	Townhouse, end unit
Model:	3 bd TH
Community:	Gretna Village
Conditioned Floor Area:	872 ft²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 7.2 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.2 SEER2
Primary Water Heating:	Residential Water Heater • Natural Gas • 0.95 UEF
House Tightness:	7 ACH50 (Adjusted Infiltration: 7.00 ACH50)
Ventilation:	None
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-11
Ceiling:	Vented Attic, R-49
Window Type:	U-Value: 0.28, SHGC: 0.23
Foundation Walls:	N/A
Framed Floor:	N/A

This home meets or exceeds the criteria of the following:

2006 International Energy Conservation Code

Rating Completed by:

Energy Rater: Kevin Robicheau
RESNET ID: 8611030

Rating Company: Dominion Due Diligence Group
201 Wylderose Drive
804-237-1892

Rating Provider: Green Building Consulting
1435 Vine St 2nd flr, Cincinnati, OH 45202
513.381.1470

Kevin Robicheau, Certified Energy Rater
Date: 2/23/26 at 1:45 PM

ekotrope

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

Ekotrope RATER - Version:5.0.2.3808
The Energy Rating Disclosure for this home is available from the Approved Rating Provider.
This report does not constitute any warranty or guarantee.

Home Energy Rating Certificate

Projected Report
Based on Plans

Rating Date:
Registry ID:
Ekotrope ID: vo3qVjjv

HERS® Index Score:

73

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

$646

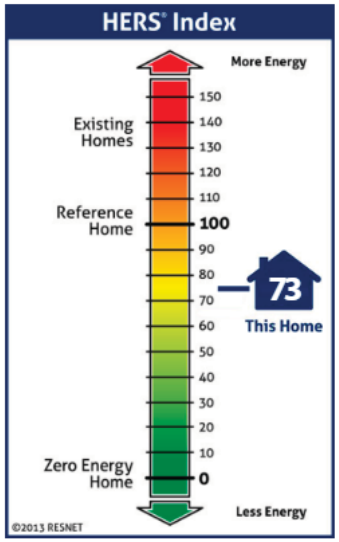
*Relative to an average U.S. home

Home:
327 Payne Street
Gretna, VA 24557

Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	18.1	$638
Cooling	1.6	$58
Hot Water	10.6	$53
Lights/Appliances	15.9	$460
Service Charges		$120
Generation (e.g. Solar)	0.0	$0
Total:	**46.3**	**$1,328**



Home Feature Summary:

Home Type:	Townhouse, end unit
Model:	4 bd TH
Community:	Gretna Village
Conditioned Floor Area:	1,207 ft²
Number of Bedrooms:	4
Primary Heating System:	Air Source Heat Pump • Electric • 7.2 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.5 SEER2
Primary Water Heating:	Residential Water Heater • Natural Gas • 0.95 UEF
House Tightness:	7 ACH50 (Adjusted Infiltration: 7.00 ACH50)
Ventilation:	None
Duct Leakage to Outside:	Untested Forced Air
Above Grade Walls:	R-11
Ceiling:	Vented Attic, R-50
Window Type:	U-Value: 0.28, SHGC: 0.23
Foundation Walls:	N/A
Framed Floor:	N/A

This home meets or exceeds the criteria of the following:

2006 International Energy Conservation Code

Rating Completed by:

Energy Rater: Kevin Robicheau
RESNET ID: 8611030

Rating Company: Dominion Due Diligence Group
201 Wylderose Drive
804-237-1892

Rating Provider: Green Building Consulting
1435 Vine St 2nd flr, Cincinnati, OH 45202
513.381.1470

Kevin Robicheau, Certified Energy Rater
Date: 2/23/26 at 1:45 PM

ekotrope

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

Ekotrope RATER - Version:5.0.2.3808
The Energy Rating Disclosure for this home is available from the Approved Rating Provider.
This report does not constitute any warranty or guarantee.

Fuel Summary

Property
327 Payne Street
Gretna, VA 24557
Model: 1 bd LL
Community: Gretna Village

Gretna Village - 1 bd LL
Proposed Improvement

Organization
Dominion Due Diligence Group
Kevin Robicheau
804-380-3924

Builder

Inspection Status
Results are projected

Annual Energy Cost

Natural Gas	$100
Electric	$705

Annual End-Use Cost

Heating	$352
Cooling	$14
Water Heating	$27
Lights & Appliances	$292
Onsite Generation	-$0
Service Charges	$120
Total	$805

Annual End-Use Consumption

Heating [Electric kWh]	2,932.1
Cooling [Electric kWh]	113.5
Hot Water [Natural Gas Therms]	54.2
Lights & Appliances [Natural Gas Therms]	25.3
Lights & Appliances [Electric kWh]	2,331.8
Total [Natural Gas Therms]	79.5
Total [Electric kWh]	5,377.4
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	1.75
Peak Summer kW	0.45

Utility Rates

Electricity	Default Electric Provider
Natural Gas	Default Gas Provider

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

Fuel Summary

Property
327 Payne Street
Gretna, VA 24557
Model: 1 bd TL
Community: Gretna Village

Gretna Village - 1 bd TL
Proposed Improvement

Organization
Dominion Due Diligence Group
Kevin Robicheau
804-380-3924

Builder

Inspection Status
Results are projected

Annual Energy Cost

Natural Gas	$100
Electric	$641

Annual End-Use Cost

Heating	$237
Cooling	$59
Water Heating	$27
Lights & Appliances	$298
Onsite Generation	-$0
Service Charges	$120
Total	$741

Annual End-Use Consumption

Heating [Electric kWh]	1,978.9
Cooling [Electric kWh]	488.0
Hot Water [Natural Gas Therms]	53.7
Lights & Appliances [Natural Gas Therms]	25.3
Lights & Appliances [Electric kWh]	2,378.1
Total [Natural Gas Therms]	79.0
Total [Electric kWh]	4,845.0
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	1.53
Peak Summer kW	0.71

Utility Rates

Electricity	Default Electric Provider
Natural Gas	Default Gas Provider

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

Fuel Summary

Property
327 Payne Street
Gretna, VA 24557
Model: 2 bd LL
Community: Gretna Village

Gretna Village - 2 bd
Proposed Improvement

Organization
Dominion Due Diligence Group
Kevin Robicheau
804-380-3924

Builder

Inspection Status
Results are projected

Annual Energy Cost

Natural Gas	$110
Electric	$862

Annual End-Use Cost

Heating	$438
Cooling	$40
Water Heating	$36
Lights & Appliances	$338
Onsite Generation	-$0
Service Charges	$120
Total	$972

Annual End-Use Consumption

Heating [Electric kWh]	3,647.3
Cooling [Electric kWh]	330.6
Hot Water [Natural Gas Therms]	72.3
Lights & Appliances [Natural Gas Therms]	28.0
Lights & Appliances [Electric kWh]	2,702.7
Total [Natural Gas Therms]	100.3
Total [Electric kWh]	6,680.6
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	2.41
Peak Summer kW	0.71

Utility Rates

Electricity	Default Electric Provider
Natural Gas	Default Gas Provider

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

Fuel Summary

Property
327 Payne Street
Gretna, VA 24557
Model: 3 bd TH
Community: Gretna Village

Gretna Village - 3 bd
Proposed Improvement

Organization
Dominion Due Diligence Group
Kevin Robicheau
804-380-3924

Builder

Inspection Status
Results are projected

Annual Energy Cost

Natural Gas	$109
Electric	$891

Annual End-Use Cost

Heating	$450
Cooling	$37
Water Heating	$35
Lights & Appliances	$358
Onsite Generation	-$0
Service Charges	$120
Total	$1,001

Annual End-Use Consumption

Heating [Electric kWh]	3,747.1
Cooling [Electric kWh]	310.4
Hot Water [Natural Gas Therms]	70.8
Lights & Appliances [Natural Gas Therms]	28.0
Lights & Appliances [Electric kWh]	2,870.8
Total [Natural Gas Therms]	98.8
Total [Electric kWh]	6,928.3
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	2.49
Peak Summer kW	0.74

Utility Rates

Electricity	Default Electric Provider
Natural Gas	Default Gas Provider

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

Fuel Summary

Property
327 Payne Street
Gretna, VA 24557
Model: 4 bd TH
Community: Gretna Village

Gretna Village - 4 bd
Proposed Improvement

Organization
Dominion Due Diligence Group
Kevin Robicheau
804-380-3924

Builder

Inspection Status
Results are projected

Annual Energy Cost

Natural Gas	$130
Electric	$1,198

Annual End-Use Cost

Heating	$638
Cooling	$58
Water Heating	$53
Lights & Appliances	$460
Onsite Generation	-$0
Service Charges	$120
Total	$1,328

Annual End-Use Consumption

Heating [Electric kWh]	5,313.5
Cooling [Electric kWh]	479.8
Hot Water [Natural Gas Therms]	106.4
Lights & Appliances [Natural Gas Therms]	33.4
Lights & Appliances [Electric kWh]	3,690.3
Total [Natural Gas Therms]	139.8
Total [Electric kWh]	9,483.6
Total Onsite Generation [Electric kWh]	0.0

Peak Electric Consumption

Peak Winter kW	3.37
Peak Summer kW	1.02

Utility Rates

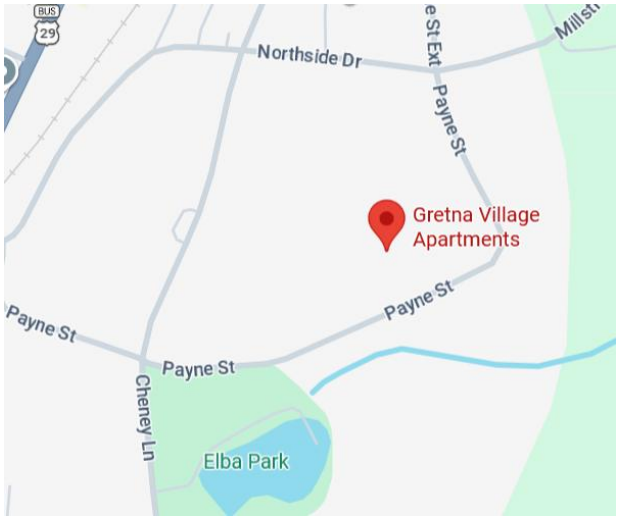
Electricity	Default Electric Provider
Natural Gas	Default Gas Provider

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

NGBS Green Review and Scoring Evaluation Report

Gretna Village

Gretna, VA



Submitted and prepared for:

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Executive Summary of NGBS Scoring

D3G conducted a site inspection, reviewed the property information and project specs, and interviewed the client and property management to score Gretna Village in the 2020 NGBS Remodel Scorecard. As depicted in Table 2, this evaluation revealed that the property meets the minimum requirements for the 2020 NGBS Remodel with over 125 points, and the necessary energy and water efficiency improvements for Silver Level Certification.

With any NGBS project, D3G encourages the design and construction teams to pursue and maintain additional points as a cushion and to monitor value-engineering activities to avoid losing anticipated points or missing any mandatory practices.

The General Contractor must coordinate with the Green Verifier to ensure that all necessary inspections occur at all dwelling units' rough and final stages. As noted in the NGBS scoring spreadsheet, the property requires these inspections to obtain the certification at completion.

Certification Level	Minimum Points Required
Bronze	88
Silver	125
Gold	181
Emerald	225

Table 1: Minimum Point Requirements for 2020 NGBS Remodel Certification Levels

2020 NGBS Remodel Scoring Summary Report		
Chapter	**Points Claimed**	**Notes**
Chapter 5 - Lot Design	22	Improvement must show a 25% reduction.
Chapter 6 - Resource Efficiency	41	
Chapter 7 - Energy Efficiency	Silver	
Chapter 8 - Water Efficiency	Silver	
Chapter 9 - Indoor Environmental Quality	52	
Chapter 10 - Operation, Maintenance	20	
Total Points / Certification Level	**135**	**Silver**

Table 2: Scoring Summary

Additional NGBS and HUD Green Requirements

We strongly recommend including the NGBS scorecard and requirements in the Project Manual and request that the General Contractor and Architect review them. The attached findings summarize key program requirements and any modifications required to achieve compliance and avoid potential issues with NGBS certification and the Virginia LIHTC requirements.

1. NGBS Chapter 11.600 Mandatory Practices:
    a. **MANDATORY:** NGBS 11.605.1: NGBS requires the construction waste management plan to include information on the proper handling and disposal of hazardous waste. Additional points are available if the project team opts to recycle construction waste. Must be added to the project specifications.
2. NGBS Chapter 11.700 Mandatory Practices:
    a. **MANDATORY:** NGBS 11.701.4.1: If new HVAC systems or ductwork are installed per the renovation scope. The ACCA Manuals J/D and S reports must be provided to D3G for NGBS certification.
    b. **MANDATORY:** NGBS 11.701.4.2.1: All newly installed, modified, or exposed ducts during remodel are air sealed. All duct sealing materials are in conformance with UL181A or UL 181B specifications and are installed in accordance with the manufacturer's instructions. The adhesive duct tape (if any) must be specified as UL 181A or UL 181B.
    c. **MANDATORY:** NGBS 11.701.4.3: The building thermal envelope exposed or created during remodel is durably sealed to limit infiltration. Air sealing must be carried out and documented where applicable.
    d. **MANDATORY:** NGBS 11.701.4.3.2.1: Any new field-installed insulation products must be verified as Grade 1 by a third party. This only applies if the walls and ceilings are demolished.
    e. **MANDATORY:** NGBS 11.701.4.3.4 and 11.701.4.7 require that newly installed windows, skylights, and sliding glass doors have an air infiltration rate of no more than 0.3 cfm/ft² for windows and 0.5 cfm/ft² for doors. D3G must document submittals and field confirmation of the window and door air infiltration rates and NFRC labels.
    f. **MANDATORY:** NGBS 11.701.4.3.5: Any lighting penetrating the building thermal envelope must be appropriately sealed with IC-rated fixtures meeting the ASTM E283 standard. This only applies if top-floor recessed lighting is installed.

3. NGBS Chapter 11.800 Practices:
    a. Showerhead ≤ 1.75 Gallons Per Minute EPA WaterSense (GPM) (earns 10 points). Confirm.
    b. Lavatory Faucet 1.2 GPM EPA WaterSense (earns 16 points). Confirm.
    c. Kitchen Faucet 1.8 GPM (earns 3 points). Confirm.
    d. Water Closet 1.28 GPM EPA WaterSense (earns 17 points). Confirm.
    e. **MANDATORY:** NGBS 11.802.6: Where an irrigation system is installed, and an irrigation plan and implementation are executed by a qualified professional or equivalent. Confirm if any landscaping plans are being worked on, and if any landscaping, irrigation, or planting will be specified.
4. NGBS Chapter 11.900 Mandatory Practices:
    a. **MANDATORY:** NGBS 11.901.4: Any new structural plywood must be compliant with DOC PS1 or PS2. Any new OSB must be compliant with DOC PS2. This only applies if new plywood is needed for structural repairs.
    b. **MANDATORY:** NGBS 11.901.9.4 and 11.901.9.1 Buildings occupied during construction must specify that at least 85% of newly applied interior paint is low VOC as defined in 11.901.9.1. Expecting low- or no-VOC interior coatings. Confirm with the project team.
    c. **MANDATORY:** NGBS 11.902.1.1: Bathrooms must be vented outdoors. The minimum ventilation rate is 50 cfm for intermittent or 20 cfm for continuous operation.
    d. **MANDATORY:** NGBS 11.902.3.2: Radon testing is mandatory for Zone 1. Gretna Village is in Radon Zone 1. **All buildings must have radon testing completed.** If any building test results exceed 4.0 pCi/L, a passive radon system will be required for that building.
5. Chapter 11.1000 Practices:
    a. **MANDATORY:** NGBS 11.1002.1; 11.1002.2; 11.1002.3, 11.1002.5: Construction, Operation, Maintenance, and Occupant Manuals are required. D3G will work with the project team to produce as the project finishes. D3G will create and circulate NGBS manuals upon final certification and confirmation of team approval.
    b. **MANDATORY:** NGBS 11.1002.4: Building owners must be trained to support green building operation. This training must be coordinated with the GC, Subcontractors, D3G, and the building owner's property management team. D3G will create and circulate NGBS manuals upon final certification and confirmation of team approval.

Disclaimer and Limitations

- As the NGBS Green Verifier, D3G has no authority to award the certification to the project. The authority to certify the project belongs to the certifying entity, Home Innovation ResearchLabs.

- Certification depends on the Client's compliance with all mandatory program requirements. Without 100% compliance, D3G does not warrant the project's final certification.

- D3G's consulting role is advisory. D3G will guide materials, methods, and strategies to satisfy program requirements. The client assumes all responsibility for the final design, material selection, and installation ofsystems.

- Energy modeling (SEDI), inspections, testing, and other services provided by D3G shall not be interpreted as a warranty guarantee of building durability or energy performance. Through the green building program documentation and onsite inspections, D3G certifies that the information in the submitted documents is accurate and consistent with the NGBS guidelines. D3G, as the verifier, submits the inspection information and report details to Home Innovation Research Labs, which will then issue the certification on theproject.

- The professional services rendered by D3G are valid for 180 days and were performed for the client's sole benefit and use. Governing law related to the services performed may be subject to reasonable interpretation. This report does not represent that D3G's opinions and interpretations of governing laws, codes, standards, or regulations are exclusive of all others, and D3G shall not be liable because of contrary opinions or interpretations of client or governmental or regulatory agencies.

Specific NGBS Green Practices

Total Chapter Points: 22	
Total Project Points: 135	
Total Project Level: Silver	
Points Needed to Earn Next Level: 46	
Revision Date: 3/28/2025	

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Coding	Practice #	Chapter 5: Lot Design, Preparation, and Development	Points Available	Points Claimed	Status	Notes
		11.500 LOT DESIGN, PREPARATION AND DEVELOPMENT				
	11.500.0	**11.500.0 Intent**. This section applies to the lot and changes to the lot due to remodeling of an existing building.				
		11.501 LOT SELECTION				
	11.501.2	**11.501.2 Multi-modal transportation.** A range of multi-modal transportation choices are promoted by one or more of the following:				
	(1)	The building is located within one-half mile (805 m) of pedestrian access to a mass transit system.	**6**	0	☐	None
	(2)	The building is located within five miles (8,046 m) of a mass transit station with provisions for parking.	**3**	0	☐	None
	(3)	The building is located within one-half mile (805 m) of six or more community resources. No more than two each of the following use category can be counted toward the total: Recreation, Retail, Civic, and Services. Examples of resources in each category include, but are not limited to the following:			☐	
		Recreation: recreational facilities (such as pools, tennis courts, basketball courts), parks. Retail: grocery store, restaurant, retail store. Civic: post office, place of worship, community center. Services: bank, daycare center, school, medical/dental office, Laundromat/dry cleaners. NOTE: List the 6 community resources in the Notes field.	**4**	0		
		OR A lot is selected within a census block group that, compared to its region, has above-average neighborhood walkability using an index within the EPA's Smart Location Database:		5	(a)	Qualifies for 5 points. See documentation from Arc GIS.
	(a)	Walkability is within the top quartile for the region.	**5**			
	(b)	Walkability is within the second quartile for the region.	**2**			
	(4)	The building is on a lot located within a community that has rights-of-way specifically dedicated to bicycle use in the form of paved paths or bicycle lanes, or is on an infill lot located within 1/2 mile of a bicycle lane designated by the jurisdiction.	**5**	0	☐	None
	(5)	Dedicated bicycle parking and racks are constructed for mixed-use and multifamily buildings:		0		None
	(a)	Minimum of 1 bicycle parking space per 3 residential units	**2**			
	(b)	Minimum of 1 bicycle parking space per 2 residential units	**4**			
	(c)	Minimum of 1 bicycle parking space per 1 residential unit.	**6**			
	(d)	Bicycle enclosed storage is provided or parking spaces are covered or otherwise protected from the elements.	**2 points per (a) – (c)**		☐	
	(6)	The remodel includes the new development and implementation of a community scale bike sharing. NOTE: Enter name of the bike sharing program in the Notes field.	**3**	0	☐	None
	(7)	The remodel includes the new development and implementation of a community scale motorized vehicle sharing program. NOTE: Enter name of the car sharing program in the Notes field.	**5**	0	☐	None
		11.502 PROJECT TEAM, MISSION STATEMENT, AND GOALS				
	11.502.1	**11.502.1 Project team, mission statement, and goals.** A knowledgeable team is established and team member roles are identified with respect to green lot design, preparation, and development. The project's green goals and objectives are written into a mission statement.	**4**	4	☑	See D3G Mission Statement.
		11.503 LOT DESIGN				
	11.503.0	**11.503.0 Intent.** The lot is designed to avoid detrimental environmental impacts first, to minimize any unavoidable impacts, and to mitigate for those impacts that do occur. The project is designed to minimize environmental impacts and to protect, restore, and enhance the natural features and environmental quality of the lot. **(Points awarded only if the intent of the design is implemented.)**				
	11.503.1	**11.503.1 Natural resources.** Natural resources are conserved by one or more of the following:				
	(1)	A natural resources inventory is completed under the direction of a qualified professional.	**5**	0	☐	
	(2)	A plan is implemented to conserve the elements identified by the natural resource inventory as high-priority resources.	**6**	0	☐	
	(3)	Items listed for protection in the natural resource inventory plan are protected under the direction of a qualified professional.	**4**	0	☐	
	(4)	Basic training in tree or other natural resource protection is provided for the on-site supervisor.	**4**	0	☐	
	(5)	All tree pruning on-site is conducted by a certified arborist or other qualified professional.	**3**	0	☐	
	(6)	Ongoing maintenance of vegetation on the lot during construction is in accordance with TCIA A300 or locally accepted best practices.	**4**	0	☐	
	(7)	Where a lot adjoins a landscaped common area, a protection plan from the remodeling construction activities next to the common area is implemented.	**5**	0	☐	
	(8)	Developer has a plan to design and construct the lot in accordance with the International Wildland-Urban Interface Code (IWUIC). [Only applicable where the AHJ has not declared a wildland-urban interface area, but a fire protection engineer, certified fire marshal, or other qualified party has determined and documented the site as hazarded per the IWUIC.]	**6**	0	☐	
	11.503.2	**11.503.2 Slope disturbance.** Slope disturbance is minimized by one or more of the following:			Max Slope in Const. Zn:	
		Note: Points are only available for lots with slopes of 25% or greater.				
	(1)	The use of terrain-adaptive architecture.	**5**	0	☐	
	(2)	Hydrological/soil stability study is completed and used to guide the design of any additions to buildings on the lot.	**5**	0	☐	
	(3)	All or a percentage of new driveways and parking are aligned with natural topography to reduce cut and fill.		0		
	(a)	10 percent to < 25 percent	**1**			
	(b)	25 percent to 75 percent	**4**			
	(c)	greater than 75 percent	**6**			
	(4)	Long-term erosion effects are reduced through the design and implementation of clustering, terracing, retaining walls, landscaping, or restabilization techniques.	**6**	0	☐	
	(5)	Underground parking uses the natural slope for parking entrances.	**5**	0	☐	
	11.503.3	**11.503.3 Soil disturbance and erosion.** Soil disturbance and erosion are minimized by one or more of the following: (also see § 11.504.3)				
		Note: Points must be earned in 11.503.3 in order for points in 11.504.1 to be available				
	(1)	Remodeling construction activities are scheduled such that disturbed soil that is to be left unworked for more than 21 days is stabilized within 14 days.	**2**	0	☐	
	(2)	The new utilities on the lot are designed to use one or more alternative means:	**2**	0		
	(a)	tunneling instead of trenching			☐	
	(b)	use of smaller (low ground pressure) equipment or geomats to spread the weight of construction equipment			☐	
	(c)	shared utility trenches or easements			☐	
	(d)	placement of utilities under paved surfaces instead of yards			☐	
	(3)	Limits of new clearing and grading are demarcated on the lot plan.	**5**	0	☐	

11.503.4		**11.503.4 Stormwater Management.** The stormwater management system is designed to use low impact development/green infrastructure practices to preserve, restore or mitigate changes in site hydrology due to land disturbance and the construction of impermeable surfaces through the use of one or more of the following techniques: NOTE: For lots in a development, the points for 503.4 may be awarded for the lot when there is a community storm water management plan implemented and the builder does not violate that plan with respect to water leaving the lot.				
	(1)	A site assessment is conducted and a plan prepared and implemented that identifies important existing permeable soils, natural drainage ways and other water features, e.g., depressional storage, onsite to be preserved in order to maintain site hydrology.	**7**	0	☐	
	(2)	Low Impact Development/Green infrastructure stormwater management practices to promote infiltration and evapotranspiration are used to manage rainfall on the lot and prevent the off-lot discharge of runoff from all storms up to and including the volume of following storm events:		0		
	(a)	80th percentile storm event	**5**			
	(b)	90th percentile storm event	**8**			
	(c)	95th percentile storm event	**10**			
	(3)	Permeable materials are used for driveways, parking areas, walkways, patios, and recreational surfaces and the like according to the following percentages:		0		
	(a)	10 percent to less than 25 percent (add 2 points for use of vegetative paving system)	**5**			
	(b)	25-50 percent (add 4 points for use of vegetative paving system)	**8**			
	(c)	Greater than 50 percent (add 6 points for use of vegetative paving system)	**10**			
		[Points for vegetative paving systems are only awarded for locations receiving more than 20 inches per year of annual average precipitation.]	**0**	0	☐	
	(4)	Complete gutter and downspout system directs storm water away from foundation to vegetated landscape area, a raingarden, or catchment system that provides for water infiltration.	**8**	0	☐	
11.503.5		**11.503.5 Landscape plan.** A plan for the lot is developed to limit water and energy use while preserving or enhancing the natural environment. (Where "front" only or "rear" only plan is implemented, only half of the points (rounding down to a whole number) are awarded for Items (1)-(8)				Check to see if there will be landscaping plans.
	(1)	A plan is formulated and implemented that protects, restores, or enhances natural vegetation on the lot.		0		
	(a)	100 percent of the natural area	**0**			
	(b)	50 percent of the natural area	**0**			
	(c)	25 percent of the natural area	**0**			
	(d)	12 percent of the natural area	**0**			
	(2)	Non-invasive vegetation that is native or regionally appropriate for local growing conditions is selected to promote biodiversity.	**0**	0		Potential if lanscaping plans exist.
	(3)	To improve pollinator habitat, at least 10 percent of planted areas are composed of native or regionally appropriate flowering and nectar producing plant species. Invasive plant species shall not be utilized.	**0**	0		
	(4)	EPA WaterSense Water Budget Tool or equivalent is used when implementing the site vegetative design.	**0**	0		
	(5)	Where turf is being planted, Turfgrass Water Conservation Alliance (TWCA) or equivalent as determined by the adopting entity third party qualified water efficient grasses are used.	**0**	0		
	(6)	For landscaped vegetated areas, the maximum percentage of all turf areas is:		0		
	(a)	0 percent	**0**			
	(b)	Greater than 0 percent to less than 20 percent	**0**			
	(c)	20 percent to less than 40 percent	**0**			
	(d)	40 percent to 60 percent	**0**			
	(7)	Plants with similar watering needs are grouped (hydrozoning) and shown on the lot plan.	**0**	0		
	(8)	Summer shading by planting installed to shade a minimum of 30 percent of building walls. To conform to summer shading, the effective shade coverage (five years after planting) is the arithmetic mean of the shade coverage calculated at 10 am for eastward facing walls, noon for southward facing walls, and 3 pm for westward facing walls on the summer solstice.	**0**	0		
	(9)	Vegetative wind breaks or channels are designed to protect the lot and immediate surrounding lots as appropriate for local conditions.	**0**	0		
	(10)	Site- or community-generated tree trimmings or stump grinding of regionally appropriate trees are used on the site to provide protective mulch during construction or for landscaping.	**3**	0		
	(11)	An integrated pest management plan is developed to minimize chemical use in pesticides and fertilizers.	**4**	0		
	(12)	Developer has a plan for removal or containment of invasive plants from the disturbed areas of the site.	**3**	0		
	(13)	Developer implements a plan for removal or containment of invasive plants on the undisturbed areas of the site.	**6**	0		
11.503.6		**11.503.6 Wildlife habitat.** Measures are planned to support wildlife habitat and include at least two of the following:		0		
	(1)	Plants and gardens that encourage wildlife, such as bird and butterfly gardens.	**3**		☐	
	(2)	Inclusion of a certified “backyard wildlife” program.	**3**		☐	
	(3)	The lot is adjacent to a wildlife corridor, fish and game park, or preserved areas and is designed with regard for this relationship.	**3**		☐	
	(4)	Outdoor lighting techniques are utilized with regard for wildlife.	**3**		☐	
11.503.7		**11.503.7 Environmentally sensitive areas.** The lot is in accordance with one or both of the following:		4	(1)	No environmentally sensitive areas.
	(1)	The lot does not contain any environmentally sensitive areas that are disturbed during remodeling.	**4**			
	(2)	On lots with environmentally sensitive areas, mitigation and/or restoration is conducted to preserve ecosystem functions lost through remodeling activities.	**4**			

11.504 LOT CONSTRUCTION

11.504.0		**11.504.0 Intent.** Environmental impact during construction is avoided to the extent possible; impacts that do occur are minimized, and any significant impacts are mitigated.				
11.504.1		**11.504.1 On-site supervision and coordination.** On-site supervision and coordination is provided during on-the-lot clearing, grading, trenching, paving, and installation of utilities to ensure that specified green development practices are implemented. (also see Section 11.503.3) NOTE: Points must be taken in 11.503.3 to claim points in 11.504.1.	**4**	0	☐	
11.504.2		**11.504.2 Trees and vegetation.** Designated trees and vegetation are preserved by one or more of the following:				
	(1)	Fencing or equivalent is installed to protect trees and other vegetation.	**3**	0	☐	
	(2)	Trenching, significant changes in grade, and compaction of soil and critical root zones in all "tree save" areas as shown on the lot plan are avoided.	**5**	0	☐	
	(3)	Damage to designated existing trees and vegetation is mitigated during construction through pruning, root pruning, fertilizing, and watering.	**4**	0	☐	
11.504.3		**11.504.3 Soil disturbance and erosion implementation.** On-site soil disturbance and erosion during remodeling are minimized by one or more of the following in accordance with the SWPPP or applicable plan: (also see Section 11.503.3)				
	(1)	Sediment and erosion controls are installed on the lot and maintained in accordance with the stormwater pollution prevention plan, where required.	**5**	0	☐	
	(2)	Limits of clearing and grading are staked out on the lot.	**5**	0	☐	
	(3)	"No disturbance" zones are created using fencing or flagging to protect vegetation and sensitive areas on the lot from construction activity.	**5**	0	☐	
	(4)	Topsoil from either the lot or the site development is stockpiled and stabilized for later use and used to establish landscape plantings on the lot.	**5**	0	☐	
	(5)	Soil compaction from construction equipment is reduced by distributing the weight of the equipment over a larger area (laying lightweight geogrids, mulch, chipped wood, plywood, OSB, metal plates, or other materials capable of weight distribution in the pathway of the equipment).	**4**	0	☐	
	(6)	Disturbed areas on the lot that are complete or to be left unworked for 21 days or more are stabilized within 14 days using methods as recommended by the EPA, or in the approved SWPPP, where required.	**3**	0	☐	
	(7)	Soil is improved with organic amendments or mulch.	**3**	0	☐	
	(8)	Newly installed utilities on the lot are installed using one or more alternative means: tunneling instead of trenching, use of smaller equipment, use of low ground pressure equipment, use of geomats, shared utility trenches or easements, other. NOTE: List "other" means of installing utilities in the assigned Notes area.	**5**	0	☐ ☐ ☐ ☐ ☐ ☐	

11.505 INNOVATIVE PRACTICES

11.505.0		**11.505.0 Intent.** Innovative lot design, preparation and development practices are used to enhance environmental performance. Waivers or variances from local development regulations are obtained, and innovative zoning is used to implement such practices.				
11.505.1		**11.505.1 Driveways and parking areas.** Driveways and parking areas are minimized or mitigated by one or more of the following:				
	(1)	Off-street parking areas are shared or driveways are shared. Waivers or variances from local development regulations are obtained to implement such practices, if required.	**5**	5	☑	Shared parking.
	(2)	In a multifamily project, parking capacity does not exceed the local minimum requirements.	**5**	0	☐	
	(3)	Structured parking is utilized to reduce the footprint of surface parking areas.		0		
	(a)	25 percent to less than 50 percent	**4**			
	(b)	50 percent to 75 percent	**5**			
	(c)	greater than 75 percent	**6**			
11.505.2		**11.505.2 Heat island mitigation.** Heat island effect is mitigated by one or both of the following.				
	(1)	Hardscape: Not less than 50 percent of the surface area of the hardscape on the lot meets one or a combination of the following methods.	**5**	0		
	(a)	Shading of hardscaping: Shade is provided from existing or new vegetation (within five years) or from trellises. Shade of hardscaping is to be measured on the summer solstice at noon.			☐	
	(b)	Light-colored hardscaping: Horizontal hardscaping materials are installed with a solar reflectance index (SRI) of 29 or greater. The SRI is calculated in accordance with ASTM E1980. A default SRI value of 35 for new concrete without added color pigment is permitted to be used instead of measurements.			☐	
	(c)	Permeable hardscaping: Permeable hardscaping materials are installed.			☐	
	(2)	Roofs: Not less than 75 percent of the exposed surface of the roof is vegetated using technology capable of withstanding the climate conditions of the jurisdiction and the microclimate conditions of the building lot. Invasive plant species are not permitted.	**5**	0	☐	
11.505.3		**11.505.3 Density.** The average density on the lot on a net developable area basis is:		4	(1)	10 units per acre.
	(1)	7 to less than 14 dwelling units per acre (per 4,047 m^2)	**4**			
	(2)	14 to less than 21 dwelling units per acre (per 4,047 m^2)	**5**			
	(3)	21 to less than 35 dwelling units per acre (per 4,047 m^2)	**6**			
	(4)	35 to less than 70 dwelling units per acre (per 4,047 m^2)	**7**			
	(5)	70 or greater dwelling units per acre (per 4,047 m^2)	**8**			
11.505.4		**11.505.4 Mixed-use development.**				
	(1)	The lot contains a mixed-use building.	**8**	0	☐	
11.505.5		**11.505.5 Multifamily or mixed-use community garden(s).** Local food production to residents or area consumers.			Community Garden (sf):	
	(a)	A portion of the lot of at least 250 sq ft is established as community garden(s) for the residents of the site. [*3 points per 250 sq ft]	**9 max**	0		
	(b)	Locate the project within a 0.5-mile walking distance of an existing or planned farmers market/ farm stand that is open or will operate at least once a week for at least five months of the year.	**3**	0	☐	
	(c)	Areas and physical provisions are provided for composting.	**1**	0	☐	
	(d)	Signs designating the garden area are posted.	**1**	0	☐	
11.505.6		**11.505.6 Multi-unit plug-in electric vehicle charging.** Plug-in electric vehicle charging capability is provided for not fewer than 2 percent of parking stalls. [An additional 2 points can be earned for each percentage point above 2% for a maximum of 10 points] Fractional values shall be rounded up to the nearest whole number. Electrical capacity in main electric panels supports Level 2 charging (208/240V-up to 80 amps or in accordance with SAE J1772). Each stall is provided with conduit and wiring infrastructure from the electric panel to support Level 2 charging (208/240V- up to 80 amps or in accordance with SAE J1772) service to the designated stalls, and stalls are equipped with either Level 2 charging AC grounded outlets (208/240V- up to 80 amps or in accordance with SAE J1772) or Level 2 charging stations (208-240V/80A) by a third party charging station. NOTE: SF/BTR homes are also eligible if 2% or more of the total of shared/communal/visitor parking stalls in the development/community have plug-in electric vehicle charging capability.	**4 (10 max)**	0		Potential, but not likely.

11.505.7	**11.505.7 Multi-unit residential CNG vehicle fueling.** CNG vehicle residential fueling appliances are provided for at least 1 percent of the parking stalls. The CNG fueling appliances shall be listed in accordance with ANSI/CSA NGV 5.1 and installed in accordance to the appliance manufacturer's installation instructions. NOTE: Single-Family/Build-to-Rent homes are also eligible if 1% of the shared/communal/visitor parking stalls in the development have residential CNG vehicle refueling.	**4**	0	☐	
11.505.8	**11.505.8 Street network.** Project is located in an area of high intersection density.	**5**	0	☐	None
11.505.9	**11.505.9 Smoking prohibitions.** Signs are provided on multifamily and mixed-use lots prohibiting smoking at the following locations: NOTE: Build-to-rent homes are also eligible for (a), (b) and (c) if smoking is prohibited and signs posted for all homes in the development/community. SF homes for sale are not eligible.			Build-to-Rent? ☐	
(a)	Smoking is prohibited within 25 feet (7.5 m) of all building exterior doors and operable windows or building air intakes within 15 (4.5 m) vertical feet of grade or a walking surface.	**3**	0	☐	Potential
(b)	Smoking is prohibited on decks, balconies, patios and other occupied exterior spaces.	**3**	0	☐	Potential
(c)	Smoking is prohibited at all parks, playgrounds, and community activity or recreational spaces.	**3**	0	☐	Potential
11.505.10	**11.505.10 Exercise & Recreation Area.** For multifamily buildings, on-site dedicated recreation space for exercise or play opportunities for adults and/or children open and accessible to residents is provided.				
(a)	A dedicated area of at least 400 square feet is provided inside the building with adult exercise and/or children's play equipment.	**3**	0	☐	Potential
(b)	A courtyard, garden, terrace, or roof space at least 10% of the lot area that can serve as outdoor space for children's play and /or adult activities is provided.	**3**	0	☐	Potential
(c)	Active play/recreation areas are illuminated at night to extend opportunities for physical activity into the evening.	**3**	0	☐	Potential
11.505.11	**11.505.11 Battery storage system.** A battery storage system of not less than 6 kWh of available capacity is installed that stores electric energy from an on-site renewable electric generation system or is grid-interactive or can perform both functions.	**2**	0	☐	
END OF CHAPTER 5					CLICK TO PROCEED TO CHAPTER 6 >>

Total Chapter Points: 41	
Total Project Points: 135	
Total Project Level: Silver	
Points Needed to Earn Next Level: 46	
Revision Date: 3/28/2025	

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Coding

Practice #	Chapter 6: Resource Efficiency	Points Available	Points Claimed	Status	Notes
11.601 QUALITY OF CONSTRUCTION MATERIALS AND WASTE					
11.601.0	**11.601.0 Intent.** Design and construction practices that minimize the environmental impact of the building materials are incorporated, environmentally efficient building systems and materials are incorporated, and waste generated during construction is reduced.				
11.601.1	**11.601.1 Conditioned floor area.** Finished floor area of a dwelling unit or sleeping unit after the remodeling is limited. Finished floor area is calculated in accordance with ANSI Z765 for single family and ANSI/BOMA Z65.4 for multifamily buildings. Only the finished floor area for stories above grade plane is included in the calculation.		12		
(1)	less than or equal to 700 square feet (65 m^2)	**14**			
(2)	less than or equal to 1,000 square feet (93 m^2)	**12**			
(3)	less than or equal to 1,500 square feet (139 m^2)	**9**			
(4)	less than or equal to 2,000 square feet (186 m^2)	**6**			
(5)	less than or equal to 2,500 square feet (232 m^2)	**3**			
(6)	greater than 4,000 square feet (372 m^2) **(For every 100 square feet (9.29 m^2) over 4,000 square feet (372 m^2), one point is to be added the threshold points shown in Table 305.3.7 for each rating level.)** Multifamily Building Note: For a multifamily building, a weighted average of the individual unit sizes is used for this practice.	N/A			
11.601.2	**11.601.2 Material usage.** Newly installed structural systems are designed or construction techniques are implemented that reduce and optimize material usage. **(Points awarded only when the newly installed portion of each structural system comprises at least 25 percent of the total area of that structural system after the remodel)**				
(1)	Minimum structural member or element sizes necessary for strength and stiffness in accordance with advanced framing techniques or structural design standards are selected.	**3**	0	☐	
(2)	Higher-grade or higher-strength of the same materials than commonly specified for structural elements and components in the building are used and element or component sizes are reduced accordingly.	**3**	0	☐	
(3)	Performance-based structural design is used to optimize lateral force-resisting systems.	**3**	0	☐	
11.601.3	**11.601.3 Building dimensions and layouts.** Building dimensions and layouts are designed to reduce material cuts and waste. This practice is used for a minimum of 80 percent of the newly installed areas: **(Points awarded only when the newly installed area of the building comprises at least 25 percent of the total area of that element of the building after the remodel)**				
(1)	floor area	**3**	0	☐	
(2)	wall area	**3**	0	☐	
(3)	roof area	**3**	0	☐	
(4)	cladding or siding area	**3**	0	☐	
(5)	penetrations or trim area	**1**	0	☐	
11.601.4	**11.601.4 Framing and structural plans.** Detailed framing or structural plans, material quantity lists and on-site cut lists for newly installed framing, structural materials, and sheathing materials are provided.	**4**	0	☐	
11.601.5	**11.601.5 Prefabricated components.** Precut or preassembled components, or panelized or precast assemblies are utilized for a minimum of 90 percent for the following system or building: **(Points awarded only when the newly installed system comprises at least 25 percent of the total area of that system of the building after the remodel)**	**13 Max**			
(1)	floor system	**4**	0	☐	
(2)	wall system	**4**	0	☐	
(3)	roof system	**4**	0	☐	
(4)	modular construction for any new construction located above grade	**13**	0	☐	
11.601.6	**11.601.6 Stacked stories.** Stories above grade are stacked, such as in 1½-story, 2-story, or greater structures. The area of the upper story is a minimum of 50 percent of the area of the story below based on areas with a minimum ceiling height of 7 feet (2,134 mm).	**8 Max**	4	from overview: 2 story bldg.	
(1)	first stacked story	**4**			
(2)	for each additional stacked story	**2**			
11.601.7	**11.601.7 Prefinished materials. Prefinished building** materials or assemblies listed below have no additional site-applied finishing material are installed. **(Points awarded for each type of material or assembly.)**	**12 Max**	5		Windows
(a)	interior trim not requiring paint or stain				
(b)	exterior trim not requiring paint or stain				
(c)	window, skylight, and door assemblies not requiring paint or stain on one of the following surfaces: i. exterior surfaces ii. interior surfaces			90% or more	
(d)	interior wall coverings or systems, floor systems, and/or ceiling systems not requiring paint or stain or other type of finishing application				
(e)	exterior wall coverings or systems, floor systems, and/or ceiling systems not requiring paint or stain or other type of finishing application				
(1)	90 percent or more (after the remodel) of the installed building materials or assemblies listed above:	**5**			
(2)	50 percent to less than 90 percent (after the remodel) of the installed building material or assembly listed above:	**2**			
(3)	35 percent to less than 50 percent (after the remodel) of the installed building material or assembly listed above:	**1**			
11.601.8	**11.601.8 Foundations.** A foundation system that minimizes soil disturbance, excavation quantities and material usage, such as frost-protected shallow foundations, isolated pier and pad foundations, deep foundations, post foundations, or helical piles is selected, designed, and constructed. The foundation is used on 25 percent or more of the building footprint after the remodel. NOTE: Indicate in the assigned Notes area the type designed and constructed: frost-protected shallow foundations, pier and pad foundations, post foundations, or other similar foundation type.	**3**	0	☐	

11.602 ENHANCED DURABILITY AND REDUCED MAINTENANCE

11.602.0	**11.602.0 Intent.** Design and construction practices are implemented that enhance the durability of materials and reduce in-service maintenance.				
11.602.1	**11.602.1 Moisture Management – Building Envelope**				
11.602.1.1	**11.602.1.1 Capillary breaks**				
11.602.1.1.1	**11.602.1.1.1** Capillary breaks A capillary break and vapor retarder are installed at concrete slabs in accordance with ICC IRC Sections R506.2.2 and R506.2.3 or ICC IBC Sections 1907 and 1805.4.1. **This practice is not mandatory for existing slabs without apparent moisture problem.**	**Mandatory**		N/A	There are no moisture issues with the existing slabs.
11.602.1.1.2	**11.602.1.1.2** A capillary break to prevent moisture migration into foundation wall is provided between the footing and the foundation wall on all new foundations, and on not less than 25 percent of the total length of the foundation after the remodel.	**3**	0	☐	
11.602.1.2	**11.602.1.2 Foundation waterproofing.** Enhanced foundation waterproofing is installed on all new foundations, and on not less than 25 percent of the total length of the foundation after the remodel using one or both of the following:	**4**	0		
	(1) rubberized coating, or			☐	
	(2) drainage mat			☐	
11.602.1.3	**11.602.1.3 Foundation drainage**				
11.602.1.3.1	**11.602.1.3.1** Where required by the ICC IRC or IBC for habitable and usable spaces below grade, exterior drain tile is installed. **This practice is not mandatory for existing space without apparent moisture problem.**	**N/A**			
11.602.1.3.2	**11.602.1.3.2** Interior and exterior foundation perimeter drains are installed and sloped to discharge to daylight, dry well, or sump pit on all new foundations and not less than 25 percent of the total length of the foundation after the remodel.	**4**	0	☐	
11.602.1.4	**11.602.1.4 Crawlspaces**				
11.602.1.4.1	**11.602.1.4.1** Vapor retarder for all new unconditioned vented crawlspace foundations and not less than 25 percent of the total area after the remodel is in accordance with the following, as applicable. Joints of vapor retarder overlap a minimum of 6 inches (152 mm) and are taped.				
	(1) Floors. Minimum 6 mil vapor retarder installed on the crawlspace floor and extended at least 6 inches up the wall and is attached and sealed to the wall.	**6**	0	☐	
	(2) Walls. Dampproof walls are provided below finished grade. **This practice is not mandatory for existing walls without apparent moisture problem.**	**N/A**			
11.602.1.4.2	**11.602.1.4.2** For all new foundations and not less than 25 percent of the total area of the crawlspace after the remodel, crawlspace that is built as a conditioned area is sealed to prevent outside air infiltration and provided with conditioned air at a rate not less than 0.02 cfm (.009 L/s) per square foot of horizontal area and one of the following is implemented:				
	(1) a concrete slab over 6 mil polyethylene sheeting. Or other Class I vapor retarder installed in accordance with Section 408.3 or Section 506 of the International Residential Code	**8**	0	☐	
	(2) 6 mil polyethylene sheeting, or other Class I vapor retarder installed in accordance with Section 408.3 or Section 506 of the International Residential Code **This practice is not mandatory for existing foundations without apparent moisture problem.**	**N/A**			
11.602.1.5	**11.602.1.5 Termite barrier.** Continuous physical foundation termite barrier provided: See Figure 6(3)			termite infest. prob.:	
	(1) In geographic areas that have moderate to heavy infestation potential in accordance with figure 6(3), a no or low toxicity treatment is also installed.	**4**	0	☐	
	(2) In geographic areas that have a very heavy infestation potential in accordance with figure 6(3), in addition a low toxicity bait and kill termite treatment plan is selected and implemented.	**4**	0	☐	
11.602.1.6	**11.602.1.6 Termite-resistant materials.** In areas of termite infestation probability as defined by Figure 6(3), termite-resistant materials are used as follows: See Figure 6(3)				
	(1) In areas of slight to moderate termite infestation probability: for the foundation, all structural walls, floors, concealed roof spaces not accessible for inspection, exterior decks, and exterior claddings within the first 2 feet (610 mm) above the top of the foundation.	**2**	0	☐	
	(2) In areas of moderate to heavy termite infestation probability: for the foundation, all structural walls, floors, concealed roof spaces not accessible for inspection, exterior decks, and exterior claddings within the first 3 feet (914 mm) above the top of the foundation.	**4**	0	☐	
	(3) In areas of very heavy termite infestation probability: for the foundation, all structural walls, floors, concealed roof spaces not accessible for inspection, exterior decks, and exterior claddings.	**6**	0	☐	
11.602.1.7	**11.602.1.7 Moisture control measures**				
11.602.1.7.1	**11.602.1.7.1** Moisture control measures are in accordance with the following:				
	(1) Building materials with visible mold are not installed or are cleaned or encapsulated prior to concealment and closing.	**2**	2	☑	D3G will inspect.
	(2) Insulation in cavities is dry in accordance with manufacturer's instructions when enclosed (e.g., with drywall). NOTE: If "N/A" is selected, explain why in the assigned Notes area.	**Mandatory 2**	0	N/A	Potential points if scope expands to include wall demo/insulating.
	(3) The moisture content of lumber is sampled to ensure it does not exceed 19 percent prior to the surface and/or cavity enclosure.	**4**	0	☐	
11.602.1.7.2	**11.602.1.7.2** Moisture content of subfloor, substrate, or concrete slabs is in accordance with the appropriate industry standard for the finish flooring to be applied.	**2**	0	☐	
11.602.1.7.3	**11.602.1.7.3** Building envelope assemblies are designed for moisture control based on documented hygrothermal simulation or field study analysis. Hygrothermal analysis is required to incorporate representative climatic conditions, interior conditions and include heating and cooling seasonal variation.	**4**	0	☐	
11.602.1.8	**11.602.1.8 Water-resistive barrier.** Where required by the ICC, IRC, or IBC, a water-resistive barrier and/or drainage plane system is installed behind newly installed exterior veneer and/or siding and where there is evidence of a moisture problem. NOTE: If "N/A" is selected, explain why in the assigned Notes area.	**Mandatory**		N/A	No moisture issues with existing WRB.

11.602.1.9	**11.602.1.9 Flashing.** Flashing is provided as follows to minimize water entry into wall and roof assemblies and to direct water to exterior surfaces or exterior water-resistive barriers for drainage. Flashing details are provided in the construction documents and are in accordance with the fenestration manufacturer's instructions, the flashing manufacturer's instructions, or as detailed by a registered design professional. **Points awarded only when practices (2)-(7) are implemented in all newly installed construction and not less than 25 percent of the applicable building elements for the entire building after the remodel.**					
	(1) Flashing is installed at all of the following locations, as applicable: **(a)** around exterior fenestrations, skylights, and doors **(b)** at roof valleys **(c)** at all building-to-deck, -balcony, -porch, and -stair intersections **(d)** at roof-to-wall intersections, at roof-to-chimney intersections, at wall-to-chimney intersections, and at parapets **(e)** at ends of and under masonry, wood, or metal copings and sills **(f)** above projecting wood trim **(g)** at built-in roof gutters, and **(h)** drip edge is installed at eave and rake edges. **These practices are not mandatory for existing building elements without apparent moisture problem.**	**Mandatory**		Met	Expecting self-adhering tape.
	(2) All window and door head and jamb flashing is either self-adhered flashing complying with AAMA 711-13 or liquid applied flashing complying with AAMA 714-15 and installed in accordance with fenestration or flashing manufacturer's installation instructions.	**2**	2	☑	Expecting self-adhering tape.
	(3) Pan flashing is installed at sills of all exterior windows and doors.	**3**	0	☐	Potential
	(4) Seamless, preformed kickout flashing, or prefabricated metal with soldered seams is provided at all roof-to-wall intersections. The type and thickness of the material used for roof flashing including but not limited kickout and step flashing is commensurate with the anticipated service life of the roofing material.	**3**	0	☐	
	(5) A rainscreen wall design as follows is used for exterior wall assemblies		0		
	(a) a system designed with minimum 1/4-inch air space exterior to the water-resistive barrier, vented to the exterior at top and bottom of the wall, and integrated with flashing details. OR	**4**			
	(b) a cladding material or a water-resistive barrier with enhanced drainage, meeting 75 percent drainage efficiency determined in accordance with ASTM E2273.	**2**			
	(6) Through-wall flashing is installed at transitions between wall cladding materials or wall construction types.	**2**	0	☐	
	(7) Flashing is installed at expansion joints in stucco walls.	**2**	0	☐	
11.602.1.10	**11.602.1.10 Exterior doors.** Entries at exterior door assemblies, inclusive of side lights (if any), are covered by one of the following methods to protect the building from the effects of precipitation and solar radiation. Either a storm door or a projection factor of 0.375 minimum is provided. Eastern- and western-facing entries in Climate Zones 1, 2, and 3, as determined in accordance with Figure 6(1) or Appendix A, have either a storm door or a projection factor of 1.0 minimum, unless protected from direct solar radiation by other means (e.g., screen wall, vegetation). This Project's Climate Zone: 4 **(a)** installing a porch roof or awning **(b)** extending the roof overhang **(c)** recessing the exterior door **(d)** Installing a storm door Note: The pedestrian door protected in a garage leading to living space does not qualify for points.	**2 per exterior door 6 Max**	2	1 exterior door	Each front door will have a porch cantilever.
11.602.1.11	**11.602.1.11 Tile backing materials.** Tile backing materials installed under tiled surfaces in wet areas are in accordance with ASTM C1178, C1278, C1288, or C1325. **This practice is not mandatory for existing tile surfaces without apparent moisture problem.**	**Mandatory**		N/A	No tile.
11.602.1.12	**11.602.1.12 Roof overhangs.** Roof overhangs, in accordance with Table 602.1.12, are provided over a minimum of 90 percent of exterior walls to protect the building envelope. See Table 602.1.12	**4**	0	☐	
11.602.1.13	**11.602.1.13 Ice barrier.** In areas where there has been a history of ice forming along the eaves causing a backup of water, an ice barrier is installed in accordance with the ICC IRC or IBC at roof eaves of pitched roofs and extends a minimum of 24 inches (610 mm) inside the exterior wall line of the building.	**Mandatory**		N/A	No regional history of ice damming.
11.602.1.14	**11.602.1.14 Architectural features**. Architectural features that increase the potential for water intrusion are avoided:				
	(1) All horizontal ledgers are sloped away to provide gravity drainage as appropriate for the application.	**Mandatory 1**	1	Met	D3G will confirm.
	(2) No roof configurations that create horizontal valleys in roof design.	**2**	2	☑	D3G will confirm.
	(3) No recessed windows and architectural features that trap water on horizontal surfaces.	**2**	2	☑	D3G will confirm.
11.602.1.15	**11.602.1.15 Kitchen and vanity cabinets.** All kitchen and vanity cabinets are certified in accordance with the ANSI/KCMA A161.1 performance standard or equivalent. NOTE: Identify what product was used in the assigned Notes area.	**2**	2	☑	Expecting - VH requirement.
11.602.2	**11.602.2 Roof surfaces.** A minimum of 90 percent of roof surfaces, not used for roof penetrations and associated equipment, on-site renewable energy systems such as photovoltaics or solar thermal energy collectors, or rooftop decks, amenities and walkways, are constructed of one or more of the following:	**3**	0		
	(1) products that are in accordance with the ENERGY STAR® cool roof certification or equivalent			☐	
	(2) a vegetated roof system			☐	
	(3) Minimum initial SRI of 78 for low-sloped roof (a slope less than 2:12) and a minimum initial SRI of 29 for a steep-sloped roof (a slope equal to or greater than 2:12). The SRI is calculated in accordance with ASTM E1980. Roof products are certified and labeled.			☐	
11.602.3	**11.602.3 Roof water discharge.** A gutter and downspout system or splash blocks and effective grading are provided to carry water a minimum of 5 feet (1524 mm) away from perimeter foundation walls.	**4**	4	☑	New gutters/downspouts in SOW.
11.602.4	**11.602.4 Finished grade.**				
11.602.4.1	**11.602.4.1** Finished grade at all sides of a building is sloped to provide a minimum of 6 inches (150 mm) of fall within 10 feet (3048 mm) of the edge of the building. Where lot lines, walls, slopes, or other physical barriers prohibit 6 inches (152 mm) of fall within 10 feet (3048 mm), the final grade is sloped away from the edge of the building at a minimum slope of 2 percent.	**Mandatory**		Met	
11.602.4.2	**11.602.4.2** The final grade is sloped away from the edge of the building at a minimum slope of 5 percent.	**1**	0	☐	
11.602.4.3	**11.602.4.3** Water is directed to drains or swales to ensure drainage away from the structure.	**1**	0	☐	

11.603 REUSED OR SALVAGED MATERIALS

11.603.0	**11.603.0 Intent.** Practices that reuse or modify existing structures, salvage materials for other uses, or use salvaged materials in the building's construction are implemented.				
11.603.1	**11.603.1 Reuse of existing building.** Major elements or components of existing buildings and structures are reused, modified, or deconstructed for later use. **(Points awarded for every 200 square feet (18.5 m^2) of floor area.)** NOTE: Describe materials used in the assigned Notes area. Materials, elements, or components awarded points under Section 11.603.1 shall not be awarded points under Section 11.603.2.	**1** **12 Max**	0		
11.603.2	**11.603.2 Salvaged materials.** Reclaimed and/or salvaged materials and components are used. The total material value and labor cost of salvaged materials is equal to or exceeds 1 percent of the total construction cost. **(Points awarded per 1% of salvaged materials used based on the total construction cost.)** NOTE: Describe materials used in the assigned Notes area. Materials, elements, or components awarded points under Section 11.603.1 shall not be awarded points under Section 11.603.2.	**1** **9 Max**	0		
11.603.3	**11.603.3 Scrap materials.** Sorting and reuse of scrap building material is facilitated (e.g., a central storage area or dedicated bins are provided). NOTE: Indicate in the assigned Notes area what salvage materials were sorted for reuse.	**4**	0	☐	

11.604 RECYCLED-CONTENT BUILDING MATERIALS

11.604.1	**11.604.1 Recycled content.** Building materials with recycled content are used for two minor and/or two major components of the building. Enter material percent recycled content. See Table 11.604.1 NOTE: In the assigned Notes area, list materials used for minor and/or major building components.	**per Table 604.1**	0	First Minor Comp.: Second Minor Comp.: First Major Comp.: Second Major Comp.:	

11.605 RECYCLED CONSTRUCTION WASTE

11.605.0	**11.605.0 Intent.** Waste generated during construction is recycled.				
11.605.1	**11.605.1 Hazardous waste.** The construction waste management plan shall include information on the proper handling and disposal of hazardous waste. Hazardous waste is properly handled and disposed.	**Mandatory**		Met	Must be included in the project specifications.
11.605.2	**11.605.2 Construction waste management plan.** A construction waste management plan is developed, posted at the jobsite, and implemented diverting through methods such as reuse, salvage, recycling, or manufacturer reclamation, a minimum of 50 percent (by weight) of nonhazardous construction and demolition waste from disposal. For this practice, land clearing debris is not considered a construction waste. Materials used as alternative daily cover are considered construction waste and do not count toward recycling or salvaging. For remodeling projects or demolition of an existing facility, the waste management plan includes the recycling of 95 percent of electronic waste components (such as printed circuit boards from computers, building automation systems, HVAC, fire and security control boards) by an E-Waste recycling facility. **Exceptions:** **(1)** Waste materials generated from land clearing, soil and sub-grade excavation and vegetative debris shall not be in the calculations. **(2)** A recycling facility (traditional or E-Waste) offering material receipt documentation is not available within 50 miles of the jobsite.	**6**	0	☐ ☐	
11.605.3	**11.605.3 On-site recycling.** On-site recycling measures following applicable regulations and codes are implemented, such as the following: **(a)** Materials are ground or otherwise safely applied on-site as soil amendment or fill. A minimum of 50 percent (by weight) of construction and land-clearing waste is diverted from landfill. **(b)** Alternative compliance methods approved by the Adopting Entity. **(c)** Compatible untreated biomass material (lumber, posts, beams, etc.) are set aside for combustion if a solid fuel-burning appliance per Section 11.901.2.1(2) will be available for on-site renewable energy.	**7**	0	☐	
11.605.4	**11.605.4 Recycled construction materials.** Construction materials (e.g., wood, cardboard, metals, drywall, plastic, asphalt roofing shingles, or concrete) are recycled offsite. **(1)** a minimum of two types of materials are recycled **(2)** for each additional recycled material type **(a)** wood **(b)** cardboard **(c)** metals **(d)** drywall **(e)** plastic **(f)** asphalt roofing shingles **(g)** concrete **(h)** other **(i)** other NOTE: List "other" types of materials recycled in the assigned Notes area.	**6 Max** **3** **1**	0	☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	

11.606 RENEWABLE MATERIALS

11.606.0		**11.606.0 Intent.** Building materials derived from renewable resources are used.			
11.606.1		**11.606.1 Biobased products.** The following biobased products are used:		0	
	(a)	certified solid wood in accordance with Section 11.606.2			
	(b)	engineered wood			
	(c)	bamboo			
	(d)	cotton			
	(e)	cork			
	(f)	straw			
	(g)	natural fiber products made from crops (soy-based, corn-based)			
	(h)	other biobased materials with a minimum of 50 percent biobased content (by weight or volume)			
		Note: Please list "other biobased materials" used in the Notes field			
	(1)	Two types of biobased materials are used, each for more than 0.5 percent of the project's projected building material cost.	**3**		
	(2)	Two types of biobased materials are used, each for more than 1 percent of the project's projected building material cost.	**6**		
	(3)	For each additional biobased material used for more than 0.5 percent of the project's projected building material cost.	**1** **2 Max**		
11.606.2		**11.606.2 Wood-based products.** Wood or wood-based products are certified to the requirements of one of the following recognized product programs:			Program(s):
	(a)	American Forest Foundation's *American Tree Farm System®* (ATFS)			
	(b)	Canadian Standards Association's *Sustainable Forest Management System Standards* (CSA Z809)			
	(c)	*Forest Stewardship Council* (FSC)			
	(d)	*Program for Endorsement of Forest Certification Systems* (PEFC)			
	(e)	*Sustainable Forestry Initiative ® Program (SFI)*			
	(f)	National Wood Flooring Association's Responsible Procurement Program (RPP)			
	(g)	other product programs mutually recognized by PEFC			
	(h)	A manufacturer's fiber procurement system that has been audited by an approve agency as compliant with the provisions of ASTM D7612 as a responsible or certified source. Government or tribal forestlands whose water protection programs have been evaluated by an approved agency as compliant with the responsible source designation of ASTM D7612 are exempt from auditing in the manufacturer's fiber procurement system.			
	(1)	A minimum of two responsible or certified wood-based products are used for minor components of the building.	**3**	0	
		Note: Please list products and components in the Notes fields			
	(2)	A minimum of two responsible or certified wood-based products are used in major components of the building.	**4**	0	
		Note: Please list products and components in the Notes fields			
11.606.3		**11.606.3 Manufacturing energy.** Materials manufactured using a minimum of 33 percent of the primary manufacturing process energy derived from (1) renewable sources, (2) combustible waste sources, or (3) renewable energy credits (RECs) are used for major components of the building. **(2 points awarded per material.)**	**6 Max**	0	
		Note: Please list materials in the Notes field			

11.607 RECYCLING AND WASTE REDUCTION

11.607.1		**11.607.1 Recycling and composting.** Recycling and composting by the occupant are facilitated by one or more of the following methods:			
	(1)	A readily accessible space(s) for recyclable material containers is provided and identified on the floorplan of the house or dwelling unitor a readily accessible area(s) outside the living space is provided for recyclable material containers and identified on the site plan for the house or building. The area outside the living space shall accommodate recycling bin(s) for recyclable materials accepted in local recycling programs	**3**	0	☐ Potential if needed. Must include drawings on the site plan showing the trash/recycling drop-offs.
	(2)	A readily accessible space(s) for compostable material containers is provided and identified on the floorplan of the house or dwelling unit or a readily accessible area(s) outside the living space is provided for compostable material containers and identified on the site plan for the house or building. The area outside the living space shall accommodate composting container(s) for locally accepted materials, or, accommodate composting container(s) for on-site composting.	**4**	0	☐
11.607.2		**11.607.2 Food waste disposers.** A minimum of one food waste disposer is installed at the primary kitchen sink.	**1**	0	☐

11.608 RESOURCE-EFFICIENT MATERIALS

11.608.1		**11.608.1 Resource-efficient materials.** Products containing fewer materials are used to achieve the same end-use requirements as conventional products, including but not limited to:	**9 Max** **3 per material**	0	
	(1)	lighter, thinner brick with bed depth less than 3 inches and/or brick with coring of more that 25 percent			
	(2)	engineered wood or engineered steel products			
	(3)	roof or floor trusses			
		NOTE: In the assigned Notes area, describe the types of products that comply with 11.608.1.			

11.609 REGIONAL MATERIALS

11.609.1		**11.609.1 Regional materials.** Regional materials are used for major and/or minor components of the building.	**10 Max**		# of major components:
	(1)	Major component	**2 per each component**	0	
	(2)	Minor component	**1 per each component**		# of minor components:
		For a component to comply with this practice, a minimum of 75 percent of all products in that component category must be sourced regionally, e.g., stone veneer category – 75 percent or more of the stone veneer on a project must be sourced regionally.			
		NOTE: In the assigned Notes areas, list major and minor materials used that comply with 11.609.1.			

11.610 LIFE CYCLE ASSESSMENT

11.610.1 **11.610.1 Life cycle assessment.** A life cycle assessment (LCA) tool is used to select environmentally preferable products, assemblies, or, entire building designs. Points are awarded in accordance with Section 11.610.1.1 or 11.610.1.2. Only one method of analysis or tool may be utilized. The reference service life for the building is 60 years for any life cycle analysis tool. Results of the LCA are reported in the manual required in Section 11.1001.1 or 11.1002.1(1) of this Standard in terms of the environmental impacts listed in this practice and it is stated if operating energy was included in the LCA.

NOTE: Identify the LCA tool utilized and the person who completed the analysis.

11.610.1.1 **11.610.1.1 Whole-building life cycle assessment.** A whole-building LCA is performed in conformance with ASTM E2921 using ISO14044 compliant life cycle assessment.

(1) Execute LCA at the whole building level through a comparative analysis between the final and reference building designs as set forth under Standard Practice, ASTM E2921. The assessment criteria includes the following environmental impact categories:

(a) Primary energy use
(b) Global warming potential
(c) Acidification potential
(d) Eutrophication potential
(e) Ozone depletion potential
(f) Smog potential

8 0 ☐

(2) Execute LCA on regulated loads throughout the building operations life cycle stage. Conduct simulated energy performance analyses in accordance with Section 702.2.1 ICC IECC analysis (IECC Section 405) in establishing the comparative performance of final versus reference building designs. Primary energy use savings and global warming potential avoidance from simulation analyses results are determined using energy supplier, utility, or EPA electricity generation and other fuels energy conversion factors and electricity generation and other fuels emission rates for the locality or Sub-Region in which the building is located

5 0 ☐

(3) Execute full LCA, including use-phase, through calculation of operating energy impacts (c) – (f) using local or regional emissions factors from energy supplier, utility, or EPA.

2 0 ☐

11.610.1.2 **11.610.1.2 Life cycle assessment for a product or assembly.** An environmentally preferable product or assembly is selected for an application based upon the use of an LCA tool that incorporates data methods compliant with ISO 14044 or other recognized standards that compare the environmental impact of products or assemblies.

10 Max 0

11.610.1.2.1 **11.610.1.2.1 Product LCA.** A product with improved environmental impact measures compared to another product(s) intended for the same use is selected. The environmental impact measures used in the assessment are selected from the following:

(a) Primary energy use
(b) Global warming potential
(c) Acidification potential
(d) Eutrophication potential
(e) Ozone depletion potential
(f) Smog potential

(Points are awarded for each product/system comparison where the selected product/system improved upon the environmental impact measures by an average of 15 percent.)

per Table 11.610.1.2.1
10 Max

# of comparisons with 4 measures: ☐

# of comparisons with 5 measures: ☐

NOTE: List products/systems compared & impact measures considered in the assigned Notes area.

11.610.1.2.2 **11.610.1.2.2 Assembly LCA.** An assembly with improved environmental impact measures compared to a functionally comparable assembly is selected. The full life cycle, from resource extraction to demolition and disposal (including but not limited to on-site construction, maintenance and replacement, material and product embodied acquisition, and process and transportation energy), is assessed. The assessment does not include electrical and mechanical equipment and controls, plumbing products, fire detection and alarm systems, elevators, and conveying systems. The following functional building elements are eligible for points under this practice:

(a) exterior walls
(b) roof/ceiling
(c) interior walls or ceilings
(d) intermediate floors

The environmental impact measures used in the assessment are selected from the following:

(a) Primary energy use
(b) Global warming potential
(c) Acidification potential
(d) Eutrophication potential
(e) Ozone depletion potential
(f) Smog potential

(Points are awarded based on the number of functional building elements that improve upon environmental impact measures by an average of 15 percent.)

per Table 11.610.1.2.2
10 Max

exterior walls: ☐

roof/ceiling: ☐

int. walls or ceilings: ☐

intermediate floors: ☐

NOTE: List assemblies compared & impact measures considered in the assigned Notes area.

11.611 PRODUCT DECLARATIONS

11.611.1 **11.611.1 Product declarations.** A minimum of 10 different products installed in the building project, at the time of certificate of occupancy, comply with one of the following sub-sections. Declarations, reports, and assessments are submitted and contain documentation of the critical peer review by an independent third party, results from the review, the reviewer's name, company name, contact information, and date of the review.

5 0

11.611.1.1 **11.611.1.1 Industry-wide declaration.** A Type III industry-wide environmental product declaration (EPD) is submitted for each product. Where the program operator explicitly recognizes the EPD as representative of the product group on a National level, it is considered industry-wide. In the case where an industry-wide EPD represents only a subset of an industry group, as opposed to being industry-wide, the manufacturer is required be explicitly recognized as a participant by the EPD program operator. All EPDs are required to be consistent with ISO Standards 14025 and 21930 with at least a cradle-to-gate scope.
[Each product complying with Section 611.4.1 shall be counted as one product for compliance with Section 611.4]

# of products: ☐

NOTE: List products in the assigned Notes area.

11.611.1.2 **11.611.1.2 Product Specific Declaration.** A product specific Type III EPD are submitted for each product. The product specific declaration shall be manufacturer specific for an individual product or product family. All Type III EPDs are required to be certified as complying, at a minimum, with the goal and scope for the cradle-to-gate requirements in accordance with ISO Standards 14025 and 21930.
[Each product complying with Section 611.4.2 shall be counted as two products for compliance with Section 611.4.]

# of products (not effective number): ☐

NOTE: List products in the assigned Notes area.

11.612 INNOVATIVE PRACTICES

11.612.1		**11.612.1 Manufacturer's environmental management system concepts.** Product manufacturer's operations and business practices include environmental management system concepts, and the production facility is registered to ISO 14001 or equivalent. The aggregate value of building products from registered ISO 14001 or equivalent production facilities is 1 percent or more of the estimated total building materials cost. **(1 point awarded per percent.)** NOTE: In the assigned Notes area, list products that comply with 610.1, manufacturers, and ISO registrars.	**10 Max**	0	
11.612.2		**11.612.2 Sustainable products.** One or more of the following products are used for at least 30% of the floor or wall area of the entire dwelling unit or sleeping unit, as applicable. Products are certified by a third-party agency accredited to ISO 17065.	**9 Max**	0	
	(1)	50% or more of carpet installed (by square feet) is certified to NSF 140 or equivalent.	**3**	☐	
	(2)	50% or more of resilient flooring installed (by square feet) is certified to NSF 332 or equivalent.	**3**	☐	
	(3)	50% or more of the insulation installed (by square feet) is certified to UL 2985 or equivalent.	**3**	☐	
	(4)	50% or more of interior wall coverings installed (by square feet) is certified to NSF 342 or equivalent.	**3**	☐	
	(5)	50% or more of the gypsum board installed (by square feet) is certified to UL 100 or equivalent.	**3**	☐	
	(6)	50% or more of the door leafs installed (by number of door leafs) is certified to UL 102 or equivalent.	**3**	☐	
	(7)	50% or more of the tile installed (by square feet) is certified to TCNA A138.1 Specifications for Sustainable Ceramic Tiles, Glass Tiles and Tile Installation Materials or equivalent.	**3**	☐	
11.612.3		**11.612.3 Universal design elements.** Dwelling incorporates one or more of the following universal design elements. Conventional industry construction tolerances are permitted.	**12 Max**	3	
	(1)	Any no-step entrance into the dwelling which (1) is accessible from a substantially level parking or drop-off area (no more than 2%) via an accessible path which has no individual change in elevation or other obstruction of more than 1-1/2 inches in height with the pitch not exceeding 1 in 12 and (2) provides a minimum 32-inch wide clearance into the dwelling.	**3**	☐	None
	(2)	Minimum 36-inch wide accessible route from the no-step entrance into at least one visiting room in the dwelling and into at least one full or half bathroom which has a minimum 32-inch clear door width and a 30-inch by 48-inch clear area inside the bathroom outside the door swing.	**3**	☐	
	(3)	Minimum 36-inch wide accessible route from the no-step entrance into at least one bedroom which has a minimum 32-inch clear door width.	**3**	☐	Must be for all units.
	(4)	Blocking or equivalent installed in the accessible bathroom walls for future installation of grab bars at water closet and bathing fixture, if applicable.	**1**	☐	Must be for all units.
	(5)	All interior and exterior door handles are levers rather than knobs.	**1**	☑	Expected
	(6)	All sink, lavatory and showering controls that comply with ICC A117.1.	**1**	☑	Expected
	(7)	Interior convenience Power receptacles, communication connections (for cable, phone, Ethernet, etc.) and switches are placed between 15" and 48" above the finished floor. Additional switches to control devices and systems (such as alarms, home theaters and other equipment) not required by the local building code may be installed as desired.	**1**	☑	Expected
	(8)	All light switches are rocker-type switches or other similar switches that can be operated by pressing them (with assistive devices). Toggle-type switches may not be used.	**1**	☐	Not likely.
	(9)	Anyone of the following systems are automated and can be controlled with a wireless device or voice-activated device: HVAC, all permanently-installed lighting, alarm system, window treatments, or door locks.	**1 per system [5 max]**		

11.613 RESILIENT CONSTRUCTION

11.613.1		**11.613.1 Intent.** Design and construction practices developed by a licensed design professional or equivalent are implemented that enhance the resilience and durability of the structure (above building code minimum design loads) so the structure can better withstand forces generated by; flooding, snow, wind or seismic activity (as applicable) and reduce the potential for the loss of life and property.		0	
	(a)	**Minimum structural requirements (base design).** The building is designed and constructed in compliance with structural requirements in the IBC or IRC as applicable.	**2**		
	(b)	**Enhanced resilience – 10% above base design.** Design and construction practices are implemented that enhance the resilience and durability of the structure by designing and building to forces generated by; flooding, snow, wind or seismic (as applicable) that are 10% higher than the base design.	**3**		
	(c)	**Enhanced resilience – 20% above base design.**	**5**		
	(d)	**Enhanced resilience – 30% above base design.**	**10**		
	(e)	**Enhanced resilience – 40% above base design.**	**12**		
	(f)	**Enhanced resilience – 50% above base design.**	**15**		

END OF CHAPTER 6 CLICK TO PROCEED TO CHAPTER 7 >>

	Chapter Level: Silver				
	Total Project Points: 135				
	Total Project Level: Silver				
	Points Needed to Earn Next Chapter Level: 30				
	Revision Date: 3/28/2025				© Home Innovation Research Labs, Inc., 2020. All rights reserved.
Coding	Practice #	Chapter 7: Energy Efficiency	Points Available	Points Claimed	Status / Notes
		11.701 MINIMUM ENERGY EFFICIENCY REQUIREMENTS			
	305.2.5	**305.2.5 Energy efficiency.** The building shall comply with Section 305.2.5.1 or 305.2.5.2.	**Mandatory**		**Reduction Path**
		Please indicate energy modeler's professional credential and, in the notes field, their name. When selecting "Other," enter professional credentials (e.g., engineer, architect) within the notes field.	**Mandatory**		Modeler's Credential: HERS Rater — Kevin Robicheau RTIN:8611030
	11.701.4	**11.701.4 Mandatory practices.**			
	11.701.4.0	**11.701.4.0 Minimum energy efficiency requirements.** Additions, alterations, or renovations to an existing building, building system or portion thereof shall comply with the provisions of the ICC IECC as they relate to new construction without requiring the unaltered portion(s) of the existing building or building system to comply with the ICC IECC. An addition complies with the IECC if the addition complies or if the existing building and addition comply with the ICC IECC as a single building.	**Mandatory**		☑
	11.701.4.1	**11.701.4.1 HVAC systems.**			
	11.701.4.1.1	**11.701.4.1.1 HVAC system sizing.** Newly installed or modified space heating and cooling system is sized according to heating and cooling loads calculated using ACCA Manual J, or equivalent. New equipment is selected using ACCA Manual S or equivalent.	**Mandatory**		☑ Need ACCA Manual J/D/S calculation reports.
	11.701.4.1.2	**11.701.4.1.2 Radiant and hydronic space heating.** Where installed as a primary heat source in the building, new radiant or hydronic space heating system is designed, installed, and documented, using industry-approved guidelines and standards (e.g., ACCA Manual J, AHRI I=B=R, ANSI/ACCA 5 QI-2010, or an accredited design professional's and manufacturer's recommendations).	**N/A**		
	11.701.4.2	**11.701.4.2 Duct systems.**			
	11.701.4.2.1	**11.701.4.2.1 Duct air sealing.** Newly installed, modified, or ducts that are exposed during the remodel are air sealed. All duct sealing materials are in conformance with UL 181A or UL 181B specifications and are installed in accordance with manufacturer's instructions.	**Mandatory**		☑ Must specify any adhesive tape as UL 181A/B.
	11.701.4.2.2	**11.701.4.2.2 Ducts and Plenums.** Building framing cavities are not used as ducts or plenums. Existing building cavities currently used as supply ducts exposed during the remodel are lined.	**Mandatory**		☑ Expected
	11.701.4.2.3	**11.701.4.2.3 Duct system sizing.** New or modified Duct system is sized and designed in accordance with ACCA Manual D or equivalent.	**Mandatory**		☑ Need ACCA Manual D calcuation reports.
	11.701.4.3	**11.701.4.3 Insulation and air sealing.**			
	11.701.4.3.1	**11.701.4.3.1 Building Thermal Envelope Air Sealing.** The building thermal envelope exposed or created during the remodel is durably sealed to limit infiltration. The sealing methods between dissimilar materials allow for differential expansion and contraction. The following are caulked, gasketed, weather-stripped or otherwise sealed with an air barrier material, suitable film, or solid material:	**Mandatory**		701.4.3.3 Exception: ☐
	(a)	All joints, seams and penetrations.			Met — Confirm at inspection.
	(b)	Site-built windows, doors, and skylights.			N/A — No site-built fenestration or doors.
	(c)	Openings between window and door assemblies and their respective jambs and framing.			Met — Confirm at inspection.
	(d)	Utility penetrations.			Met — Confirm at inspection.
	(e)	Dropped ceilings or chases adjacent to the thermal envelope.			Met — Confirm at inspection.
	(f)	Knee walls.			N/A — N/A
	(g)	Walls, ceilings, and floors separating conditioned spaces from unconditioned space.			Met — Confirm at inspection.
	(h)	Behind tubs and showers on exterior walls.			N/A — N/A
	(i)	Common walls between dwelling units or sleeping units.			Met — Confirm at inspection.
	(j)	Attic access openings.			Met — Confirm at inspection.
	(k)	Joints of framing members at rim joists.			N/A — N/A
	(l)	Top and bottom plates.			N/A — N/A
	(m)	Other sources of infiltration.			Met — Confirm
	11.701.4.3.2	**11.701.4.3.2 Air barrier, air sealing, building envelope testing and insulation.** For portions of the building envelope that are exposed or created during the remodel, building envelope air tightness and insulation installation is verified to be in accordance with this Section and Section 11.701.4.3.2.1. Insulation installation other than Grade 1 is not permitted.	**Mandatory**		No affected areas: ☐
	(1)	**Testing.** Building envelope tightness is tested. Testing is conducted in accordance with ASTM E-779 using a blower door at a test pressure of 1.04 psf (50 Pa). Testing is conducted after rough-in and after installation of penetrations of the building envelope, including penetrations for utilities, plumbing, electrical, ventilation, and combustion appliances. Testing is conducted under the following conditions:			ACH50: 10.00 — Expecting post-renovation range to be within 7 to 10 ACH50. ELR:
		Testing is required, unless multifamily building is classified as commercial by IECC and building is in compliance with IECC C402.5 (Air Leakage and Thermal Envelope. Commercial buildings have option to comply via testing or per C402.5.			
	(a)	Exterior windows and doors, fireplace and stove doors are closed, but not sealed;			
	(b)	Dampers are closed, but not sealed, including exhaust, intake, makeup air, backdraft and flue dampers;			
	(c)	Interior doors are open;			
	(d)	Exterior openings for continuous ventilation systems and heat recovery ventilators are closed and sealed;			
	(e)	Heating and cooling systems are turned off;			
	(f)	HVAC duct terminations are not sealed; and			
	(g)	Supply and return registers are not sealed.			
		Multifamily Building Note: Testing by dwelling units, sleeping units, groups of dwelling units, groups of sleeping units, or the building as a whole is acceptable.			
	(2)	**Visual inspection.** The air barrier and insulation items listed in Table 11.701.4.3.2(2) are field verified by visual inspection. See Table 11.701.4.3.2(2)			☑
	11.701.4.3.2.1	**11.701.4.3.2.1** Grade I insulation installation. Field-installed insulation products to ceilings, walls, floors, band joists, rim joists, conditioned attics, basements, and crawlspaces, except as specifically noted, are verified as Grade I by a third-party in accordance with the following:	**Mandatory**		☑
	(1)	Inspection is conducted before insulation is covered.			
	(2)	Air-permeable insulation is enclosed on all six sides and is in substantial contact with the sheathing material on one or more sides (interior or exterior) of the cavity. Air permeable insulation in ceilings is not required to be enclosed when the insulation is installed in substantial contact with the surfaces it is intended to insulate.			
	(3)	Cavity insulation uniformly fills each cavity side-to-side and top-to-bottom, without substantial gaps or voids around obstructions (such as blocking or bridging).			
	(4)	Cavity insulation compression or incomplete fill amounts to 2 percent or less, presuming the compressed or incomplete areas are a minimum of 70 percent of the intended fill thickness; occasional small gaps are acceptable.			
	(5)	Exterior rigid insulation has substantial contact with the structural framing members or sheathing materials and is tightly fitted at joints.			
	(6)	Cavity insulation is split, installed, and/or fitted tightly around wiring and other services.			
	(7)	Exterior sheathing is not visible from the interior through gaps in the cavity insulation.			
	(8)	Faced batt insulation is permitted to have side-stapled tabs, provided the tabs are stapled neatly with no buckling, and provided the batt is compressed only at the edges of each cavity, to the depth of the tab itself.			
	(9)	Where properly installed, ICFs, SIPs, and other wall systems that provide integral insulation are deemed in compliance with this section.			

11.701.4.3.3	**11.701.4.3.3 Multifamily air leakage alternative. Multifamily** buildings four or more stories in height and in compliance with IECC section C402.5 (Air leakage-thermal envelope) are deemed to comply with Sections 11.701.4.3.1 and 11.701.4.3.2.		See 11.703.4.3.1	
11.701.4.3.4	**11.701.4.3.4 Fenestration air leakage.** Newly installed Windows, skylights and sliding glass doors have an air infiltration rate of no more than 0.3 cfm per square foot (1.5 L/s/m2), and swinging doors no more than 0.5 cfm per square foot (2.6 L/s/m2), when tested in accordance with NFRC 400 or AAMA/WDMA/CSA 101/I.S.2/A440 by an accredited, independent laboratory and listed and labeled. For site-built fenestration, a test report by an accredited, independent laboratory verifying compliance with the applicable infiltration rate shall be submitted to demonstrate compliance with this practice. This practice does not apply to field-fabricated fenestration products. **Exception:** For Tropical Zones only, jalousie windows are permitted to be used as a conditioned space boundary and shall have an air infiltration rate of not more than 1.3 cfm per square foot.	**Mandatory**	Met	Windows must show an air infiltration rate of ≤ 0.30 CFM/ft². Doors must show and air infiltration rate of ≤ 0.50 CFM/ft².
11.701.4.3.5	**11.701.4.3.5 Lighting and building thermal envelope.** Newly installed luminaires installed in the building thermal envelope which penetrate the air barrier are sealed to limit air leakage between conditioned and unconditioned spaces. All luminaires are IC-rated and labeled as meeting ASTM E283 when tested at 1.57 psf (75 Pa) pressure differential with no more than 2.0 cfm (0.944 L/s) of air movement from the conditioned space to the ceiling cavity. All luminaires installed in the building thermal envelope which penetrate the air barrier are sealed with a gasket or caulk between the housing and the interior of the wall or ceiling covering.	**Mandatory**	Met	Expecting surface mount for any recessed lighting, if any.
11.701.4.4	**11.701.4.4 High-efficacy lighting.** A minimum of 90 percent of newly installed hard-wired lighting fixtures or the bulbs in those fixtures shall be high efficacy.	**Mandatory**	☑	Expected
11.701.4.5	**11.701.4.5 Boiler piping.** Boiler piping in unconditioned space supplying and returning heated water or steam that is accessible during the remodel is insulated. Exception: where condensing boilers are installed, insulation is not required for return piping.	**N/A**	☐	
11.701.4.6	**11.701.4.6 Fenestration specifications.** The NFRC-certified U-factor and SHGC of newly installed windows, exterior doors, skylights, and tubular daylighting devices (TDDs) do not exceed the values in Table 11.703.2.5.1. See Table 11.703.2.5.1	**Mandatory**	Met	Must confirm NFRC labels at inspection.
11.701.4.7	**11.701.4.7 Replacement fenestration.** Where some or all of an existing fenestration unit is replaced with a new fenestration product, including sash and glazing, the NFRC-certified U-factor and SHGC of the replacement fenestration unit do not exceed the values in Table 11.703.2.5.1.	**Mandatory**	Met	Collect submittals.
305.2.5.1	**305.2.5.1 Energy consumption reduction path.** The energy efficiency rating level shall be based on the reduction in energy consumption resulting from the remodel in accordance with Table 305.2.5.1. See Table 305.2.5.1 The reduction in energy consumption resulting from the remodel shall be based on the estimated annual energy cost savings or source energy savings as determined by a third-party energy audit and analysis or utility consumption data. The reduction shall be the percentage difference between the consumption per square foot before and after the remodel calculated as follows: [(consumption per square foot before remodel – consumption per square foot after remodel)/consumption per square foot before remodel]*100 The occupancy and lifestyle assumed and the method of making the energy consumption estimates shall be the same for estimates before and after the remodel. The building configuration for the after-remodel estimate shall include any additions to the building or other changes to the configuration of the conditioned space. For multifamily buildings, the energy consumption shall be based on the entire building including all dwelling units and common areas. If a building can demonstrate through documentation approved by the Adopting Entity that the remodel activities started prior to project registration, the energy baseline (consumption per square foot before remodel) can be calculated based on data and building systems that was existing in the building up to 3 years prior to project registration.		Energy Reduction: 25.0%	Placeholder for final determination.

11.703 PRESCRIPTIVE PATH

11.703.1	**11.703.1 Mandatory practices** 11.703.1 is required when thermal envelope and/or duct systems changes are included in the renovation project scope. If not included within scope, select "N/A" and score at least 30 points from other 11.703 practices.	**30**	**0**	
11.703.1.1	**11.703.1.1 Building thermal envelope compliance.** The building thermal envelope is in compliance with Section 11.703.1.1.1 or 11.703.1.1.2. Exception: Section 11.703.1.1 is not required for Tropical Climate Zone.	**N/A**		
11.703.1.1.1	**11.703.1.1.1 Maximum UA.** For IECC residential, the total building UA is less than or equal to the total maximum UA as computed by 2018 IECC Section R402.1.5. For IECC commercial, the total UA is less than or equal to the sum of the UA for 2018 IECC Tables C402.1.4 and C402.4, including the U-factor times the area and C-factor or F-factor times the perimeter. The total UA proposed and baseline calculations are documented. REScheck or COMcheck is deemed to provide UA calculation documentation.			
11.703.1.1.2	**11.703.1.1.2 Prescriptive R-value and fenestration requirements**. The building thermal envelope is in accordance with the insulation and fenestration requirements of 2018 IECC R502.1.1.1. The SHGC is in accordance with the 2018 IECC requirements.			
11.703.1.2	**11.703.1.2 Building envelope leakage.** The building thermal envelope is in accordance with 2018 IECC R502.1.1.1 or R503.1.1 as applicable. Exception: Section 11.703.1.2 is not required for Tropical Climate Zone.	**N/A**		
11.703.1.3	**11.703.1.3 Duct testing.** The duct system is in accordance with 2018 IECC R403.3.2 through R403.3.5 as applicable.	**N/A**	Rough-In Test: Postconstruction Test:	

11.703.2	**11.703.2 Building envelope**				
11.703.2.1	**11.703.2.1 UA improvement.** The total building thermal envelope UA is less than or equal to the baseline total UA resulting from the U-factors provided in Table 11.703.2.1(a) or ICC IECC Tables C402.1.4 and C402.4, as applicable. Where insulation is used to achieve the UA improvement, the insulation installation is in accordance with Grade 1 meeting Section 701.4.3.2.1 as verified by a third-party. Total UA is documented using a RESCheck, COMCheck, or equivalent report to verify the baseline and the UA improvement. See Table 11.703.2.1(a)	Per Table 11.703.2.1(b)	0	☐ UA Improvement:	
11.703.2.2	**11.703.2.2 Mass walls.** More than 75 percent of the above-grade exterior opaque wall area of the building is mass walls.	Per Table 11.703.2.2	0	Mass thickness:	
11.703.2.3	**11.703.2.3** A radiant barrier with an emittance of 0.05 or less is used in the attic. The product is tested in accordance with ASTM C1371 and installed in accordance with the manufacturer's instructions. *[In climate zones 1-3, one point maximum for multifamily buildings four or more stories in height.]*	**1**	0	☐	
11.703.2.4	**11.703.2.4 Building envelope leakage**. The maximum building envelope leakage rate is in accordance with Table 11.703.2.4 and whole building ventilation is provided in accordance with Section 902.2.1. *[Points not awarded if points are taken under Section 11.705.6.2.1]*	Per Table 11.703.2.4	0	ACH50 (from 701.4.3.2): 10.00	
11.703.2.5	**11.703.2.5 Fenestration**				
11.703.2.5.1	**11.703.2.5.1** NFRC-certified (or equivalent) U-factor and SHGC of windows, exterior doors, skylights, and tubular daylighting devices (TDDs) on an area-weighted average basis do not exceed the values in Table 11.703.2.5.1. Area weighted averages are calculated separately for the categories of 1) windows and exterior doors and 2) skylights and tubular daylighting devices (TDDs). Decorative fenestration elements with a combined total maximum area of 15 square feet (1.39 m^2) or 10 percent of the total glazing area, whichever is less, are not required to comply with this practice.	**N/A**			
11.703.2.5.1.1	**11.703.2.5.1.1 Dynamic glazing.** Dynamic glazing is permitted to satisfy the SHGC requirements of Table 11.703.2.5.1 provided the ratio of the higher to lower labeled SHGC is greater than or equal to 2.4 and the dynamic glazing is automatically controlled to modulate the amount of solar gain into the space in multiple steps. Fenestration with dynamic glazing is considered separately from other fenestration and area-weighted averaging with fenestration that does not use dynamic glazing is not permitted. Dynamic glazing is not required to be automatically controlled or comply with minimum SHGC ratio when both the lower and higher labeled SHGC already comply with the requirements of Table 11.703.2.5.1. See Table 11.703.2.5.1				
11.703.2.5.2	**11.703.2.5.2** The NFRC-certified (or equivalent) U-factor and SHGC of windows, exterior doors, skylights, and tubular daylighting devices (TDDs) are in accordance with Table 11.703.2.5.2(a), (b), or (c). Decorative fenestration elements with a combined total maximum area of 15 square feet (1.39 m^2) or 10 percent of the total glazing area, whichever is less, are not required to comply with this practice.	Per Table 11.703.2.5.2(a) or 11.703.2.5.2(b) or 11.703.2.5.2(c)	0		
	(a) Table 703.2.5.2(a)	**3**			
	(b) Table 703.2.5.2(b)	**4**			
	(c) Table 703.2.5.2(c) [Points for multifamily buildings four or more stories in height are awarded at 3 times the point value listed in Table 703.2.5.2(c)]	**6**			
11.703.2.5.2.1	**11.703.2.5.2.1 Dynamic glazing.** Dynamic glazing is permitted to satisfy the SHGC requirements of Tables 11.703.2.5.2(a), 11.703.2.5.2(b), and 11.703.2.5.2(c) provided the ratio of the higher to lower labeled SHGC is greater than or equal to 2.4, and the dynamic glazing is automatically controlled to modulate the amount of solar gain into the space in multiple steps. Fenestration with dynamic glazing is considered separately from other fenestration, and area-weighted averaging with fenestration that does not use dynamic glazing is not permitted. Dynamic glazing is not required to be automatically controlled or comply with minimum SHGC ratio when both the lower and higher labeled SHGC already comply with the requirements of Tables 11.703.2.5.2(a), 11.703.2.5.2(b), and 11.703.2.5.2(c).				

11.703.3		**11.703.3 HVAC equipment efficiency**				
11.703.3.0		**11.703.3.0 Multiple heating and cooling systems.** For multiple heating or cooling systems in one home, practices 11.703.3.1 through 11.703.3.6 apply to the system that supplies 80% or more of the total installed heating or cooling capacity. Where multiple systems each serve less than 80% of the total installed heating or cooling capacity, points under Sections 11.703.3.1 through 11.703.3.6 are awarded either for the system eligible for the fewest points or the weighted average of the systems. The weighted average shall be calculated in accordance with the following equation and be based upon the efficiency and capacity of the equipment as selected in accordance with ACCA Manual S with it loads calculated in accordance with ACCA Manual J. Weighted Average = $[(E_{unit\ 1}*C_{unit\ 1})+(E_{unit\ 2}*C_{unit\ 2})+\ldots+(E_{unit\ n}*C_{unit\ n})] / (C_{unit\ 1}+C_{unit\ 2}+\ldots+C_{unit\ n})$ *where:* E = Rated AHRI efficiency for unit C = Rated heating or cooling capacity for unit *n* = Unit count			multiple heating sys.? multiple cooling sys.?	
11.703.3.1		**11.703.3.1** Combination space heating and water heating system (combo system) is installed using either a coil from the water heater connected to an air handler to provide heat for the building, dwelling unit or sleeping unit, or a space heating boiler using an indirect-fired water heater. Devices have a minimum combined annual efficiency of 0.80 and a minimum water heating recovery efficiency of 0.87.	**4**	0	☐	
11.703.3.2		**11.703.3.2** Furnace and/or boiler efficiency is in accordance with one of the following:				
	(1)	Gas and propane heaters:		0	Min. or Average AFUE:	
		≥90% AFUE	**6**			
		≥92% AFUE	**7**			
		≥94% AFUE	**9**			
		≥96% AFUE	**10**			
		≥98% AFUE	**11**			
	(2)	Oil furnace:		0	Min. or Average AFUE:	
		≥85% AFUE	**3**			
		≥90% AFUE	**6**			
	(3)	Gas boiler:		0	Min. or Average AFUE:	
		≥85% AFUE	**2**			
		≥90% AFUE	**4**			
		≥94% AFUE	**5**			
		≥96% AFUE	**6**			
	(4)	Oil boiler:		0	Min. or Average AFUE:	
		≥85% AFUE	**3**			
		≥90% AFUE	**5**			
11.703.3.3		**11.703.3.3** Heat pump heating efficiency is in accordance with Table 11.703.3.3(1) or Table 11.703.3.3(2) or Table 11.703.3.3(3). Refrigerant charge is verified for compliance with manufacturer's instructions utilizing a method in Section 4.3 of ACCA 5 QI-2010.				
	(1)	Electric Heat Pump Heating		0	Min. or Average HSPF:	
		≥8.5 HSPF	**2**			
		≥9.0 HSPF	**5**			
		≥9.5 HSPF	**7**			
		≥10.0 HSPF	**10**			
		≥12.0 HSPF	**11**			
	(2)	Electric Heat Pump Heating for Multifamily Buildings Four or More Stories in Height	**8**	0	Min. or Average HSPF: Min. or Average COP:	
	(3)	Gas Engine-Driven Heat Pump Heating (≥1.3 COP at 47°F)	**14**	0		
11.703.3.4		**11.703.3.4** Cooling efficiency is in accordance with Table 11.703.3.4(1) or Table 11.703.3.4(2). Refrigerant charge is verified for compliance with manufacturer's instructions utilizing a method in Section 4.3 of ACCA 5 QI-2010.				
	(1)	Electric Air Conditioner and Heat Pump Cooling		0	Min. or Average SEER:	
		≥15 SEER	**1**			
		≥17 SEER	**3**			
		≥19 SEER	**6**			
		≥21 SEER	**8**			
		≥25 SEER	**10**			
	(*)	Tropical Climate Zone: None of the occupied space is air conditioned and ceiling fans are provided for bedrooms and the largest space which is not used as a bedroom.	**20**	0	☐	
	(2)	Gas Engine-Driven Heat Pump Cooling (≥1.2 COP at 95°F)	**1**	0	Min. or Average COP:	
11.703.3.5		**11.703.3.5** Water source cooling and heating efficiency is in accordance with Table 11.703.3.5. Refrigerant charge is verified for compliance with manufacturer's instructions utilizing a method in Section 4.3 of ACCA 5 QI-2010.	**30**	0	☐	
11.703.3.6		**11.703.3.6** Ground source heat pump is installed by a Certified Geothermal Service Contractor in accordance with Table 11.703.2.5. Refrigerant charge is verified for compliance with manufacturer's instructions utilizing a method in Section 4.3 of ACCA 5 QI-2010.		0	Min. or Average EER:	
		≥16 EER	**16**			
		≥24 EER	**31**			
		≥28 EER	**42**			
11.703.3.7		**11.703.3.7** ENERGY STAR, or equivalent, ceiling fans are installed. *[Points awarded per building.]* *[For Tropical Climate Zone and Climate Zones 2B, 3B, and 4B: points awarded per fan where AC is not installed in the dwelling unit or sleeping unit (Max 8 points), and where points awarded in Section 11.703.3.8 for these specific climate zones, points shall not be awarded in Section 11.703.3.7]* NOTE: For multi-unit buildings, each dwelling unit must comply to claim this point.	**1**	0	☐ # of fans:	
11.703.3.8		**11.703.3.8** Whole-building or whole-dwelling unit or whole-sleeping unit fan(s) with insulated louvers and a sealed enclosure is installed. *[Points awarded per building.]* NOTE: For multi-unit buildings, each dwelling unit must have compliant whole-dwelling unit fans installed to claim these points.	**3**	0	☐	

11.703.4		**11.703.4 Duct systems**			
11.703.4.1		**11.703.4.1** All space heating is provided by a system(s) that does not include air ducts.	**6**	0	☐
11.703.4.2		**11.703.4.2** All space cooling is provided by a system(s) that does not include air ducts.	**2**	0	☐
11.703.4.3		**11.703.4.3** Ductwork is in accordance with all of the following:	**8**	0	
	(1)	Building cavities are not used as return ductwork.			☐
	(2)	Heating and cooling ducts and mechanical equipment are installed within the conditioned building space.			☐
	(3)	Ductwork is not installed in exterior walls.			☐
11.703.4.4		**11.703.4.4 Duct Leakage.** The entire central HVAC duct system, including air handlers and register boots, is tested by a third party for total leakage at a pressure differential of 0.1 inches w.g. (25 Pa) and maximum air leakage is equal to or less than 6 percent of the system design flow rate or 4 cubic feet per minute per 100 square feet of conditioned floor area. *[Points not awarded if points are taken under Section 11.705.6.2.3]*		0	☐ Sys. Design Flow Rate: Building Leakage:
	(1)	ductwork entirely outside the building's thermal envelope	**3**		
	(2)	ductwork entirely inside the building's thermal envelope	**1**		
	(3)	ductwork inside and outside the building's thermal envelope	**2**		
11.703.5		**11.703.5 Water heating system**			
11.703.5.1		**11.703.5.1** Water heater Uniform Energy Factor (UEF) is in accordance with the following: *[Where multiple systems are used, points awarded based on the system with the lowest efficiency.]* *[Water heater design is based on only 1 (one) water heater per dwelling unit, based on approved methods from IPC or ASPE or manufacturer specifications.]* *[All table values are based on water heaters with medium water draws as defined by the US DOE text procedures (55 gallons per day).]*			type: efficiency:
	(1)	Gas water heating			
	(a)	Storage Water Heater, Rated Storage Volume > 20 Gallons and ≤ 55 Gallons, Medium Water Draw		0	
		UEF: 0.65 to <0.78	**2**		
		UEF: ≥0.78	**3**		
	(b)	Storage Water Heater, Rated Storage Volume > 55 Gallons and ≤ 100 Gallons, Medium Water Draw	**1**	0	
	(c)	Storage Water Heater with Input Rate Greater than 75,000 Btu/h (Commercial)		0	
		Thermal Efficiency: 0.90 to < 0.95	**3**		
		Thermal Efficiency: ≥0.95	**4**		
	(d)	Storage Water Heater with Input Rate Greater than 75,000 Btu/H (Commercial), In Buildings with High-Capacity Service Water-Heating Systems (1,000,000 Btu/h or Greater)		0	
		Thermal Efficiency: 0.92 to < 0.95	**1**		
		Thermal Efficiency: ≥0.95	**2**		
	(e)	Instantaneous Water Heater, Rated Storage Volume < 2 Gallons and Input Rate of > 50,000 Btu/h, Medium Water Draw		0	
		UEF: 0.89 to < 0.94	**1**		
		UEF: ≥0.94	**2**		
	(2)	Electric water heating			
	(a)	Storage Water Heater, Rated Storage Volume ≥ 20 Gallons and ≤ 55 Gallons, Medium Water Draw		0	
		UEF: 0.94 to <1.0	**1**		
		UEF: 1.0 to <1.5	**2**		
		UEF: 1.5 to <2.0	**2**		
		UEF: 2.0 to <2.2	**5**		
		UEF: 2.2 to <2.5	**6**		
		UEF: 2.5 to <3.0	**8**		
		UEF: ≥3.0	**11**		
	(b)	Storage Water Heater, Rated Storage Volume ≥ 55 Gallons and ≤ 120 Gallons, Medium Water Draw		0	
		UEF: 2.2 to <2.5	**3**		
		UEF: 2.5 to <3.0	**3**		
		UEF: 3.0 to <3.5	**4**		
		UEF: ≥3.5	**5**		
	(c)	Electric Tabletop Water Heating (Tabletop Water Heater, Rated Storage Volume ≥ 20 Gallons and ≤ 120 Gallons, Medium Water Draw)	**1**	0	
	(d)	Electric Instantaneous Water Heating (Instantaneous Electric Water Heater, Rated Storage Volume < 2 Gallons, Medium Water Draw)	**2**	0	
	(e)	Electric Grid Enabled Water Heating (Grid Enabled Storage Water Heater, Rated Storage Volume ≥ 75 Gallons, Medium Water Draw)	**1**	0	
	(3)	Oil water heating	**1**	0	
11.703.5.2		**11.703.5.2** Desuperheater is installed by a qualified installer or is pre-installed in the factory.	**23**	0	☐
11.703.5.3		**11.703.5.3** Drain-water heat recovery system is installed. *[Points awarded per building.]*	**2**	0	☐
11.703.5.4		**11.703.5.4** Indirect-fired water heater storage tanks heated from boiler systems are installed.	**1**	0	☐
11.703.5.5		**11.703.5.5 Solar water heater.** SRCC (Solar Rating & Certification Corporation) OG 300 rated, or equivalent, solar domestic water heating system is installed. Solar Energy Factor (SEF) as defined by SRCC is in accordance with Table 11.703.5.5(a) and Table 11.703.5.5(b).			☐ SEF:
	(a)	Storage Water Heater, Rated Storage Volume of Backup Water Heater is ≥ 0.1 Gallon and ≤ 55 Gallons, Medium Water Draw		0	
		SEF ≥ 1.3	**5**		
		SEF ≥ 1.51	**6**		
		SEF ≥ 1.81	**9**		
		SEF ≥ 2.31	**14**		
		SEF ≥ 3.01	**21**		
	(b)	Storage Water Heater, Rated Storage Volume of Backup Water Heater is >55 Gallons, Medium Water Draw		0	
		SEF ≥ 1.3	**3**		
		SEF ≥ 1.51	**4**		
		SEF ≥ 1.81	**6**		
		SEF ≥ 2.31	**10**		
		SEF ≥ 3.01	**14**		
11.703.6		**11.703.6 Lighting and appliances**			
11.703.6.1		**11.703.6.1 Hard-wired lighting.** Hard-wired lighting is in accordance with one of the following:			
	(1)	A minimum (*95%*) percent of the total hard-wired interior luminaires or lamps qualify as ENERGY STAR, DesignLights Consortium (DLC), or applicable equivalent.	**2**	0	☐
	(2)	A minimum of 80 percent of the exterior lighting wattage has a minimum efficacy of 61 lumens per watt or is solar-powered.	**1**	0	☐
	(3)	In multifamily buildings, common area lighting power density (LPD) is less than 0.51 Watts per square foot.	**7**	0	☐
11.703.6.2		**11.703.6.2 Appliances.** ENERGY STAR or equivalent appliance(s) are installed:			
	(1)	Refrigerator	**1**	0	☐
	(2)	Dishwasher	**1**	0	☐
	(3)	Washing machine Multifamily Building Note: Washing machines in ALL units must comply.	**4**	0	☐

11.703.7		**11.703.7 Passive solar design**				
11.703.7.1		**11.703.7.1 Sun-tempered design.** Building orientation, sizing of glazing, and design of overhangs are in accordance with all of the following:	**4**	0	☐	
	(1)	The long side (or one side if of equal length) of the building faces within 20 degrees of true south.				
	(2)	Vertical glazing area is between 5 and 7 percent of the gross conditioned floor area on the south face [also see Section 11.703.7.1(8)] and glazing U-factors meet Table 11.703.2.5.2(a).				
	(3)	Vertical glazing area is less than 2 percent of the gross conditioned floor area on the west face, and glazing meets Table 11.703.2.5.2(a).				
	(4)	Vertical glazing area is less than 4 percent of the gross conditioned floor area on the east face, and glazing meets Table 11.703.2.5.2(a).				
	(5)	Vertical glazing area is less than 8 percent of the gross conditioned floor area on the north face, and glazing meets Table 11.703.2.5.2(a).				
	(6)	Skylights, where installed, are in accordance with the following:				
		(a) shades and insulated wells are used, and all glazing meets Table 11.703.2.5.2(a)				
		(b) horizontal skylights are less than 0.5 percent of finished ceiling area				
		(c) sloped skylights on slopes facing within 45 degrees of true south, east, or west are less than 1.5 percent of the finished ceiling area				
	(7)	Overhangs or adjustable canopies or awnings or trellises provide shading on south-facing glass for the appropriate climate zone in accordance with Table 11.703.6.1(7):				
	(8)	The south face windows have a SHGC of 0.40 or higher.				
	(9)	Return air or transfer grilles/ducts are in accordance with Section 11.705.4.				
		Multifamily Building Note: The site is designed such that at least 40 percent of the multifamily dwelling or sleeping units have one south facing wall (within 15 degrees) containing at least 50 percent of glazing for entire unit, Effective shading is required for passive solar control on all south facing glazing. The floor area of at least 15 feet from the south facing perimeter glazing is massive and exposed to capture solar heat during the day and reradiate at night.				
11.703.7.2		**11.703.7.2 Window shading.** Automated solar protection or dynamic glazing is installed to provide shading for windows.	**1**	0	☐	
11.703.7.3		**11.703.7.3 Passive cooling design.** Passive cooling design features are in accordance with three or more of the following:		0		
		Points for three items:	**3**			
		Points for one additional item:	**1**			
	(1)	Exterior shading is provided on east and west windows using one or a combination of the following:				
		(a) vine-covered trellises with the vegetation separated a minimum of 1 foot (305 mm) from face of building			☐	
		(b) moveable awnings or louvers			☐	
		(c) covered porches			☐	
		(d) attached or detached conditioned/unconditioned enclosed space that provides full shade of east and west windows (e.g., detached garage, shed, or building)			☐	
	(2)	Overhangs are installed to provide shading on south-facing glazing in accordance with Section 11.703.7.1(7). *[Points not awarded if points are taken under Section 11.703.7.1.]*			☐	
	(3)	Windows and/or venting skylights are located to facilitate cross and stack effect ventilation.			☐	
	(4)	Solar reflective roof or radiant barrier is installed in climate zones 1, 2, or 3 and roof material achieves a 3-year aged criteria of 0.50.			☐	
	(5)	Internal exposed thermal mass is a minimum of three inches (76 mm) in thickness. Thermal mass consists of concrete, brick, and/or tile fully adhered to a masonry base or other masonry material in accordance with one or a combination of the following:				
		(a) A minimum of 1 square foot (0.09 m^2) of exposed thermal mass of floor per 3 square feet (2.8 m^2) of gross finished floor area.			☐	
		(b) A minimum of 3 square feet (2.8 m^2) of exposed thermal mass in interior walls or elements per square foot (0.09 m^2) of gross finished floor area.			☐	
	(6)	Roofing material is installed with a minimum 0.75 inch (19 mm) continuous air space offset from the roof deck from eave to ridge.			☐	
11.703.7.4		**11.703.7.4 Passive solar heating design**. In addition to the sun-tempered design features in Section 11.703.7.1, all of the following are implemented: *[Points shall not be awarded in the Tropical Climate Zone]*	**4**	0	☐	
	(1)	Additional glazing, no greater than 12 percent, is permitted on the south wall. This additional glazing is in accordance with the requirements of Section 11.703.7.1.				
	(2)	Additional thermal mass for any room with south-facing glazing of more than 7 percent of the finished floor area is provided in accordance with the following:				
		(a) Thermal mass is solid and a minimum of 3 inches (76 mm) in thickness. Where two thermal mass materials are layered together (e.g., ceramic tile on concrete base) to achieve the appropriate thickness, they are fully adhered to (touching) each other.				
		(b) Thermal mass directly exposed to sunlight is provided in accordance with the following minimum ratios:				
		(i) Above latitude 35 degrees: 5 square feet (0.465 m^2) of thermal mass for every 1 square foot (0.0929 m^2) of south-facing glazing.				
		(ii) Latitude 30 degrees to 35 degrees: 5.5 square feet (0.51 m^2) of thermal mass for every 1 square foot (0.0929 m^2) of south-facing glazing.				
		(iii) Latitude 25 degrees to 30 degrees: 6 square feet (0.557 m^2) of thermal mass for every 1 square foot (0.0929 m^2) of south-facing glazing.				
		(c) Thermal mass not directly exposed to sunlight is permitted to be used to achieve thermal mass requirements of Section 11.703.7.4 (2) based on a ratio of 40 square feet (3.72 m^2) of thermal mass for every 1 square foot (0.0929 m^2) of south-facing glazing.				
	(3)	In addition to return air or transfer grilles/ducts required by Section 11.703.7.1(9), provisions for forced airflow to adjoining areas are implemented as needed.				

11.705 ADDITIONAL PRACTICES

2 Practices from 11.705 required

11.705.2		**11.705.2 Lighting**				
11.705.2.1		**11.705.2.1 Lighting controls** *[Percentages for point thresholds are based on lighting not required for means of egress or security lighting as defined by local building codes.]*				
11.705.2.1.1		**11.705.2.1.1 Interior lighting.** In dwelling units or sleeping units, permanently installed interior lighting fixtures are controlled with an occupancy sensor, or dimmer:		0		
	(1)	50 percent to less than 75 percent of lighting fixtures.	**1**			
	(2)	A minimum of 75 percent of lighting fixtures.	**2**			
11.705.2.1.2		**11.705.2.1.2 Exterior lighting.** Photo or motion sensors are installed on 75 percent of outdoor lighting fixtures to control lighting. *[Percentages for point thresholds does not include lighting equipped with photovoltaics.]*	**1**	0	☐	
11.705.2.1.3		**11.705.2.1.3 Multifamily common areas**				
	(1)	In a multifamily building, occupancy sensors, or dimmers are installed in common areas (except corridors and stairwells).		0		
	(a)	50 percent to less than 75 percent of lighting fixtures.	**1**			
	(b)	A minimum of 75 percent of lighting fixtures.	**2**			
	(2)	In a multifamily building, occupancy controls are installed to automatically reduce light levels in interior corridors and exit stairwells when the space is unoccupied. Light levels are reduced by:		0		
	(a)	50 percent to less than 75 percent or to local minimum requirements	**2**			
	(b)	A minimum of 75 percent	**3**			
11.705.2.1.4		**11.705.2.1.4** In a multifamily building, occupancy controls are installed to automatically reduce light levels in garages and parking structures when the space is unoccupied. Light levels are reduced by:		0		
	(1)	50 percent to less than 75 percent or to local minimum requirements	**2**			
	(2)	A minimum of 75 percent	**3**			
11.705.2.2		**11.705.2.2 TDDs and skylights.** A tubular daylighting device (TDD) or a skylight that meets the requirements of Table 703.2.5.2(a) is installed in rooms without windows. *[Points awarded per building.]*	**2**	0	☐	
11.705.2.3		**11.705.2.3 Lighting outlets.** Occupancy sensors are installed for a minimum of 80 percent of hard-wired lighting outlets in the interior living space.	**1**	0	☐	
11.705.2.4		**11.705.2.4 Recessed luminaires.** The number of recessed luminaires that penetrates the thermal envelope is less than 1 per 400 square feet (37.16 m^2) of total conditioned floor area and they are in accordance with Section 11.701.4.3.5.	**1**	0	# of luminaires: per 41819 square feet	
11.705.3		**11.705.3 Induction cooktop.** Induction cooktop is installed.	**1**	0	☐	
11.705.4		**11.705.4 Return ducts and transfer grilles.** Return ducts or transfer grilles are installed in every room with a door. Return ducts or transfer grilles are not required for bathrooms, kitchens, closets, pantries, and laundry rooms.	**2**	0	☐	
11.705.5		**11.705.5 HVAC design and installation**				
11.705.5.1		**11.705.5.1** Meet one or both of the following:				
	(1)	HVAC contractor is certified by the Air Conditioning Contractors of Americas Quality Assured Program (ACCA/QA) or by an EPA-recognized HVAC Quality Installation Training Oversight Organization (H-QUITO) or equivalent.	**1**	0	☐	
	(2)	HVAC installation technician(s) is certified by North American Technician Excellence, Inc. (NATE) or equivalent.	**1**	0	☐	
11.705.5.2		**11.705.5.2** Performance of the heating and/or cooling system is verified by the HVAC contractor in accordance with all of the following:	**3**	0	☐	
	(1)	Start-up procedure is performed in accordance with the manufacturer's instructions.				
	(2)	Refrigerant charge is verified by super-heat and/or sub-cooling method.				
	(3)	Burner is set to fire at input level listed on nameplate.				
	(4)	Air handler setting/fan speed is set in accordance with manufacturer's instructions.				
	(5)	Total airflow is within 10 percent of design flow.				
	(6)	Total external system static does not exceed equipment capability at rated airflow.				
11.705.5.3		**11.705.5.3** HVAC Design is verified by 3rd party as follows:				
	(1)	The ENERGY STAR HVAC Design and Rater Design Review Checklists are completed and correct.	**3**	0	☐	
	(2)	HVAC Installation is inspected and conforms to HVAC design documents and plans.	**3**	0	☐	

11.705.6		**11.705.6 Installation and performance verification**				
11.705.6.1		**11.705.6.1** Third-party on-site inspection is conducted to verify compliance with all of the following, as applicable. Minimum of two inspections are performed: one inspection after insulation is installed and prior to covering, and another inspection upon completion of the building. Where multiple buildings or dwelling units of the same model or sleeping units of the same model are built by the same builder, a representative sample inspection of a minimum of 15 percent of the buildings or dwelling units or sleeping units is permitted.	**3**	0	By using this tool, this project automatically qualifies for this practice.	
	(1)	Ducts are installed in accordance with the ICC IRC or IMC and ducts are sealed.				
	(2)	Building envelope air sealing is installed.				
	(3)	Insulation is installed in accordance with Section 11.701.4.3.2.1.				
	(4)	Windows, skylights, and doors are flashed, caulked, and sealed in accordance with manufacturer's instructions and in accordance with Section 11.701.4.3.				
11.705.6.2		**11.705.6.2 Testing.** Testing is conducted to verify performance.				
11.705.6.2.1		**11.705.6.2.1 Air leakage validation of building or dwelling units or sleeping units.** A visual inspection is performed as described in 11.701.4.3.2(2) and air leakage testing is performed in accordance with ASTM E779, ASTM E1827, or ANSI 380. *[Points awarded only for buildings where building envelope leakage testing is not required by ICC IECC.] [Points not awarded if points are taken under Section 11.703.2.4]*			ACH50:	
	(1)	A blower door test.	**3**	0	ELR:	
	(2)	Third-party verification is completed. NOTE: Specify name of person or company conducting blower door test in the assigned Notes area.	**5**	0	☐	
11.705.6.2.2		**11.705.6.2.2 HVAC airflow testing.** Balanced HVAC airflows are demonstrated by flow hood or other acceptable flow measurement tool by a third party. Test results are in accordance with the following:				
	(1)	Measured flow at each supply and return register meets or exceeds the requirements in ACCA 5 QI-2010, Section 5.2.	**5**	0	☐	
	(2)	Total airflow meets or exceeds the requirements in ACCA 5 QI-2010, Section 5.2. NOTE: Specify name of person or company conducting HVAC airflow test in the assigned Notes area.	**3**	0	☐	
11.705.6.2.3		**11.705.6.2.3 HVAC duct leakage testing.** One of the following is achieved: *[Points awarded only for buildings where duct leakage testing is not required by IECC.]* *[Points not awarded if points are taken under Section 11.703.4.4]*		0		
	(1)	Duct leakage is in accordance with IECC R403.3.3 and R403.3.4.	**3**			
	(2)	Duct leakage is in accordance with IECC R403.3.3 and R403.3.4, and testing is conducted by an independent third party.	**5**			
11.705.6.3		**11.705.6.3 Insulating hot water pipes.** Insulation with a minimum thermal resistance (R-value) of at least R-3 is applied to the following, as applicable: *[Points awarded only where these practices are not required by IECC.]*	**1**	0	☐ required by IECC: ☐	
	(a)	piping 3/4-inch and larger in outside diameter				
	(b)	piping serving more than one dwelling unit or sleeping unit				
	(c)	piping located outside the conditioned space				
	(d)	piping from the water heater to a distribution manifold				
	(e)	piping located under a floor slab				
	(f)	buried piping				
	(g)	supply and return piping in recirculation systems other than demand recirculation systems				
11.705.6.4		**11.705.6.4 Potable hot water demand re-circulation system.**				
11.705.6.4.1		**11.705.6.4.1** Potable hot water demand re-circulation system is installed in a single-family unit.	**1**	0	☐	
11.705.6.4.2		**11.705.6.4.2** Potable hot water demand re-circulation system(s) that serves every unit in a multifamily building is installed in place of a standard circulation pump and control.	**2**	0	☐	
11.705.7		**11.705.7 Submetering system.** In multifamily buildings, an advanced electric and fossil fuel submetering system is installed to monitor electricity and fossil fuel consumption for each unit. The device provides consumption information on a monthly or near real-time basis. The information is available to the occupants at a minimum on a monthly basis.	**1**	0	☐	
11.706 INNOVATIVE PRACTICES						
11.706.1		**11.706.1 Energy consumption control.** A whole-building or whole-dwelling unit or whole-sleeping unit device or system is installed that controls or monitors energy consumption.	**3 Max**	0		
	(1)	programmable communicating thermostat with the capability to be controlled remotely	**1**		☐	
	(2)	energy-monitoring device or system	**1**		☐	
	(3)	energy management control system	**3**		☐	
	(4)	programmable thermostat with control capability based on occupant presence or usage pattern	**1**		☐	
	(5)	lighting control system	**1**		☐	
11.706.2		**11.706.2 Renewable energy service plan.** Renewable energy service plan is provided as follows:				
	(1)	Builder selects a renewable energy service plan provided by the local electrical utility for interim (temporary) electric service, or purchases renewable energy certificates (RECs) to cover electricity used. The builder's local administrative office has renewable energy service or has otherwise been paired with RECs. Green-ecertified (or equivalent) is required for renewable electricity purchases.	**1**	0	☐	
	(2)	The buyer of the building selects one of the following renewable energy service plans provided by the utility prior to occupancy of the building with a minimum two-year commitment.		0		
	(a)	less than half of the dwelling's projected electricity and gas use is provided by renewable energy	**1**			
	(b)	half or more of the of the dwelling's projected electricity and gas use is provided by renewable energy	**2**			
11.706.3		**11.706.3 Smart appliances and systems.** Smart appliances and systems are installed as follows:		0		
		Three to five smart appliances installed	**1**			
		Six or more smart appliances installed	**2**			
	(1)	Refrigerator			☐	
	(2)	Freezer			☐	
	(3)	Dishwasher			☐	
	(4)	Clothes Dryer			☐	
	(5)	Clothes Washer			☐	
	(6)	Room Air Conditioner			☐	
	(7)	HVAC Systems			☐	
	(8)	Service Hot Water Heating Systems			☐	
		[Items (7) and (8) are permitted to count as two appliances each for the purpose of awarding points.]				
		[where points awarded in Section 11.706.3, points shall not be awarded in Section 11.706.7 and 11.706.10]				
11.706.4		**11.706.4 Pumps**				
11.706.4.1		**11.706.4.1** Pool, spa, and water features equipped with filtration pumps as follows:				
	(1)	Electronically controlled variable-speed pump(s) is installed (full load efficiency of 90 percent or greater).	**1**	0	☐	
	(2)	Electronically controlled variable-speed pump(s) is installed (full load efficiency of 90 percent or greater) in a pool	**3**	0	☐	
11.706.4.2		**11.706.4.2** Sump pump(s) with electrically commutated motors (ECMs) or permanent split capacitor (PSC) motors is installed (full load efficiency of 90 percent or greater).	**1**	0	☐	

11.706.5		**11.706.5 On-site renewable energy system.** One of the following options is implemented				
	(1)	Building is Solar-Ready in compliance with IECC Appendix A Solar Ready Provisions.	**1**	0	☐	
	(2)	An on-site renewable energy system(s) is installed on the property.	**2 per kW**	0	kW per 47 units:	
	(3)	An on-site renewable energy system(s) and a battery energy storage system are installed on the property.	**2 per kW, 1 per 2 kWh**	0	kWh of strg. per 47 units:	
		Points shall not be awarded in this section for solar thermal or geothermal systems that provide space heating, space cooling, or water heating, points for these systems are awarded in § 11.703. Points awarded in this section shall not be combined with points for renewable energy in another section of this chapter. The solar-ready zone roof area in #1 is area per dwelling unit. Points in item #2 and #3 shall be divided by the number of dwelling units.				
		Multifamily Building Note: *Conditioned common area and non-residential space is excluded for the purpose of calculating number of units.*				
11.706.6		**11.706.6 Parking garage efficiency.** Structured parking garages are designed to require no mechanical ventilation for fresh air requirements.	**2**	0	☐	
11.706.7		**11.706.7 Grid-interactive electric thermal storage system.** A grid-interactive electric thermal storage system is installed. *[where points awarded in Section 11.706.7, points shall not be awarded in Section 11.706.3 and 11.706.10]*				
	(1)	Grid-Interactive Water Heating System	**1**	0	☐	
	(2)	Grid-Interactive Space Heating and cooling System	**1**	0	☐	
11.706.8		**11.706.8 Electrical vehicle charging station.** A Level 2 (208/240V 40-80 amp) or Level 3 electric vehicle charging station is installed on the building site. (Note: Charging station shall not be included in the building energy consumption.)	**2**	0	☐	
11.706.9		**11.706.9 CNG vehicle fueling station.** A CNG vehicle residential fueling appliance is installed on the building site. The CNG fueling appliances shall be listed in accordance with ANSI/CSA NGV 5.1 and installed in accordance to the appliance manufacturer's installation instructions. (Note: The fueling appliance shall not be included in the building energy consumption.)	**1**	0	☐	
11.706.10		**11.706.10 Automatic demand response.** Automatic demand response system is installed that curtails energy usage upon a signal from the utility or an energy service provider is installed. *[where points awarded in Section 11.706.10, points shall not be awarded in Section 11.706.3 and 11.706.7]*	**1**	0	☐	
11.706.11		**11.706.11 Grid-interactive battery storage system.** A grid-interactive battery storage system of not less than 6 kWh of available capacity is installed.	**2**	0	☐	
11.706.12		**11.706.12 Smart ventilation.** A whole-building ventilation systems is installed with automatic ventilation controls to limit ventilation during periods of extreme temperature, extreme humidity, and/or during times of peak utility loads and is in accordance with the specifications of ASHRAE Standard 62.2-2010 Section 4.	**1**	0	☐	
11.706.13		**11.706.13 Alternative refrigerant.** Use of the following in mechanical space cooling systems for dwellings.		0		
	(1)	Use alternative refrigerant with a GWP < 1000	**1**			
	(2)	Do not use refrigerants	**2**			
11.706.14		**11.706.14 Third-party utility benchmarking service.**				
	(1)	For a multifamily building, the owner has contracted with a third-party utility benchmarking service with at least five (5) years of experience in utility data management and analysis to perform a monthly analysis of whole-building energy and water consumption for a minimum of 1 year.	**3**	0	☐	
	(2)	The building owner commits to reporting energy data using U.S. Environmental Protection Agency's ENERGY STAR Portfolio Manager for a minimum of three years.	**1**	0	☐	
11.706.15		**11.706.15 Entryway air seal.** For multifamily buildings, where not required by the building or energy code, to slow the movement of unconditioned air from outdoors to indoors at the main building entrance, the following is installed:				
	(1)	Building entry vestibule.	**2**	0	☐	
	(2)	Revolving entrance doors.	**2**	0	☐	
END OF CHAPTER 7						CLICK TO PROCEED TO CHAPTER 8 >>

Chapter Level: Silver	
Total Project Points: 135	
Total Project Level: Silver	
Points Needed to Earn Next Chapter Level: 14	
Revision Date: 3/28/2025	

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Coding	Practice #	Chapter 8: Water Efficiency	Points Available	Points Claimed	Status	Notes
		11.801 INDOOR AND OUTDOOR WATER USE				
	11.801.0	**11.801.0 Intent.** Implement measures that reduce indoor and outdoor water usage. Implement measures that include collection and use of alternative sources of water. Implement measures that treat water on site.				
	11.801.1	**11.801.1 Mandatory requirements.** The building shall comply with Section 11.802 (Prescriptive Path) and 11.803 (Innovative Practices) or Section 305.2.6.1 (Performance Path). Points from Section 305.2.6.1 (Performance Path) shall not be combined with points from Section 11.802 (Prescriptive Path) or Section 11.803 (Innovative Practices). The mandatory provisions of Section 11.802 (Prescriptive Path) are required when using Section 305.2.6.1 (Performance Path) for Chapter 11.8 Water Efficiency compliance.			Prescriptive Path	
	305.2.6.1	**305.2.6.1** Water consumption reduction path. The water efficiency rating level shall be based on the reduction in water consumption resulting from the remodel in accordance with Table 305.2.6.1. See Table 305.2.6.1 Water consumption shall be based on the estimated annual use as determined by a third-party audit and analysis or use of utility consumption data. The reduction shall be the percentage difference between the consumption before and after the remodel calculated as follows: [(consumption before remodel - consumption after remodel)/consumption before remodel]*100% The occupancy and lifestyle assumed and the method of making the water consumption estimates shall be the same for estimates before and after the remodel. The building configuration for the after-remodel estimate shall include any changes to the configuration of the building such as additions or new points of water use. For multifamily buildings, the water consumption shall be based on the entire building including all dwelling units and common areas. Where a building can demonstrate through documentation approved by the Adopting Entity that the remodel activities started prior to project registration, the water baseline (consumption before remodel) shall be calculated based on data and building systems that existed in the building up to 3 years prior to project registration.			Water Reduction:	
		11.802 PRESCRIPTIVE PATH				
	11.802.1	**11.802.1 Indoor hot water usage.** Indoor hot water supply system is in accordance with one of the practices listed in items (1) through (5). The maximum water volume from the source of hot water to the termination of the fixture supply is determined in accordance with Tables 11.802.1(1) or11. 802.1(2). The maximum pipe length from the source of hot water to the termination of the fixture supply is 50 feet. *[Where more than one water heater is used or where more than one type of hot water supply system, including multiple circulation loops, is used, points are awarded only for the system that qualifies for the minimum number of points.]* *[Systems with circulation loops are eligible for points only if pumps are demand controlled. Circulation systems with timers or aquastats and constant-on circulation systems are not eligible to receive points.]* *[Points awarded only if the pipes are insulated in accordance with Section 11.705.6.3.]*		0		
	(1)	The maximum volume from the water heater to the termination of the fixture supply at furthest fixture is 128 ounces (1 gallon or 3.78 liters).	**8**			
	(2)	The maximum volume from the water heater to the termination of the fixture supply at furthest fixture is 64 ounces (0.5 gallon or 1.89 liters).	**12**			
	(3)	The maximum volume from the water heater to the termination of the fixture supply at furthest fixture is 32 ounces (0.25 gallon or 0.945 liters).	**20**			
	(4)	A demand controlled hot water priming pump is installed on the main supply pipe of the circulation loop and the maximum volume from this supply pipe to the furthest fixture is 24 ounces (0.19 gallons or 0.71 liters).	**24**			
	(a)	The volume in the circulation loop (supply) from the water heater or boiler to the branch for the furthest fixture is no more than 128 ounces (1 gallon or 3.78 liters).	**4 Additional**			
	(5)	A central hot water recirculation system is implemented in multifamily buildings in which the hot water line distance from the recirculating loop to the engineered parallel piping system (i.e., manifold system) is less than 30 feet (9,144 mm) and the parallel piping to the fixture fittings contains a maximum of 64 ounces (1.89 liters) (115.50 cubic inches) (0.50 gallons).	**9**			
	(6)	Tankless water heater(s) with at least 0.5 gallon (1.89 liters) of storage are installed, or a tankless water heater that ramps up to at least 110F within 5 seconds is installed. The storage may be internal or external to the tankless water heater.	**4 Additional**	0	☐	
	11.802.2	**11.802.2 Water-conserving appliances.** Energy Star or equivalent water-conserving appliances are installed.				
	(1)	dishwasher	**2**	2	☑	Included in SOW.
	(2)	clothes washer, or	**13**	0		
	(3)	clothes washer with an Integrated Water Factor of 3.8 or less Multifamily Building Note: Washing machines are installed in individual units or provided in common areas of multifamily buildings.	**18**			
	11.802.3	**11.802.3 Water usage metering.** Water meters are installed meeting the following:				
	(1)	Single-Family Buildings: Water Usage Metering:				
	(a)	Where not otherwise required by the local AHJ, installation of a meter for water consumed from any source associated with the building or building site.	**2 per unique meter**	0		
	(b)	Each water meter shall be capable of communicating water consumption data remotely for the dwelling unit occupant and be capable of providing daily data with electronic data storage and reporting capability that can produce reports for daily, monthly, and yearly water consumption. (Fire sprinkler systems are not required to be metered).	**2 per sensor package**	0		
	(2)	Multi-Family Buildings: Water Usage Metering: *[Points earned in Section 11.802.3(2) shall not exceed 50% of the total points earned for the Indoor and Outdoor Water Use Category]*	Points Reduced			
	(a)	Where not otherwise required by the local AHJ, installation of a meter for water consumed from any source associated with the building or building site.	**2 per unique use meter**	0		
	(b)	Each water meter shall be capable of communicating water consumption data remotely for the dwelling unit occupant and be capable of providing daily data with electronic data storage and reporting capability that can produce reports for daily, monthly, and yearly water consumption. (Fire sprinkler systems are not required to be metered).	**2 per sensor package**	0		

11.802.4		**11.802.4 Showerheads.** Showerheads are in accordance with the following:			# of compartments:	
	(1)	The total maximum combined flow rate of all showerheads in a shower compartment with floor area of 2600 square inches or less is equal or less than 2.0 gpm. For each additional 1300 square inches or any portion thereof of shower compartment floor area, an additional 2.0 gpm combined showerhead flow rate is allowed. Showerheads shall comply with ASME A112.18.1/CSA B125.1 and shall meet the performance criteria of the U.S. EPA WaterSense Specification for showerheads. Showerheads shall be served by an automatic compensating valve that complies with ASSE 1016/ASME A112.1016/CSA B125.16 or ASME A112.18.1/CSA B125.1 and specifically designed to provide thermal shock and scald protection at the flow rate of the showerhead. *[Points awarded per shower compartment. In multifamily buildings, the average of the points assigned to individual dwelling units or sleeping units may be used as the number of points awarded for this practice, rounded to the nearest whole number.]*	**4 for first compartment** **1 for each additional compartment in dwelling** **7 Max**	4	1 compartment	Specified in SOW - need submittals.
	(2)	All shower compartments in the dwelling unit(s) or sleeping unit(s) and common areas meet the requirements of 11.802.4(1) and all showerheads are in accordance with one of the following:		6	(a)	Specified in SOW - need submittals.
	(a)	maximum of 1.8 gpm	**6 Additional**			
	(b)	maximum of 1.5 gpm	**10 Additional**			
	(3)	Any shower control that can shut off water flow without affecting temperature is installed. *[Points awarded per shower control.]* For SI: 1 gallon per minute = 3.785 L/m	**1** **3 Max**	0		
11.802.5		**11.802.5 Faucets**				
11.802.5.1		**11.802.5.1** Install water-efficient lavatory faucets with flow rates not more than 1.5 gpm (5.7 L/min), tested in compliance with ASME A112.18.1/CSA B125.1 and meeting the performance criteria of the EPA WaterSense High-Efficiency Lavatory Faucet Specification:		13	1 fixture (5)	Specified in SOW - need submittals.
	(1)	Flow rate ≤ 1.5 gpm *[*all faucets in a bathroom are in compliance]* *[Points awarded for each bathroom. In multifamily buildings, the average of the points assigned to individual dwelling units or sleeping units may be used as the number of points awarded for this practice, rounded to the nearest whole number.]*	**1 [3 max*]**			
	(2)	Flow rate ≤ 1.20 gpm *[*all faucets in a bathroom are in compliance]*	**2 [6 max*]**			
	(3)	Flow rate ≤ 1.5 gpm for all lavatory faucets in the dwelling unit(s) or sleeping unit(s)	**6 Additional**			
	(4)	Flow rate ≤ 1.5 gpm for all lavatory faucets in the dwelling unit(s), and at least one bathroom has faucets with flow rates ≤ 1.20 gpm	**8 Additional**			
	(5)	Flow rate ≤ 1.20 gpm for all lavatory faucets in the dwelling unit(s)	**12 Additional**			
11.802.5.2		**11.802.5.2** Water-efficient residential kitchen faucets are installed in accordance with ASME A112.18.1/CSA B125.1. Residential kitchen faucets may temporarily increase the flow above the maximum rate but not to exceed 2.2 gpm.		3	(1)	Specified in SOW - need submittals.
	(1)	All residential kitchen faucets have a maximum flow rate of 1.8 gpm.	**3**			
	(2)	All residential kitchen faucets have a maximum flow rate of 1.5 gpm.	**1 Additional**			
11.802.5.3		**11.802.5.3** Self-closing valve, motion sensor, metering, or pedal-activated faucet is installed to enable intermittent on/off operation. *[Points awarded per fixture.]*	**1** **3 Max**	0		
11.802.5.4		**11.802.5.4 Water closets and urinals.** Water closets and urinals are in accordance with the following:				
	(1)	Gold and emerald levels: All water closets and urinals are in accordance with Section 11.802.5.4.	**Met**			
	(2)	A water closet is installed with an effective flush volume of 1.28 gallons (4.85 L) or less in accordance with ASME A112.19.2/CSA B45.1 or ASME A112.19.14 as applicable. Tank-type water closets shall be in accordance with the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type Toilets *[Points awarded per fixture. In multifamily buildings, the average of the points assigned to individual dwelling units or sleeping units may be used as the number of points awarded for this practice, rounded to the nearest whole number.]*	**4** **12 Max**	4	1 fixture	Specified in SOW - need submittals.
	(3)	All water closets are in accordance with Section 11.802.5(2).	**13 Additional**	13	☑	Specified in SOW - need submittals.
	(4)	All water closets are in accordance with Section 11.802.5(2) and one or more of the following are installed:				
	(a)	Water closets that have an effective flush volume of 1.2 gallons or less. *[Points awarded per toilet. In multifamily buildings, the average of the points assigned to individual dwelling units or sleeping units may be used as the number of points awarded for this practice, rounded to the nearest whole number.]*	**2 Additional** **6 Max**	0		
	(b)	One or more urinals with a flush volume of 0.5 gallons (1.9L) or less when tested in accordance with ASME A112.19.2/CSA B45.1.	**2 Additional**	0	☐	
	(c)	One or more composting or waterless toilets and/or nonwater urinals. Nonwater urinals shall be tested in accordance with ASME A112.19.2/CSA B45.1.	**12 Additional**	0	☐	
11.802.6		**11.802.6 Irrigation systems**				
11.802.6.1		**11.802.6.1** Where an irrigation system is installed, an irrigation plan and implementation are executed by a qualified professional or equivalent.	**Mandatory**		N/A	Not expecting plans or irrigation, but potential.
11.802.6.2		**11.802.6.2** Irrigation sprinkler nozzles shall be tested according to ANSI standard ASABE/ICC 802-2014 Landscape Irrigation Sprinkler and Emitter Standard by an accredited third party laboratory.	**6**	0	☐	
11.802.6.3		**11.802.6.3** Drip irrigation is installed.				
	(1)	Drip irrigation is installed for all landscape beds.	**4**	0	☐	
	(2)	Subsurface drip is installed for all turf grass areas.	**4**	0	☐	
	(3)	Drip irrigation zones specifications show plant type by name and water use/need for each emitter *[Points awarded only if specifications are implemented.]*	**5**	0	☐	
11.802.6.4		**11.802.6.4** The irrigation system(s) is controlled by a smart controller or no irrigation is installed. *[Points are not additive.]*				
	(1)	Irrigation controllers shall be in accordance with the performance criteria of the EPA WaterSense program	**10**	0	☐	
	(2)	No irrigation is installed and a landscape plan is developed in accordance with Section 11.503.5, as applicable.	**15**	0	☐	Not expecting irrigation. If there is a landscaping plan, award points.
11.802.6.5		**11.802.6.5 Commissioning and water use reduction for irrigation systems.** *[Points are not additive per each section.]*				
	(1)	All irrigation zones utilize pressure regulation so emission devices (sprinklers and drip emitters) operate at manufacturer's recommended operating pressure.	**3**	0	☐	
	(2)	Where dripline tubing is installed, a filter with mesh size in accordance with the manufacturer's recommendation is installed on all drip zones.	**3**	0	☐	
	(3)	Utilize spray bodies that incorporate an in-stem or external flow shut-off device.	**3**	0	☐	
	(4)	For irrigation systems installed on sloped sites, either an in-stem or external check valve is utilized for each spray body.	**3**	0	☐	
	(5)	Where an irrigation system is installed, a flow sensing device is installed to monitor and alert the controller when flows are outside design range.	**3**	0	☐	

11.802.7		**11.802.7 Rainwater collection and distribution.** Rainwater collection and distribution is provided.				
11.802.7.1		**11.802.7.1** Rainwater is used for irrigation in accordance with one of the following:		0		
	(1)	Rainwater is diverted for landscape irrigation without impermeable water storage	**5**			
	(2)	Rainwater is diverted for landscape irrigation with impermeable water storage in accordance with one of the following:				
	(a)	50 – 499 gallon storage capacity	**5**			
	(b)	500 – 2499 gallon storage capacity	**10**			
	(c)	2500 gallon or larger storage capacity (system is designed by a professional certified by The American Rainwater Catchment Systems Association or equivalent)	**15**			
	(d)	All irrigation demands are met by rainwater capture (documentation demonstrating the water needs of the landscape is provided and the system is designed by a professional certified by The American Rainwater Catchment Systems Association or equivalent).	**25**			
11.802.7.2		**11.802.7.2** Rainwater is used for indoor domestic demand as follows. The system is designed by a professional certified by The American Rainwater Catchment Systems Association or equivalent.		0		
	(1)	Rainwater is used to supply an indoor appliance or fixture for any locally approved use. *[Points awarded per appliance or fixture.]*	**5** **15 Max**			
	(2)	Rainwater provides for total domestic demand. Where rainwater is used as potable water the potable rainwater system shall meet the requirements of IRC Sections P2906 and Section P2912. The following shall also apply: **(a)** The following roof materials shall not be used to collect rainwater: shingles with fire retardant, copper, and materials that contain asbestos. Materials that contain lead, including but not limited to flashings and roof jacks, shall be prohibited. **(b)** Potable water supplies shall be protected against cross connection with rainwater as specified in IRC Section P2902.1. **(c)** Disinfection shall be provided by at least one of the following: **(i)** Ultraviolet (UV) light providing at least 40 mJ/cm2 at 254 nm for the highest water flow rate. A UV sensor with visible alarm, audible alarm, or water shutoff shall be triggered when the UV light is below the minimum at the sensor. In addition filtration no greater than 5 µm shall be located upstream of the UV light or **(ii)** filtration no greater than 0.2 µm, or **(iii)** other approved disinfection **(d)** Materials and systems that collect, convey, pump, or store rainwater for potable rainwater systems shall comply with NSF 53, NSF 61 or equivalent. **(e)** The quality of the water at the point of use shall be verified in accordance with the requirements of the jurisdiction. **(f)** The rainwater storage shall not admit sunlight. **(g)** Potable rainwater pipe shall not be required to be purple after the point that the water is disinfected.	**25**		☐	
11.802.8		**11.802.8 Sediment filters.** Water filter is installed to reduce sediment and protect plumbing fixtures for the whole building or the entire dwelling unit or the sleeping unit.	**1**	0	☐	
11.802.9		**11.802.9 Water treatment devices.**				
11.802.9.1		**11.802.9.1** Water Softeners shall not be installed where the supplied water hardness is less than 8.0 grains per gallon measured as total calcium carbonate equivalents. Water softeners shall be listed to NSF 44 and a rated salt efficiency of 3400 grains of total hardness per 1.0 pound of salt based on sodium chloride equivalency. Devices shall not discharge more than 4.0 gallons of water per 1000 grains of hardness removed during the service or recharge cycle.		5	(1)	No water softeners will be installed.
	(1)	No water softener.	**5**			
	(2)	Water softener installed to supply softened water only to domestic water heater.	**2**			
11.802.9.2		**11.802.9.2** Reverse Osmosis (R/O) water treatment systems shall be listed to NSF 58 and shall include automatic shut-off valve to prevent water discharge when storage tank is full.		3	(1)	No R/O treatment will be installed.
	(1)	No R/O system.	**3**			
	(2)	Combined capacity of all R/O systems does not exceed 0.75 gallons.	**1**			
11.802.10		**11.802.10 Pools and spas.**				
11.802.10.1		**11.802.10.1** Pools and Spas with water surface area greater than 36 square feet and connected to a water supply shall have a dedicated meter to measure the amount of water supplied to the pool or spa.	**Mandatory**		N/A	No pool.
	(1)	Automated motorized non-permeable pool cover that covers the entire pool surface.	**10**	0	☐	
11.803 INNOVATIVE PRACTICES						
11.803.1		**11.803.1 Reclaimed, gray, or recycled water.** Reclaimed, gray, or recycled water is used as permitted by applicable code. *[Points awarded for either Section 11.803.1(1) or 11.803.1(2), not both.]* *[Points awarded for either Section11.803.6 or 11.803.1, not both.]*		0		
	(1)	each water closet flushed by reclaimed, gray, or recycled water *[Points awarded per fixture or appliance.]*	**5** **20 Max**			
	(2)	irrigation from reclaimed, gray, or recycled water on-site	**10**		☐	
11.803.2		**11.803.2 Reclaimed water, greywater, or rainwater pre-piping.** Reclaimed, graywater, or rainwater systems are rough plumbed (and permanently marked, tagged or labeled) into buildings for future use.	**3 per roughed in system**	0	# of systems:	
11.803.3		**11.803.3 Automatic leak detection and control devices.** One of the following devices is installed. Where a fire sprinkler system is present, the device will be installed to not interfere with the operation of the fire sprinkler system.	**2**	0		
	(1)	automatic water leak detection and control devices				
	(2)	automatic water leak detection and shutoff devices				
11.803.4		**11.803.4 Engineered biological system or intensive bioremediation system.** An engineered biological system or intensive bioremediation system is installed and the treated water is used on site. Design and implementation are approved by appropriate regional authority.	**20**	0	☐	
11.803.5		**11.803.5 Recirculating humidifier.** Where a humidifier is required, a recirculating humidifier is used in lieu of a traditional "flow through" type.	**1**	0	☐	
11.803.6		**11.803.6 Advanced wastewater treatment system.** Advanced wastewater (aerobic) *treatment system is installed and treated water is used on site.* *[Points awarded for either Section 11.803.6 or11. 803.1, not both.]*	**20**	0	☐	
END OF CHAPTER 8						CLICK TO PROCEED TO CHAPTER 9 >>

Total Chapter Points: 52		
Total Project Points: 135		
Total Project Level: Silver		
Points Needed to Earn Next Level: 46		
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Coding

Practice #	Chapter 9: Indoor Environmental Quality	Points Available	Points Claimed	Status	Notes
11.901	**POLLUTANT SOURCE CONTROL**				
11.901.0	**11.901.0 Intent.** Pollutant sources are controlled.				
11.901.1	**11.901.1 Space and water heating options**				
11.901.1.1	**11.901.1.1** Natural draft furnaces, boilers, or water heaters are not located in conditioned spaces, including conditioned crawlspaces, unless located in a mechanical room that has an outdoor air source and is sealed and insulated to separate it from the conditioned space(s). **(Points are awarded only for buildings that use natural draft combustion space or water heating equipment.)**	**5**	0	☐	
11.901.1.2	**11.901.1.2** Air handling equipment or return ducts are not located in the garage, unless placed in isolated, air-sealed mechanical rooms with an outside air source. Not available if there is no attached garage	**5**	0	☐	No garages.
11.901.1.3	**11.901.1.3** The following combustion space heating or water heating equipment is installed within conditioned space:				
(1)	all furnaces or all boilers		0		
(a)	power vent furnace(s) or boiler(s)	**3**			
(b)	direct vent furnace(s) or boiler(s)	**5**			
(2)	all water heaters		0		
(a)	power vent water heater(s)	**3**			
(b)	direct vent water heater(s)	**5**			
11.901.1.4	**11.901.1.4** Newly installed gas-fired fireplaces and direct heating equipment is listed and is installed in accordance with the NFPA 54, ICC IFGC, or the applicable local gas appliance installation code. Gas-fired fireplaces within dwelling units or sleeping units and direct heating equipment are vented to the outdoors. Alcohol burning devices and kerosene heaters are vented to the outdoors.	**Mandatory**		N/A	N/A
11.901.1.5	**11.901.1.5** Natural gas and propane fireplaces are direct vented, have permanently fixed glass fronts or gasketed doors, and comply with CSA Z21.88/CSA 2.33 or CSA Z21.50b/CSA 2.22b.	**7**	0	☐	
11.901.1.6	**11.901.1.6** The following electric equipment is installed:		5	(2)	All AHU's and ductwork will be installed in the conditioned envelope.
(1)	heat pump air handler in unconditioned space	**2**			
(2)	heat pump air handler in conditioned space	**5**			
11.901.2	**11.901.2 Solid fuel-burning appliances**				
11.901.2.1	**11.901.2.1** Newly installed solid fuel-burning fireplaces, inserts, stoves and heaters are code compliant and are in accordance with the following requirements:				
(1)	Site-built masonry wood-burning fireplaces use outside combustion air and include a means of sealing the flue and the combustion air outlets to minimize interior air (heat) loss when not in operation.	**N/A** **4**	0		
(2)	Factory-built, wood-burning fireplaces are in accordance with the certification requirements of UL 127 and are an EPA Phase 2 Emission Level Qualified Model.	**N/A** **6**	0		
(3)	Wood stove and fireplace inserts, as defined in UL 1482 Section 3.8, are in accordance with the certification requirements of UL 1482 and are in accordance with the emission requirements of the EPA Certification and the State of Washington WAC 173-433-100(3).	**N/A** **6**	0		
(4)	Pellet (biomass) stoves and furnaces are in accordance with ASTM E1509 or are EPA certified.	**N/A** **6**	0		
(5)	Masonry heaters are in accordance with the definitions in ASTM E1602 and ICC IBC Section 2112.1.	**N/A** **6**	0		
11.901.2.2	**11.901.2.2** Fireplaces, woodstoves, pellet stoves, or masonry heaters are not installed.	**6**	6	☑	
11.901.3	**11.901.3 Garages.** Garages are in accordance with the following:				
(1)	Attached garage				
(a)	Where installed in the common wall between the attached garage and conditioned space, the door is tightly sealed and gasketed.	**N/A** **2**	0		
(b)	A continuous air barrier is provided between walls and ceilings separating the garage space from the conditioned living spaces.	**N/A** **2**	0		
(c)	For one- and two-family dwelling units, a 100 cfm (47 L/s) or greater ducted or 70 cfm (33 L/s) cfm or greater unducted wall exhaust fan is installed and vented to the outdoors and is designed and installed for continuous operation or has controls (e.g., motion detectors, pressure switches) that activate operation for a minimum of 1 hour when either human passage door or roll-up automatic doors are operated. For ducted exhaust fans, the fan airflow rating and duct sizing are in accordance with ASHRAE Standard 62.2-2007 Section 7.3.	**8**	0	☐	
(2)	A carport is installed, the garage is detached from the building, or no garage is installed.	**10**	10	☑	
11.901.4	**11.901.4** Wood materials. A minimum of 85 percent of newly installed material within a product group (i.e., wood structural panels, countertops, composite trim/doors, custom woodwork, and/or component closet shelving) is manufactured in accordance with the following:	**10 Max**	0		
(1)	Structural plywood used for floor, wall, and/or roof sheathing is compliant with DOC PS 1 and/or DOC PS 2. OSB used for floor, wall, and/or roof sheathing is compliant with DOC PS 2. The panels are made with moisture-resistant adhesives. The trademark indicates these adhesives as follows: Exposure 1 or Exterior for plywood, and Exposure 1 for OSB. NOTE: If "N/A" is selected, please explain in the Notes area.	**Mandatory**		N/A	Not expecting new plywood, but if there is it must be DOC PS 1 or 2.
	Countertops				
	Composite trim/doors				
	Custom woodwork				
	Component closet shelving				
(2)	Particleboard and MDF (medium density fiberboard) is manufactured and labeled in accordance with CPA A208.1 and CPA A208.2, respectively.	**2**			
(3)	Hardwood plywood in accordance with HPVA HP-1.	**2**			
(4)	Particleboard, MDF, or hardwood plywood is in accordance with CPA 4.	**3**			
(5)	Composite wood or agrifiber panel products contain no added urea-formaldehyde or are in accordance with the CARB *Composite Wood Air Toxic Contaminant Measure Standard* .	**4**			
(6)	Non-emitting products.	**4**			
11.901.5	**11.901.5 Cabinets.** A minimum of 85 percent of newly installed cabinets are in accordance with one or both of the following: **(Where both of the following practices are used, only 3 points are awarded.)**				
(1)	All parts of the cabinet are made of solid wood or non-formaldehyde emitting materials such as metal or glass.	**5**	0	☐	
(2)	The composite wood used in wood cabinets is in accordance with CARB *Composite Wood Air Toxic Contaminant Measure Standard* or equivalent as certified by a third-party program such as, but not limited to, those in Appendix B.	**3**	0	☐	
11.901.6	**11.901.6 Carpets.** Wall-to-wall carpeting is not installed adjacent to water closets and bathing fixtures.	**Mandatory**		☑	Not expecting carpeting in the bathrooms.

11.901.7		**11.901.7 Floor materials.** The following types of finished flooring materials are used. The materials have emission levels in accordance with CDPH/EHLB Standard Method v1.1. Product is tested by a laboratory with the CDPH/EHLB Standard Method v1.1 within the laboratory scope of accreditation to ISO/IEC 17025 and certified by a third-party program accredited to ISO 17065, such as, but not limited to, those in Appendix B. **(Points are awarded for every 10% of conditioned floor space using one of the below materials.)**	**1** **8 Max**	0	actual %:		
	(1)	Hard surface flooring: Prefinished installed hard-surface flooring is installed. Where post-manufacture coatings or surface applications have not been applied, the following hard surface flooring types are deemed to comply with the emission requirements of this practice: **(a)** Ceramic tile flooring **(b)** Organic-free, mineral-based flooring **(c)** Clay masonry flooring **(d)** Concrete masonry flooring **(e)** Concrete flooring **(f)** Metal flooring **(g)** Glass					
	(2)	Carpet meeting and carpet cushion not meeting the emission limits is installed.			actual %'s:		
	(3)	Carpet and carpet cushion meeting the emission limits is installed. **(When carpet cushion meeting the emission limits of the practice is also installed, the percentage of compliant carpet area is calculated at 1.33 times the actual installed area.)**					
11.901.8		**11.901.8 Wall coverings.** When at least 10 percent of the interior wall surfaces are covered, a minimum of 85 percent of wall coverings are in accordance with the emission concentration limits of CDPH/EHLB Standard Method v1.1. Emission levels are determined by a laboratory accredited to ISO/IEC 17025 and the CDPH/EHLB Standard Method v1.1 is in its scope of accreditation. The product is certified by a third-party program accredited to ISO 17065, such as, but not limited to, those in Appendix B.	**4**	0	☐		
11.901.9		**11.901.9 Interior architectural coatings.** A minimum of 85 percent of newly applied interior architectural coatings are in accordance with either Section 11.901.9.1 or Section 11.901.9.3, not both. A minimum of 85 percent of architectural colorants are in accordance with Section 11.901.9.2.					
11.901.9.1		**11.901.9.1** Site-applied interior architectural coatings, which are inside the water proofing envelope, are in accordance with one or more of the following:	**5**	5			
	(1)	Zero VOC as determined by EPA Method 24 (VOC content is below the detection limit for the method)			☑	Expected	
	(2)	GreenSeal GS-11			☐		
	(3)	CARB *Suggested Control Measure for Architectural Coatings* (see Table 11.901.9.1). See Table 11.901.9.1			☐		
11.901.9.2		**11.901.9.2** Architectural coating colorant additive VOC content is in accordance with Table 901.9.2. **(Points for 11.901.9.2 are awarded only if base architectural coating is in accordance with 11.901.9.1.)** See Table 11.901.9.2	**1**	0	☐		
11.901.9.3		**11.901.9.3** Site-applied interior architectural coatings, which are inside the waterproofing envelope, are in accordance with the emission levels of CDPH/EHLB Standard Method v1.1. Emission levels are determined by a laboratory accredited to ISO/IEC 17025 and the CDPH/EHLB Standard Method v1.1 in its scope of accreditation. The product is certified by a third-party program accredited to ISO 17065, such as, but not limited to, those found in Appendix B.	**8**	0	☐		
11.901.9.4		**11.901.9.4** When the building is occupied during the remodel, a minimum of 85 percent of the newly applied interior architectural coatings are in accordance with either 11.901.9.1 or 11.901.9.3.	**Mandatory**		N/A	Units will be unnoccupied during construction.	
11.901.10		**11.901.10 Interior adhesives and sealants.** Interior low-VOC adhesives and sealants located inside the water proofing envelope: A minimum of 85 percent of newly applied site-applied products used within the interior of the building are in accordance with one of the following, as applicable.		0			
	(1)	The emission levels of CDPH/EHLB Standard Method v1.1. Emission levels are determined when tested by a laboratory accredited to ISO/IEC 17025 and the CDPH/EHLB Standard Method v1.1 is in its scope of accreditation. The product is certified by a third-party program accredited to ISO 17065, such as, but not limited to, those found in Appendix B.	**8**		☐		
	(2)	GreenSeal GS-36.	**5**		☐		
	(3)	SCAQMD Rule 1168 in accordance with Table 11.901.10(3), excluding products that are sold in 16 ounce containers or less and are regulated by the California Air Resources Board (CARB) Consumer Products Regulations. See Table 11.901.10(3)	**5**		☐		
11.901.11		**11.901.11 Insulation.** Emissions of 85 percent of newly installed wall, ceiling, and floor insulation materials are in accordance with the emission levels of CDPH/EHLB Standard Method v1.1. Emission levels are determined by a laboratory accredited to ISO/IEC 17025 and the CDPH/EHLB Standard Method v1.1 is in its scope of accreditation. Insulation is certified by a third-party program accredited to ISO 17065, such as, but not limited to, those in Appendix B.	**4**	0	☐		
11.901.12		**11.901.12 Furniture and Furnishings.** In a multifamily building, all furniture in common areas shall have VOC emission levels in accordance with ANSI/BIFMA e3-Furniture Sustainability Standard sections 7.6.1 and 7.6.2, tested in accordance with ANSI/BIFMA Standard Method M7.1. Emission levels are determined by a laboratory accredited to ISO/IEC 17025 and the ANSI/BIFMA Standard Method M7.1 is in its scope of accreditation. Furniture and Furnishings are certified by a third-party program accredited to ISO 17065, such as, but not limited to, those in Appendix B.	**2**	0	☐		
11.901.13		**11.901.13 Carbon monoxide (CO) alarms.** A carbon monoxide (CO) alarm is provided in accordance with the IRC Section R315.	**Mandatory**		Met, Installed	Must install CO alarms with gas equipment installed.	
11.901.14		**11.901.14 Building entrance pollutants control.** Pollutants are controlled at all main building entrances by one of the following methods:		0			
	(1)	Exterior grilles or mats are installed in a fixed manner and may be removable for cleaning.	**1**		☐		
	(2)	Interior grilles or mats are installed in a fixed manner and may be removable for cleaning.	**1**		☐		
11.901.15		**11.901.15 Non-smoking areas.** Environmental tobacco smoke is minimized by one or more of the following:					
	(1)	All interior common areas of a multifamily building are designated as non-smoking areas with posted signage.	**1**	0	☐	Potential	
	(2)	Exterior smoking areas of a multifamily building are designated with posted signage and located a minimum of 25 feet from entries, outdoor air intakes, and operable windows.	**1**	0	☐	Potential	
11.901.16		**11.901.16 Lead-safe work practices.** For buildings constructed before 1978, lead-safe work practices are used during the remodeling.	**Mandatory**		☑		

11.902 POLLUTANT CONTROL

11.902.0		**11.902.0 Intent.** Pollutants generated in the building are controlled.					
11.902.1		**11.902.1 Spot ventilation.**					
11.902.1.1		**11.902.1.1** Spot ventilation is in accordance with the following:					
	(1)	Bathrooms are vented to the outdoors. The minimum ventilation rate is 50 cfm (23.6 L/s) for intermittent operation or 20 cfm (9.4 L/s) for continuous operation in bathrooms.	**Mandatory**		Met		Expected with new ENERGY STAR exhaust fans.
	(a)	A window complying with IRC Section R303.3 is provided in addition to mechanical ventilation.	**1**	0	☐		
	(2)	Clothes dryers (except listed and labeled condensing ductless dryers) are vented to the outdoors.	**Mandatory**		N/A		Commercial laundry facility.
	(3)	Kitchen exhaust units and/or range hoods are ducted to the outdoors and have a minimum ventilation rate of 100 cfm (47.2 L/s) for intermittent operation or 25 cfm (11.8 L/s) for continuous operation.	**8**	0	☐		
11.902.1.2		**11.902.1.2** Bathroom and/or laundry exhaust fan is provided with an automatic timer and/or humidistat:	**11 Max**	5	# of timers: 1 timer(s)		Expecting timers.
	(1)	for first device	**5**		# of humidistats:		
	(2)	for each additional device	**2**				
11.902.1.3		**11.902.1.3** Kitchen range, bathroom, and laundry exhaust are verified to air flow specification. Ventilation airflow at the point of exhaust is tested to a minimum of:	**8**	0	☐		
	(a)	100 cfm (47.2 L/s) intermittent or 25 cfm (11.8 L/s) continuous for kitchens, and					
	(b)	50 cfm (23.6 L/s) intermittent or 20 cfm (9.4 L/s) continuous for bathrooms and/or laundry					
11.902.1.4		**11.902.1.4** Exhaust fans are ENERGY STAR, as applicable.	**12 Max**	2			Expecting ENERGY STAR exhaust fans. Confirm with submittals.
	(1)	ENERGY STAR, or equivalent, fans operating above 1 sone **(Points awarded per fan.)**	**2**		# of fans: 1 fan(s)		
	(2)	ENERGY STAR, or equivalent, fans operating at or below 1 sone **(Points awarded per fan.)**	**3**				
11.902.1.5		**11.902.1.5** Fenestration in spaces other than those identified in 902.1.1 through 902.1.4 are designed for stack effect or cross-ventilation in accordance with all of the following:	**3**	0			
	(1)	Operable windows, operable skylights, or sliding glass doors with a total area of at least 15 percent of the total conditioned floor area are provided.			☐		
	(2)	Insect screens are provided for all operable windows, operable skylights, and sliding glass doors.			☐		
	(3)	A minimum of two operable windows or sliding glass doors are placed in adjacent or opposite walls. If there is only one wall surface in that space exposed to the exterior, the minimum windows or sliding glass doors may be on the same wall.			☐		
11.902.1.6		**11.902.1.6 Ventilation for Multifamily Common Spaces.** Systems are implemented and are in accordance with the specifications of ASHRAE 62.1 and an explanation of the operation and importance of the ventilation system is included in 1002.1 and 1002.2 of NGBS.	**3**	0	☐		
11.902.2		**11.902.2 Building ventilation systems.**					
11.902.2.1		**11.902.2.1** One of the following whole building ventilation systems is implemented and is in accordance with the specifications of ASHRAE Standard 62.2-2010 Section 4 and an explanation of the operation and importance of the ventilation system is **included in either 11.1001.1(9) or 11.1002.2(11)**.	**Mandatory**	0	N/A (high leakage)		
	(1)	exhaust or supply fan(s) ready for continuous operation and with appropriately labeled controls	**3**				
	(2)	balanced exhaust and supply fans with supply intakes located in accordance with the manufacturer's guidelines so as to not introduce polluted air back into the building	**6**				
	(3)	heat-recovery ventilator	**7**				
	(4)	energy-recovery ventilator	**8**				
	(5)	Ventilation air is preconditioned by a system not specified above	**10**				
11.902.2.2		**11.902.2.2** Ventilation airflow is tested to achieve the design fan airflow in accordance with ANSI/RESNET/ICC 380 and Section 11.902.2.1.	**4**	0	☐		
11.902.2.3		**11.902.2.3** MERV filters 8 to 13 are installed on central forced air systems and are accessible. Designer or installer is to verify that the HVAC equipment is able to accommodate the greater pressure drop of MERV 8 to 13 filters.	**2**	0	☐		MERV 8 filters?
11.902.2.4		**11.902.2.4** MERV filters 14 or greater are installed on central forced air systems and are accessible. Designer or installer is to verify that the HVAC equipment is able to accommodate the greater pressure drop of the filter used.	**3**	0	☐		
11.902.2.5		**11.902.2.5** All HVAC filter locations are designed such that they are readily accessible to the occupant.	**3**	3	☑		Filter location in living rooms.

11.902.3		**11.902.3 Radon reduction measures.** Radon reduction measures are in accordance with IRC Appendix F or § 11.902.3.1. Radon Zones as identified by the AHJ or, if the zone is not identified by the AHJ, as defined in Figure 9(1). This practice is not mandatory if the existing building has been tested for radon and is accordance with federal and local acceptable limits.	**Mandatory**			11.902.3.2	Radon testing required. If pci/L is higher than 4.0, then mitigation will be required. See 902.3.2.
	(1)	Buildings located in Zone 1		0			
	(a)	a passive radon system is installed	**Mandatory**				
	(b)	an active radon system is installed	**12**				
	(2)	Buildings located in Zone 2 or Zone 3		0			
	(a)	a passive or active radon system is installed	**6**				
	(b)	an active radon system is installed	**12**				
11.902.3.1		**11.902.3.1 Radon reduction option.** This option requires section 11.902.3.1.1 through 11.902.3.1.7.					
11.902.3.1.1		**11.902.3.1.1 Soil-gas barriers and base course.** A base course in accordance with Section 506.2.2 of the IRC shall be installed below slabs and foundations. There shall be a continuous gas-permeable base course under each soil-gas retarder that is separated by foundation walls or footings. Between slabs and the base course, damp proofing or water proofing shall be installed in accordance with Section 406 of the IRC. Punctures, tears and gaps around penetrations of the soil-gas retarder shall be repaired or covered with an additional soil-gas retarder. The soil-gas retarder shall be a continuous6-mil (0.15 mm) polyethylene or an approved equivalent.					
11.902.3.1.2		**11.902.3.1.2 Soil gas collection.** There shall be an unobstructed path for soil gas flow between the void space installed in the base course and the vent through the roof. Soil gases below the foundation shall be collected by a perforated pipe with a diameter of not less than 4 inches (10 cm) and not less than 5 feet (1.5 m) in total length. A tee fitting or equivalent method shall provide two horizontal openings to the radon collection. The tee fitting shall be designed to prevent clogging of the radon collection path. Alternately the soil gas collection shall be by approved radon collection mats or an equivalent approved method.					
11.902.3.1.3		**11.902.3.1.3 Soil gas entry routes.** Openings in slabs, soil-gas retarders, and joints such as, but not limited to, plumbing, ground water control systems, soil-gas vent pipes, piping and structural supports, shall be sealed against air leakage at the penetrations. The sealant shall be a polyurethane caulk, expanding foam or other approved method. Foundation walls shall comply with Section 103.2.3 of the IRC. Sumps shall be sealed in accordance with Section 103.2.2 of the IRC. Sump pits and sump lids intended for ground water control shall not be connected to the sub-slab soil-gas exhaust system.					
11.902.3.1.4		**11.902.3.1.4 Soil gas vent.** A gas-tight pipe vent shall extend from the soil gas permeable layer though the roof. The vent pipe size shall not be reduced at any location as it goes from gas collection to the roof. Exposed and visible interior vent pipes shall be identified with not less than one label reading “Radon Reduction System” on each floor and in habitable attics.					
11.902.3.1.5		**11.902.3.1.5 Vent pipe diameter.** The minimum vent pipe diameter shall be as specified in Table 11.902.3.1.5.					
11.902.3.1.6		**11.902.3.1.6 Multiple vented areas.** In dwellings where interior footings or other barriers separate the soil-gas permeable layer, each area shall be fitted with an individual vent pipe. Vent pipes shall connect to a single vent that terminates above the roof or each individual vent pipe shall terminate separately above the roof.					
11.902.3.1.7		**11.902.3.1.7 Fan.** Each sub-slab soil-gas exhaust system shall include a fan, or dedicated space for the post-construction installation of a fan. The electrical supply for the fan shall be located within 6 feet (1.8 m) of the fan. Fan is not required to be on a dedicated circuit.					
11.902.3.2		**11.902.3.2 Radon testing.** Radon testing is mandatory for Zone 1. **Exceptions:** (2) Testing is not mandatory where the occupied space is located above an unenclosed open space.			Exception: ☐		
	(1)	Testing specifications. Testing is performance as specified in (a) through (j). Testing of a representative sample shall be permitted for multifamily buildings only.	**8**	8	☑ Test results (pCi/L): 4.0 pCi/L		Required for radon zone 1.
	(a)	Testing is performed after the residence passes its airtightness test.					
	(b)	Testing is performed after the radon control system installation is complete. If the system has an active fan, the residence shall be tested with the fan operating.					
	(c)	Testing is performed at the lowest level within a dwelling unit which will be occupied, even if the space is not finished.					
	(d)	Testing is not performed in a closet, hallway, stairway, laundry room, furnace room, kitchen, or bathroom.					
	(e)	Testing is performed with a commercially available test kit or with a continuous radon monitor that can be calibrated. Testing shall be in accordance with the testing device manufacturer’s instructions.					
	(f)	Testing shall be performed by the builder, a registered design professional, or an approved third party.					
	(g)	Testing shall extend at least 48 hours or to the minimum specified by the manufacturer, which ever is longer.					
	(h)	Written radon test results shall be provided by the test lab or testing party. Written test results shall be included with construction documents.					
	(i)	An additional pre-paid test kit shall be provided for the homeowner to use when they choose. The test kit shall include mailing or emailing the results from the testing lab to the homeowner.					
	(j)	Where the radon test result is 4 pCi/L or greater, the fan for the radon vent pipe shall be installed.					
	(2)	Testing results. A radon test done in accordance with 11.902.3 and completed before occupancy receives a results of 2 pCi/L or less.	**6**	0			
11.902.4		**11.902.4 HVAC system protection.** One of the following HVAC system protection measures is performed.	**3**	0			
	(1)	HVAC supply registers (boots), return grilles, and rough-ins are covered during construction activities to prevent dust and other pollutants from entering the system.			☐		
	(2)	Prior to owner occupancy, HVAC supply registers (boots), return grilles, and duct terminations are inspected and vacuumed. In addition, the coils are inspected and cleaned and the filter is replaced if necessary.			☐		
	(3)	If HVAC systems are to be operated, during construction, all return grilles have a temporary MERV 8 or higher filter installed in a manner ensuring no leakage around the filter.			☐		
11.902.5		**11.902.5 Central vacuum systems.** Central vacuum system is installed and vented to the outside.	**3**	0	☐		
11.902.6		**11.902.6 Living space contaminants.** The living space is sealed in accordance with Section 11.701.4.3.1 to prevent unwanted contaminants.	**Mandatory**		☑		Expected

11.903 MOISTURE MANAGEMENT: VAPOR, RAINWATER, PLUMBING, HVAC

11.903.0		**11.903.0 Intent.** Moisture and moisture effects are controlled.				
11.903.1		**11.903.1 Plumbing.** Plumbing is in accordance with one of the following.		5	(2)	Expected
	(1)	Cold water pipes in unconditioned spaces are insulated to a minimum of R-4 with pipe insulation or other covering that adequately prevents condensation.	**2**			
	(2)	Plumbing is not installed in unconditioned spaces.	**5**			
11.903.2		**11.903.2 Duct insulation.** Ducts are in accordance with one of the following.		3	(2)	Expected
	(1)	All HVAC ducts, plenums, and trunks are located in conditioned space.	**1**			
	(2)	All HVAC ducts, plenums, and trunks are in conditioned space. All HVAC ducts are insulated to a minimum of R4.	**3**			
11.903.3		**11.903.3 Relative humidity.** In climate zones 1A, 2A, 3A, 4A, and 5A, equipment is installed to maintain relative humidity (RH) at or below 60 percent using one of the following:	**7**	0		
	(1)	additional dehumidification system(s)			☐	
	(2)	central HVAC system equipped with additional controls to operate in dehumidification mode			☐	

11.904 INDOOR AIR QUALITY

11.904.0		**11.904.0 Intent.** IAQ is protected by best practices to control ventilation, moisture, pollutant sources and sanitation.				
11.904.1		**11.904.1 Indoor Air Quality (IAQ) During Construction.** Wood is dry before close-in (11.602.1.7.1(3)), materials comply with emission criteria (11.901.4- 11.901.11), sources of water infiltration or condensation observed during construction have been eliminated, accessible interior surfaces are dry and free of visible suspect growth (per ASTM D7338-10 section 6.3), and water damage (per ASTM D7338-10 section 7.4.3).	**2**	0	☐	
11.904.2		**11.904.2 Indoor Air Quality (IAQ) Post Completion.** Verify there are no moisture, mold, and dust issues per 11.602.1.7.1(3), 11.901.4-11.901.11, ASTM D7338 Section 6.3, and ASTM D7338 Section 7.4.3.	**3**	0	☐	
11.904.3		**11.904.3 Microbial growth & moisture inspection and remediation.** A visual inspection is performed to confirm the following:				
	(1)	Verify that no visible signs of discoloration and microbial growth on ceilings, walls or floors, or other building assemblies Or If minor microbial growth is observed (less than within a total area of 25 square feet) in homes or multifamily buildings, reference EPA Document 402-K-02-003 (A Brief Guide to Mold, Moisture, and Your Home) for guidance on how to properly remediate the issue. If microbial growth is observed, on a larger scale in homes or multifamily buildings (greater than 25 sq ft), reference EPA document 402-k-01-001 (Mold Remediation in Schools and Commercial Buildings) for guidance on how to properly remediate the issue.	**Mandatory**		☑	D3G will confirm.
	(2)	Verify that there are no visible signs of water damage or pooling. If signs of water damage or pooling are observed, verify that the source of the leak has been repaired, and that damaged materials are either properly dried or replaced as needed.	**Mandatory**		☑	D3G will confirm.

11.905 INNOVATIVE PRACTICES

11.905.1		**11.905.1 Humidity monitoring system.** A humidity monitoring system is installed with a mobile base unit that displays readings of temperature and relative humidity. The system has a minimum of two remote sensor units. One remote sensor unit is placed permanently inside the conditioned space in a central location, excluding attachment to exterior walls, and another remote sensor unit is placed permanently outside of the conditioned space.	**2**	0	☐	
11.905.2		**11.905.2 Kitchen exhaust.** A kitchen exhaust unit(s) that equals or exceeds 400 cfm (189 L/s) is installed, and makeup air is provided.	**2**	0	☐	
11.905.3		**11.905.3 Enhanced air filtration.** Meet all of the following.	**2**	0		
	(1)	Design for and install a secondary filter rack space for activated carbon filters.			☐	
	(2)	Provide the manufacturer's recommended filter maintenance schedule to the homeowner or building manager.			☐	
11.905.4		**11.905.4 Sound barrier.** Provide room-to-room privacy between bedrooms and adjacent living spaces within dwelling units or homes by achieving an articulation index (AI) between 0 and 0.15 per the criteria below. ***Articulation Index 0 to 0.05 = STC greater than 55 (NIC greater than 47)*** ***Articulation Index 0.05 to 0.15 = STC 52 to 55 (NIC 44 to 47)***	**1 SF / 4 MF**	0	☐	
11.905.5		**11.905.5 Evaporative coil mold prevention.** For buildings with a mechanical system for cooling, ultraviolet lamps are installed on the cooling coils and drain pans of the mechanical system supplies. Lamps produce ultraviolet radiation at a wavelength of 254 nm so as not to generate ozone. Lamps have ballasts housed in a NEMA-rated enclosure.	**2**	0	☐	
11.905.6		**11.905.6 Isolation of areas to be remodeled.** To protect unrenovated spaces, meet one of the following:	**3 max**	0		
	(1)	Remodeled space is isolated from unrenovated space by masking of openings and hvac returns and providing strip doors.	**1**			
	(2)	Remodeled space is isolated from unrenovated space by masking of openings and hvac returns, and providing strip doors and the space is negatively pressurized by ducting exhaust to the exterior.	**3**			
	(3)	Remodeled space is isolated from unrenovated space by masking of openings and hvac returns, and providing strip doors and a dedicated HEPA filtration system is installed.	**3**			

END OF CHAPTER 9

CLICK TO PROCEED TO CHAPTER 10 >>

Total Chapter Points: 20	
Total Project Points: 135	
Total Project Level: Silver	
Points Needed to Earn Next Level: 46	
Revision Date: 3/28/2025	

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Coding

Practice #	Chapter 10: Operation, Maintenance, and Building Owner Education	Points Available	Points Claimed	Status	Notes
11.1001 HOMEOWNER'S MANUAL AND TRAINING GUIDELINES FOR ONE- AND TWO-FAMILY DWELLINGS					
11.1001.0	**11.1001.0 Intent.** Information on the building's use, maintenance, and green components is provided.				
11.1001.1	**11.1001.1** A homeowner's manual is provided and stored in a permanent location in the dwelling that includes the following, as available and applicable. **(Points awarded per two items. Points awarded for non-mandatory items.)**	**1** **8 Max**	0		
(1)	A National Green Building Standard certificate with weblink and completion document.	N/A		☐	
(2)	List of green building features (can include the national green building checklist).	N/A		☐	
(3)	Product manufacturer's manuals or product data sheet for newly installed major equipment, fixtures, and appliances including product model numbers and serial numbers. If product data sheet is in the building owners' manual, manufacturer's manual may be attached to the appliance in lieu of inclusion in the building owners' manual.	N/A		☐	
(4)	Maintenance checklist.			☐	
(5)	Information on local recycling and composting programs.			☐	
(6)	Information on available local utility programs that purchase a portion of energy from renewable energy providers.			☐	
(7)	Explanation of the benefits of using energy-efficient lighting systems [e.g., compact fluorescent light bulbs, light emitting diode (LED)] in high-usage areas.			☐	
(8)	A list of practices to conserve water and energy.			☐	
(9)	Information on the importance and operation of the home's fresh air ventilation system.			☐	
(10)	Local public transportation options.			☐	
(11)	A diagram showing the location of safety valves and controls for major building systems.			☐	
(12)	Where frost-protected shallow foundations are used, owner is informed of precautions including: **(a)** instructions to not remove or damage insulation when modifying landscaping. **(b)** providing heat to the building as required by the ICC IRC or IBC. **(c)** keeping base materials beneath and around the building free from moisture caused by broken water pipes or other water sources.			☐	
(13)	A list of local service providers that offer regularly scheduled service and maintenance contracts to ensure proper performance of equipment and the structure (e.g., HVAC, water-heating equipment, sealants, caulks, gutter and downspout system, shower and/or tub surrounds, irrigation system).			☐	
(14)	A photo record of framing with utilities installed. Photos are taken prior to installing insulation, clearly labeled, and included as part of the building owners' manual.			☐	
(15)	List of common hazardous materials often used around the building and instructions for proper handling and disposal of these materials.			☐	
(16)	Information on organic pest control, fertilizers, deicers, and cleaning products.			☐	
(17)	Information on native landscape materials and/or those that have low water requirements.			☐	
(18)	Information on methods of maintaining the building's relative humidity in the range of 30 percent to 60 percent.			☐	
(19)	Instructions for inspecting the building for termite infestation.			☐	
(20)	Instructions for maintaining gutters and downspouts and importance of diverting water a minimum of 5 feet away from foundation.			☐	
(21)	A narrative detailing the importance of maintenance and operation in retaining the attributes of a green-built building.			☐	
(22)	Where stormwater management measures are installed on the lot, information on the location, purpose, and upkeep of these measures.			☐	
(23)	For buildings originally built before 1978, the EPA publications "Reducing Lead Hazards When Remodeling Your Home" and "Asbestos in Your Home: A Homeowner's Guide".			☐	
(24)	Explanation of and benefits from green cleaning in the home.			☐	
(25)	Retrofit energy calculator that provides baseline for future energy retrofits.			☐	
11.1001.2	**11.1001. 2 Training of initial homeowners.** Initial homeowners are familiarized with the role of occupants in achieving green goals. Training is provided to the responsible party(ies) regarding equipment operation and maintenance, control systems, and occupant actions that will improve the environmental performance of the building. These include: **(1)** HVAC filters. **(2)** Thermostat operation and programming. **(3)** Lighting controls. **(4)** Appliances operation. **(5)** Water heater settings and hot water use. **(6)** Fan controls. **(7)** Recycling and composting practices. **(8)** Whole-dwelling mechanical ventilation systems	N/A 8	0	☐	

11.1002 CONSTRUCTION, OPERATION, AND MAINTENANCE MANUALS AND TRAINING FOR MULTI-UNIT BUILDINGS

11.1002.0		**11.1002.0 Intent.** Manuals are provided to the responsible parties (owner, management, tenant, and/or maintenance team) regarding the construction, operation, and maintenance of the building. Paper or digital format manuals are to include information regarding those aspects of the building's construction, maintenance, and operation that are within the area of responsibilities of the respective recipient. One or more responsible parties are to receive a copy of all documentation for archival purposes.				
11.1002.1		**11.1002.1 Building construction manual.** A building construction manual, including five or more of the following, is compiled and distributed in accordance with Section 11.1002.0. **(Points awarded per two items. Points awarded for non-mandatory items.)**	**1**	1	Build-to-Rent? ☐	
	(1)	A narrative detailing the importance of constructing a green building, including a list of green building attributes included in the building. This narrative is included in all responsible parties' manuals.	**Mandatory**		☑	
	(2)	A local green building program certificate as well as a copy of the *National Green Building Standard* [TM], as adopted by the Adopting Entity, and the individual measures achieved by the building.	**Mandatory**		☑	
	(3)	Warranty, operation, and maintenance instructions for all equipment, fixtures, appliances, and finishes.	**Mandatory**		☑	
	(4)	Record drawings of the building.			☑	
	(5)	A record drawing of the site including stormwater management plans, utility lines, landscaping with common name and genus/species of plantings.			☐	
	(6)	A diagram showing the location of safety valves and controls for major building systems.			☐	
	(7)	A list of the type and wattage of light bulbs installed in light fixtures.			☑	
	(8)	A photo record of framing with utilities installed. Photos are taken prior to installing insulation and clearly labeled.			☐	
11.1002.2		**11.1002.2 Operations manual.** Operations manuals are created and distributed to the responsible parties in accordance with Section 11.1002.0. Between all of the operation manuals, five or more of the following options are included. **(Points awarded per two items. Points awarded for non-mandatory items.)**	**1**	3	Build-to-Rent? ☐	
	(1)	A narrative detailing the importance of operating and living in a green building. This narrative is included in all responsible parties' manuals.	**Mandatory**		☑	
	(2)	A list of practices to conserve water and energy (e.g., turning off lights when not in use, switching the rotation of ceiling fans in changing seasons, purchasing ENERGY STAR appliances and electronics).	**Mandatory**		☑	
	(3)	Information on methods of maintaining the building's relative humidity in the range of 30 percent to 60 percent.			☑	
	(4)	Information on opportunities to purchase renewable energy from local utilities or national green power providers and information on utility and tax incentives for the installation of on-site renewable energy systems.			☑	
	(5)	Information on local and on-site recycling and hazardous waste disposal programs and, if applicable, building recycling and hazardous waste handling and disposal procedures.			☑	
	(6)	Local public transportation options.			☐	
	(7)	Explanation of the benefits of using compact fluorescent light bulbs, LEDs, or other high-efficiency lighting.			☑	
	(8)	Information on native landscape materials and/or those that have low water requirements.			☑	
	(9)	Information on the radon mitigation system, where applicable.			☐	
	(10)	A procedure for educating tenants in rental properties on the proper use, benefits, and maintenance of green building systems including a maintenance staff notification process for improperly functioning equipment.			☑	
	(11)	Information on the importance and operation of the building's fresh air ventilation system.			☑	
11.1002.3		**11.1002.3 Maintenance manual.** Maintenance manuals are created and distributed to the responsible parties in accordance with Section 11.1002.0. Between all of the maintenance manuals, five or more of the following options are included. **(Points awarded per two items. Points awarded for non-mandatory items.)**	**1**	4	Build-to-Rent? ☐	
	(1)	A narrative detailing the importance of maintaining a green building. This narrative is included in all responsible parties' manuals.	**Mandatory**		☑	
	(2)	A list of local service providers that offer regularly scheduled service and maintenance contracts to ensure proper performance of equipment and the structure (e.g., HVAC, water-heating equipment, sealants, caulks, gutter and downspout system, shower and/or tub surrounds, irrigation system).			☑	
	(3)	User-friendly maintenance checklist that includes: **(a)** HVAC filters **(b)** thermostat operation and programming **(c)** lighting controls **(d)** appliances and settings **(e)** water heater settings **(f)** fan controls			☑	
	(4)	List of common hazardous materials often used around the building and instructions for proper handling and disposal of these materials.			☑	
	(5)	Information on organic pest control, fertilizers, deicers, and cleaning products.			☑	
	(6)	Instructions for maintaining gutters and downspouts and the importance of diverting water a minimum of 5 feet away from foundation.			☑	
	(7)	Instructions for inspecting the building for termite infestation.			☑	
	(8)	A procedure for rental tenant occupancy turnover that preserves the green features.			☑	
	(9)	An outline of a formal green building training program for maintenance staff.			☑	
	(10)	A green cleaning plan which includes guidance on sustainable cleaning products.			☐	
	(11)	A maintenance plan for active recreation and play spaces (e.g., playgrounds, ground markings, exercise equipment.			☐	

11.1002.4		**11.1002.4 Training of building owners.** Building owners are familiarized with the role of occupants in achieving green goals. On-site training is provided to the responsible party(ies) regarding newly installed equipment operation and maintenance, control systems, and occupant actions that will improve the environmental performance of the building. These include:	**Mandatory** **8**	8	☑ Build-to-Rent? ☐	
	(1)	HVAC filters				
	(2)	thermostat operation and programming				
	(3)	lighting controls				
	(4)	appliances operation				
	(5)	water heater settings and hot water use				
	(6)	fan controls				
	(7)	recycling and composting practices				
	(8)	Whole-dwelling mechanical ventilation system				
11.1002.5		**11.1002.5 Multifamily occupant manual.** An occupant manual is compiled and distributed in accordance with Section 1002.0. *[Points awarded for non-mandatory items.]*	**1 per 2 items**	2	Build-to-Rent? ☐	
	(1)	NGBS certificate	**Mandatory**		☑	
	(2)	List of green building features	**Mandatory**		☑	
	(3)	Operations manuals for all appliances and occupant operated equipment including lighting and ventilation controls, thermostats, etc.	**Mandatory**		☑	
	(4)	Information on recycling and composting programs			☑	
	(5)	Information on purchasing renewable energy from utility			☑	
	(6)	Information on energy efficient replacement lamps			☑	
	(7)	List of practices to save water and energy			☑	
	(8)	Local public transportation options			☐	
	(9)	Explanation of benefits of green cleaning			☐	
11.1002.6		**11.1002.6 Training of multifamily occupants.** Prepare a training outline, video or website that familiarizes occupants with their role in maintaining the green goals of the project. Include all equipment that the occupant(s) is expected to operate including but not limited.	**1 per 2 items**	0	Build-to-Rent? ☐	
	(1)	Lighting controls			☐	
	(2)	Ventilation controls			☐	
	(3)	Thermostat operation and programming			☐	
	(4)	Appliances operation			☐	
	(5)	Recycling and composting			☐	
	(6)	HVAC filters			☐	
	(7)	Water heater setting and hot water use			☐	
11.1003 PUBLIC EDUCATION						
11.1003.0		**11.1003.0 Intent.** Increase public awareness of the National Green Building Standard and projects constructed in accordance with National Green Building Standard to help increase demand for high-performance homes.				
11.1003.1		**11.1003.1 Public Education.** One or more of the following is implemented:	**2 Max**	0		
	(1)	**Signage.** Signs showing the project is designed and built in accordance with the National Green Building Standard are posted on the construction site.	**1**		☐	
	(2)	**Certification Plaques.** National Green Building Standard certification plaques with rating level attainted are placed in a conspicuous location near the utility area of the home or, in a conspicuous location near the main entrance of a multifamily building.	**1**		☐	
	(3)	**Education.** A URL for the National Green Building Standard is included on site signage, builder website (or property website for multifamily buildings), and marketing materials for homes certified under the National Green Building Standard.	**1**		☐	
11.1005 INNOVATIVE PRACTICES						
11.1005.1		**11.1005.1 Appraisals.** One or more of the following is implemented:				
	(1)	Energy rating or projected usage data is posted in an appropriate location in the home, or public posting so that an appraiser can access the energy data for an energy efficiency property valuation.	**2**	0	☐	
	(2)	An Appraisal Institute Form 820.05 “Residential Green and Energy Addendum” or Form 821 “Commercial Green and energy Efficient Addendum” that consider NGBS, LEED, ENERGY STAR certifications and equivalent programs, is completed for the appraiser by a qualified professional or builder to use in performing the valuation of the property.	**2**	0	☐	
	(3)	NGBS certification information or one of the Appraisal Institute Forms cited in (2) above is uploaded to a multiple listing service (MLS) or equivalent database so that appraisers can access it to compare property valuations.	**2**	2	Home Innovation makes key certification details available, but MLS organizations need to take affirmative action to ensure data is received and made publicly available. Contact us for more details.	
END OF CHAPTER 10						

Tab G:

Zoning Certification Letter (MANDATORY)

Zoning Certification

NOTE TO DEVELOPER: You are strongly encouraged to submit this certification to the appropriate local official **at least three weeks in advance of the application deadline** to ensure adequate time for review and approval

General Instructions:

1. The Local Certification section **must** be completed by the appropriate local official or Civil Engineer.
2. The Engineer **must** be registered in the Commonwealth of Virginia.
3. 'Development Description' should be provided by the Owner.
4. 'Development Address should correspond to I.A.2 on page 1 of the application.
5. 'Legal Description' should correspond to the site control document in the application.
6. 'Proposed Improvements' should correspond with I.B & D and III.A of the application.
7. 'Other Descriptive Information' should correspond with the information in the application.
8. Any change in this Certification may result in disqualification of the application.

If you have any questions, please contact the Tax Credit Allocation Department at:

taxcreditapps@virginiahousing.com

Zoning Certification

DATE: 2/24/2026

TO: Virginia Housing
601 South Belvidere Street
Richmond, VA 23220

RE: ZONING CERTIFICATION

Name of Development: Gretna Village Apartments

Name of Owner/Applicant: Gretna Village Preservation, LLC

Name of Seller/Current Owner: Gretna Village MF IV, LLC

The above-referenced Owner/Applicant has asked this office to complete this form letter regarding the zoning of the proposed Development (more fully described below). This certification is rendered solely to confirm proper zoning for the site of the Development. It is understood that this letter will be used by the Virginia Housing Development Authority solely to determine whether the Development qualifies for points available under VHDA's Qualified Allocation Plan for housing tax credit.

DEVELOPMENT DESCRIPTION:

Development Address:

327 Payne Street, Gretna, VA 24557

Leal Description:

Please see attached.

Proposed Improvements:

Construction

New Construction:	# Units		# Buildings		Total Floor Area		
Adaptive Reuse	# Units		# Buildings		Total Floor Area		
Rehabilitation:	# Units	47	# Buildings	6	Total Floor Area	50,856	

Zoning Certification, cont'd

Current Zoning: R-2 Allowed By Special Use allowing a density of 10 units per acre, and the following other applicable conditions: Permit

Other Descriptive Information:

LOCAL CERTIFICATION:

Check one of the following a appropriate:

☐ The zoning for the proposed development described above is proper for the proposed residential development. To the best of my knowledge, there are presently no zoning violations outstanding on this property. No further zoning approvals and/or special use permits are required.

☑ The development described above is approved for non-conforming use. To the best of my knowledge, there are no zoning violations outstanding on this property, and no further zoning approvals and/or special use permits are required.

C W Gillespie Jr

Signature

C W Gillespie Jr.

Printed Name

Interim Town Manager

Title of Local Official or Civil Engineer

434/656/6572

Phone

2/24/2026

Date

NOTES TO LOCALITY:

1. Return this certification to the developer for inclusion in the tax credit application package.
2. Any change in this form may result in disqualification of the application.
3. If you have any questions, please contact the Tax Credit Allocation Department at taxcreditapps@virginiahousing.com.

ALL THAT CERTAIN tract or parcel of land lying on the west and north sides of Payne Street, State Road No. T-1310 known as Tax Parcel 59-15-A2 containing 5.082 acres by current survey and more particularly bounded and described as follows:

BEGINNING at a point marked by a railroad spike set in asphalt on the west right of way of Payne Street 510.5' from the south right of way line of State Road #T-792; thence S 22° 25' 30" E - 17.08' with the right of way of Payne Street to rebar set on the west right of way; thence leaving the right of way S 11° 23' 00" E - 311.27' with Tax Parcel 59-15-C1 to 1/2" rebar set on the northern right of way of Payne Street; thence along a curve S 54° 33' 06" W - 67.95' with a radius of 118.24' and an arc length of 68.92' to a 3/4" iron pipe; thence continuing with the right of way of Payne Street, S 71° 15' 00" W - 126.39' to an existing 3/4" iron pipe in the northern right of way of Payne Street; thence leaving the right of way of Payne Street, S 84° 14' 20" W - 408.36' with Tax Parcel 59-15-C1 to an existing 3/4" iron pipe; thence continuing with Tax Parcel 59-15-C1, N 04° 32' 00" W 400.0' to an existing 3/4" iron pipe corner between Tax Parcel 59-15-C1 and Pittsylvania County School Board; thence N 85° 28' 00" E - 546.71' with the property of the Pittsylvania County School Board to railroad spike set in asphalt (point of beginning), all as shown on Plat of Survey for Gretna Village Limited Partnership dated 4/24/2001, last revised 11/27/2002, ("Plat"), made by Piedmont Land Surveying, L.L.C., which Plat is attached hereto, incorporated in and made a part hereof and to be recorded contemporaneously herewith; and BEING, in fact, the same property conveyed to K.C. Limited, Virginia Limited Partnership, by deed dated 11/22/1984, from Pittsylvania County Christian Housing Corporation, a Virginia corporation, recorded in the Clerk's Office of the Circuit Court of Pittsylvania County, Virginia ("Clerk's Office") in Deed Book 751 page 115, to which plat and deed reference is hereby made for a more particular description of the property hereby conveyed.

GREEN STREET
HOUSING

Gretna Village Apartments
Virginia Housing 9% Round 2026

February 24th, 2026

Virginia Housing

RE: Gretna Village Apartments – 9% LIHTC Application, Zoning Narrative

Dear Virginia Housing,

Please find attached the most recent publicly available Comprehensive Plan for the Town of Gretna, Virginia.

Gretna Village Apartments is currently zoned R-2 and permitted by Special Use Permit, as confirmed by the Interim Town Manager, Bill Gillespie. Additional details regarding the Town's density residential land use designation can be found on page 36 of the attached Comprehensive Plan, which notes:

"The second is medium density housing including single-family, duplexes and apartments under ten dwelling units per acre, which is proposed for 30 acres or 3.9 percent of the Town's land area."

Thank you.

Town of Gretna, Virginia

Comprehensive Plan

February, 2014

ACKNOWLEDGEMENTS

Town Council

Mayor
R. Keith Motley

Vice-Mayor/Council
H. Wayne Wood

Council Members
H. Wayne Wood
Deborah Moran
James Gilbert
Dianne Jennings
Michael Bond
Ben Farmer

Planning Commission

Chairman
Robert Steve Scruggs

Vice-Chairman
James Gilbert

Commission Members
Janet Barksdale
Tommy Aylor
Gail Ferguson
Diane Moon
Travis Davidson
James Gilbert

Administration

David Lilly, Town Manager
Wendy Scearce, Town Clerk/Treasurer

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INTRODUCTION

Purpose

In accordance with section 15.2 of the Code of Virginia, an elemental Comprehensive Plan "shall be general in nature", in that it shall designate the general and approximate character and extent of each feature shown on the plan and shall indicate where existing lands or facilities are proposed to be … in use as the case may be. The plan, with accompanying maps, plats, charts, and descriptive matter, shall show the locality's long-range recommendations for the general development of the territory covered by the plan. It may include, but need not be limited to:

1. The designation of areas for various types of public and private development and use…
2. The designation of a system of transportation facilities…
3. The designation of a system of community service facilities…
4. The designation of historical areas and areas for urban renewal or other treatment.
5. The designation of areas for the implementation of reasonable ground water protection measures.
6. An official map, a capital improvements program, a subdivision ordinance, and a zoning ordinance and zoning district map…
7. The designation of areas for the implementation of measures to promote the construction and maintenance of affordable housing, sufficient to meet the current and future needs of residents...

Fundamentally, a Comprehensive Plan should include an analysis of the existing conditions and problems within the municipality along with short and long-range strategies and recommendations for general growth and development. Under the Code requirements, the Planning Commission should also review the plan at least once every five years to determine whether it is advisable to amend the plan.

After the development and presentation of the Plan to the public and the Town Council, a final Plan is adopted with the expectation that it will serve as a foundation for future decisions of the Town Council on issues of importance to the community.

The Comprehensive Plan presents a series of goals, objectives, and strategies designed to guide public (and private) decision making within the Town of Gretna. Guidance is offered in the areas of community facilities, housing, economic development transportation, the environment, and land use. These goals, objectives, and strategies should be considered and used in conjunction with other policy directions and recommendations contained in this plan

The goals, objectives and strategies offered in this plan are not laws. Town ordinances (such as zoning and subdivision) and the building code are the legal mechanisms by which land development is controlled. Similarly, planned community services and facilities are a function of the Town Council's annual decisions pertaining to capital and operating expenditures.

However, decisions made in general accordance with a comprehensive plan hold great legal weight in Virginia. Making decisions that conform to a comprehensive plan demonstrates to the citizens of a community that elected and appointed officials have thought about the future of their community and are willing to plan for a future that is desired.

Finally, a comprehensive plan is not a static document. In addition to periodic five year reviews, a plan may be formally amended at any time to address unanticipated community conditions, or new or emerging community objectives.

DEVELOPMENT GOALS AND OBJECTIVES

The primary goal of the Town Gretna, Virginia, and its leadership is to improve and promote the health, safety, convenience, and welfare, of its citizens and to plan for the future development of the town.

General Objectives

- To provide a framework for the orderly growth of the town where the demands for residential, commercial, public, and other land uses can be accommodated in a harmonious manner. In addition, to provide a basis for a continuing planning process that will monitor and reflect the needs and desires of the citizenry.
- To provide an adequate system of public facilities (water, sewer, etc.) to meet the demands of the existing and potential future population of the town.
- To plan for a system of roads and streets designed to meet community transportation needs.
- To plan commercial development in certain designated areas that are central to the population they are to serve with adequate vehicular access and parking. Scattered or strip commercial development in residential or along major transportation routes should be discouraged.
- To protect the environment by ensuring that all proposed development meets all state and Federal requirements in the control of pollution.
- Plans should be provided for the acquisition, development, and preservation of park and playground areas for Gretna residents. General development (i.e. commercial, residential, etc.) should not be allowed in floodplains or other areas with conservation value.

COMMUNITY PROFILE

Regional Setting

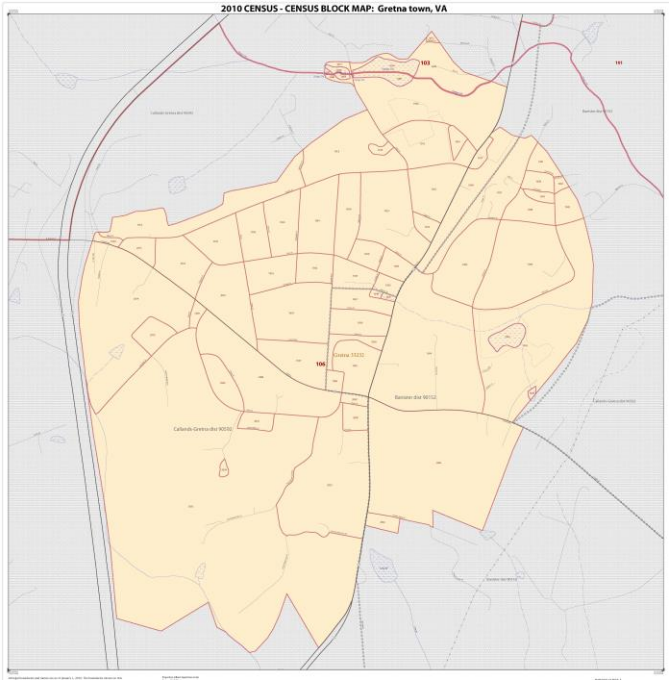
The Town of Gretna, Virginia is situated in the North Central portion of Pittsylvania County, which borders Campbell County and the Staunton River to the north, Halifax County to the east, the City of Danville to the south, and Henry County and Franklin County to the west.

In the Town, State Highway 40 and State Highway 29 business are the primary transportation routes with the State Highway 29 bypass protecting downtown from previously high numbers of pass through traffic. Both of these two arterial roads traverse through the Town with Route 29 (Main Street) running north and south, and Route 40 running east and west. Roads that function as collectors include Route 792 (Henry Street and Northside Drive), Route 760 (Music Street), Route 1308 (Chaney Lane), and Route 1302 (Leftwich Street). Other roads located within the Town are principally local feeders which serve to move traffic onto the collector and arterial streets.

Nearby communities include the Towns of Chatham and Hurt in Pittsylvania County and Altavista and Brookneal in Campbell County as well as the Town of Rocky Mount in Franklin County.

In addition, the Town of Gretna lays almost equidistance between significant metropolitan areas, to wit, the City of Danville, Virginia to the south and the City of Lynchburg, Virginia to the North, both lying along the Highway 29 corridor.





Historical Perspective

The Town of Gretna, Virginia, previously known as Elba, is a Municipal Corporation and a Political Subdivision of the Commonwealth of Virginia. Although the Town was incorporated in 1901, its history dates back a lot further. The Town of Gretna began when Edward N. Dillard deeded the land on which the Town is situated today, to Jeremiah Talbott as payment for Mr. Talbott substituting his military service for Mr. Dillard during the Civil War (1861-1865), which was a legal and a common practice for wealthy landowners in those days.

The Town has a significant connection with railroads. In 1872, Jeremiah Talbott deeded to the Lynchburg & Danville Railroad a right-of-way, in consideration for the benefits to be derived from the railroad coming through the Town. Construction of the L & D Railroad began in 1872 and was completed in 1874. Then in 1879 the Franklin & Pittsylvania Railroad (F & P) was completed which began the Franklin Junction passenger and freight station, Elba Post Office and Gretna's railroad heritage. This allowed for the passage of famous trains, like the Old 97, which came through this small Town before its famous wreck in 1903.

In the 1700's, the Historical Yates Tavern, a frontier bed-n-breakfast, was built and still stands today. Also in the 1700's, Pittsylvania County and Halifax County separated; and Galveston Mills was built on Whitethorn Creek. Later in the 1800's Jeremiah Talbott built the first house in Elba, followed by a hotel and a 2-room school. Soon Elba got its first doctor. In 1879 the first church built was Elba Methodist/Episcopal Church later becoming Anderson Memorial Church. In 1892 Elba Baptist Church was organized, later becoming First Baptist Church. The Anderson Lodge #258 A.F. and A.M. was organized in 1894. On March 21, 1914, Elba changed its name to Gretna. The name Gretna originated from Gretna Greens, in Scotland. The years have passed and Gretna has continued to grow into a pleasant southern town that continues to advance and prosper into the 21st century.

Through an increasingly diversified regional economy, population projections anticipate no future significant population losses, but, rather, either a very slight decline or slight increase in population characterized more generally by overall population stabilization.

Geographic Conditions

The Town of Gretna is located at 36º 57' 11" North 79 21' 46" West, in the north-central portion of Pittsylvania County at the intersection of U. S. Routes 29 and 40. The elevation of Gretna is 844 feet above sea level. By comparison, Smith Mountain, located in the northwest corner of the County has an altitude of 1,200 feet. The Town has a total area of 816.9 acres within the corporate limits as a result of two boundary line adjustments in past 30 years, to-wit, December, 1984 and in 2012. Alternatively, the total area can be stated as 1.26 square miles, consisting of 1.22 square mile of land and 0.4 square mile of water. The total area is 1.83% water.

Physiographic Conditions

The climate of the area is generally mild winters and warm summers, with a frost free season from early May to early October. Annually, the average daily high is about 63 degrees Fahrenheit with an average daily low of 43 degrees Fahrenheit.

The total annual precipitation of around 45 inches is reasonably well distributed throughout the year, but it can often be considerably drier in the late summer and early fall.

Rainfall is fairly evenly distributed throughout the year. The wettest month of the year is September with an average rainfall of 4.52 Inches.

In 2002, the Town experienced a significant drought during the summer leading to the establishment of an alternate water source for the Town from Whitethorn Creek in addition to its traditional source of water on Georges Creek.

In other years, occasional severe flash floods produced by thermal-type thunderstorms in the summer are characteristic of this region, but typically have small aerial extends.

Typically, there are no significant flooding issues for the Town since it does not border or lie near a major river.

The climate in Gretna, Virginia is warm during summer when temperatures tend to be in the 70's and very cold during winter when temperatures tend to be in the 30's.

The warmest month of the year is July with an average maximum temperature of 87.20 degrees Fahrenheit, while the coldest month of the year is January with an average minimum temperature of 22.80 degrees Fahrenheit.

Temperature variations between night and day tend to be moderate during summer with a difference that can reach 24 degrees Fahrenheit, and moderate during winter with an average difference of 25 degrees Fahrenheit.

Climate in Gretna, Virginia

Climate	Gretna, VA	United States
Rainfall (in.)	44.8	36.5
Snowfall (in.)	10.3	25
Precipitation Days	114	100
Sunny Days	222	205
Avg. July High	88	86.5
Avg. Jan. Low	25.5	20.5
Comfort Index (higher=better)	45	44
UV Index	4.5	4.3
Elevation ft.	844	1,443

Normal Climate:

Normal Temperatures

(CHATHAM Weather station, 9.83 miles from Gretna)

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Max °F	46.4	50.6	59.0	69.0	76.4	83.5	87.2	85.8	79.9	69.6	60.0	50.3	68.1
Mean °F	34.6	37.4	45.1	53.9	62.6	71.0	75.2	73.5	66.9	54.9	45.9	37.9	54.9
Min °F	22.8	24.2	31.1	38.7	48.8	58.4	63.2	61.1	53.9	40.1	31.7	25.5	41.6

Normal Precipitation

(CHATHAM Weather station, 9.83 miles from Gretna)

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Inch	3.92	3.27	4.40	3.73	4.07	3.76	4.05	3.34	4.52	3.67	3.26	3.29	45.28

Gretna, VA (24557) Weather Facts

- On average, the warmest month is July.
- The highest recorded temperature was 105°F in 1930.
- On average, the coolest month is January.
- The lowest recorded temperature was -9°F in 1987.
- July is the average wettest month.

The natural resources of the area – its forests, soils, and minerals – have historically facilitated the development of the local economy. Agricultural efforts in the Town of Gretna area are, for the most part, small-scale, but agriculture and particularly tobacco play a significant role in the immediate areas surrounding the Town and contribute indirectly to the stability of the economy inside the Town.

In addition, perhaps of even greater long term significance, the second largest uranium deposit in the world lies about 10 miles east of Gretna, at a site known as Coles Hill in the Markham community, In the event that the moratorium should be lifted in the future, the economic and environmental effects upon the Town could be substantial.

The discovery of this untapped uranium deposit in Pittsylvania County in the late 1970s sparked hopes of an economic boom for the Southside region and coincided with our national mission to become energy independent from the Middle Eastern oil barons who had a stranglehold on our nation's energy supply. A downturn in the uranium market in the mid-1980s shelved the idea, and a moratorium originally conceived as a temporary measure has remained in place by default for the past 30 years.

The idea of mining the uranium was resurrected in 2006, initiating a new round of scientific and socioeconomic studies concerning the feasibly and safety of mining uranium in Pittsylvania County.

At present, the moratorium continues in place, but in the event that the moratorium should be lifted in the future, the economic and environmental effects upon the Town could be substantial.

Demographics

Population

The population in Gretna has been slowly declining over the past 25 years, while the population of Pittsylvania County has been increasing. The decline in population from 1990 to 2012 has been (-6.6%)

It should be noted, however, per the regulations of the U.S. Census Bureau, the 2010 population count of Pittsylvania County included the inmate populace of a recently constructed state prison within the county.

Pittsylvania County/Town of Gretna Population (1990-2012)

	1990	**2000**	**2010**	**2012**
Pittsylvania	55,655	61,745	63,506	
Gretna	1,339	1,257	1,267	1250

Source: Weldon Cooper Center for Public Service, University of Virginia

The Virginia Employment Commission produces long-term population projections for counties and cities within the commonwealth based upon survival, fertility, mortality, and migration statistics. While the first three variables are relatively predictable, migration estimates can fluctuate wildly due to fast- changing economic conditions. Therefore, while it must be noted that such projections are still just projections, they can be useful in planning.

Pittsylvania County, Virginia Long-Term Population Projections

	2010	2020	2030
Pittsylvania County	63,506	63,720	63,720

Source: Virginia Employment Commission

Age Characteristics

The age characteristics of a population can be used as a rough indicator of the level and type of services which are desired and needed in an area. Three age groups are considered here: under age 18; 18-64; and 65 and over. Each of these age groups generally has certain needs and desires which are quite different from those of other age groups.

The following table shows the percentage breakdown of the Town of Gretna area's population by the above selected age groups. While the percentage of local population under the age of 18 has dropped dramatically since 1960, the percentage of the population over the age of 65 has increased substantially.

Town of Gretna, Percentage of Total Population By Age

	2000	2010
Under 18	**18.4**	**20.2**
18-64	**50.3**	**50.1**
65 +	**31.3**	**29.7**

Source: U.S. Census Bureau & Weldon Cooper Center for Public Service, Univ. of VA Yr 2000

Gretna has the 12th highest *Pct.* population 65 years old and over of any locality in Virginia!

According to the latest estimates for 2012, for the United States as a whole, the percentage of people over the age of 65 is 13.7% and for the Commonwealth of Virginia, the percentage is 13%. **For the Town of Gretna, the percentage of people over the age of 65 as of the 2010 census is more than twice the national and state average, a truly startling figure.**

In broader terms, the median age of residents in the Town of Gretna is 49.5 years per the 2010 census, while the median age of residents in the Commonwealth of Virginia as a whole is 37 years, another truly startling statistic.

If the long-term projections of the Virginia Employment Commission are also examined, the graying of the baby boomers portends a future "squeezing" of the local population toward the over age 65 category, a clear indicator that out-migration will continue to greatly outpace in-migration absent a significant change in the outlook.

Household Characteristics

Select characteristics of a locality's household data can be critical components of any planning initiative. The following table highlights several significant elements of the households within Gretna. For example, single person household's impact public services to a smaller degree than traditional family households and from 2000 to 2010, such households increased 7.0% in Gretna. Conversely, married households, which typically impact public projects and infrastructure to a greater degree, have decreased over 7.8% percent since 2000.

Town of Gretna Select Household Characteristics (1990 vs 2000)

	2000	2010	% Change
Total Households	569	600	+5.4%
Household Population*	1,257	1,267	+0.07%
Persons Per Household	2.06	2.03	-1.4%
Vacant Households	66	86	+23.0%
Female-Headed Households	108	120	+11.1%
Married Households	208	192	-7.8%
Single Person Households	230	246	+7.0%

US Census 2000 data

Total population: 1,257

	Gretna, VA	%	Virginia	U.S.
Total Households	569	100%	2,699,173	105,480,101
Average Household Size	2.06, see rank	-	2.54	2.59
1 Person Households	230	40.42%, see rank	25.08%	25.82%
2 or More Person Households	339	59.58%, see rank	74.92%	74.18%
Family Households (Families)	326	57.29%, see rank	68.46%	68.06%
Average Family Size	2.75, see rank	-	3.04	3.14
Married-Couple Family	208	36.56%, see rank	52.83%	51.66%
Nonfamily Households	243	42.71%, see rank	31.54%	31.94%

US Census 2010 data

Total population: 1,267

	Gretna, VA	%	Virginia	U.S.
Total Households	600	100%	3,056,058	116,716,292
Average Household Size	2.03, see rank	-	2.54	2.58
1 Person Households	246	41.00%, see rank	26.02%	26.74%
2 or More Person Households	354	59.00%, see rank	73.98%	73.26%
Family Households (Families)	332	55.33%, see rank	66.99%	66.43%
Average Family Size	2.75, see rank	-	3.06	3.14
Married-Couple Family	192	32.00%, see rank	50.22%	48.42%
Nonfamily Households	268	44.67%, see rank	33.01%	33.57%

It should be noted that a national trend needs to be recognized at the localized level as a factor in the shrinking population of Gretna and Pittsylvania County. Persons per household – throughout the United States – have dramatically dropped over the past 40 years. As a result, in localities such as Gretna, if the amount of available housing remains relatively constant over a long period of time, the overall population is going to continue to decrease.

Ethnic Demographics: Town of Gretna, Virginia 2010

Total population	1,267	100.0%
Hispanic or Latino	9	0.7%
White alone	8	0.6%
Black or African American alone	0	0.0%
American Indian and Alaska Native alone	0	0.0%
Asian alone	0	0.0%
Native Hawaiian and Other Pacific Islander alone	0	0.0%
Some Other Race alone	1	0.1%
Two or More Races	0	0.0%
Not Hispanic or Latino	1,258	99.3%
White alone	770	60.8%
Black or African American alone	467	36.9%
American Indian and Alaska Native alone	2	0.2%
Asian alone	6	0.5%
Native Hawaiian and Other Pacific Islander alone	0	0.0%
Some Other Race alone	0	0.0%
Two or More Races	13	1.0%

Economy and Income

For decades, the overall economic well-being of the Gretna and Pittsylvania County area was completely dependent on the demand for and the ability to produce tobacco. In recent times, the regional economy, on the wings of a rapidly evolving economic climate of diversified opportunities particularly in the Lynchburg area has enjoyed reasonably low unemployment rates, as compared with other areas such as Danville and Martinsville, Virginia. The Town of Gretna is becoming increasingly linked to the Lynchburg economy as opposed to the Danville economy, particularly in light of the current development of the Centra Health sponsored Gretna Medical Center, which will for the first time bring an emergency room/hospital facility to the Town.

Employment

Historically, for many years, in addition to tobacco production, the region around Gretna had a strong manufacturing environment, particularly in the apparel industry, **but those employed in the farming sector in Pittsylvania County have declined by 62.1% from 1970 to 2000 and those employed in the manufacturing sector have declined by over 13.7% percent from 1970 to 2000.** Global developments, such as the adoption of the North American Free Trade Agreement (NAFTA) have all but eliminated many manufacturing industries both within the region and the nation.

However, employment in other sectors, such as retail trade and services, has grown. The establishment of a state prison facility within Pittsylvania county within the last decade has provided a significant number of jobs to area individuals, while regional economic diversification has seemed to take root, providing additional opportunities to acquire skills for advancement at locations such as the Institute for Advanced Learning and Research in Danville and Liberty University in Lynchburg, Virginia.

This positive economic diversification has impacted the Town of Gretna and Pittsylvania County, but the effects of the diversification have been lessened by the reality that the diversification associated with these technological advances and an increasingly service based economy have emanated from adjacent outlying jurisdictions, rather than from inside Pittsylvania County and the Town of Gretna.

The rapidly changing structure of the local economy associated with the declines in the farming sector and manufacturing sector employment and the concomitant increase in the retail trade sectors are illustrated in the graph shown herein below:

Danville/Pittsylvania County Employment by Sector (1970-2000)

	1970	1980	1990	2000		% of Total	% of Total
Pittsylvania County:							
Total Number of Jobs	49,002	52,573	52,644	56,761		100%	
Select Industries In the County:						**% Year 1970**	**% Year 2000**
Farm	5,058	3,325	2,281	1,914		10.3%	3.4%
Construction	2,218	2,037	3,075	3,303		4.5%	5.8%
Manufacturing	18,101	19,558	16,476	15,624		36.9%	27.5%
Retail Trade	6,691	7,351	8,801	9,742		13.7%	17.2%
Services	7,632	9,199	10,464	13,896		15.6%	27.5%
Government	4,731	5,701	5,990	6,591		9.7%	11.6%

Source: Bureau of Economic Analysis, U.S. Dept. of Commerce

Note: The Bureau of Economic Analysis combines the city of Danville with Pittsylvania County for statistical purposes and the two combined are considered an MSA.

An MSA is defined as a county or city or group of counties/cities that has either

• A city with a minimum population of 50,000 or
• An urbanized area (minimum population of 50,000) and a total population of at least 100,000 in the component localities.

The following graph indicates the resulting unemployment rate of our area in recent years as compared with the rest of Virginia and the United States as a whole.

Pittsylvania County Unemployment Rate (2002-2012)

	Pittsylvania County	Virginia	United States
2002	7.0%	4.2%	5.8%
2003	6.5%	4.1%	6.0%
2004	6.2%	3.7%	5.5%
2005	6.3%	3.5%	5.1%
2006	5.4%	3.0%	4.6%
2007	5.8%	3.1%	4.6%
2008	6.7%	4.0%	5.8%
2009	11.0%	6.9%	9.3%
2010	10.4%	7.1%	9.6%
2011	8.5%	6.4%	8.9%
2012	7.3%	5.9%	8.1%

Source: Virginia Employment Commission, Local Area Unemployment Statistics.

As might be expected by examining the above data, the area's unemployment rates spiked during the four years following the onset of the great national recession of 2008. But, at all times, but before and after the recession, the unemployment rates in Pittsylvania County have consistently been 2-3% above the unemployment rate averages in the Commonwealth of Virginia and 1-2% above the National averages in the United States.

Another interesting set of data to examine is the commuting patterns of those coming to work in Pittsylvania County and leaving Pittsylvania County by commuting to employment outside the county. According to the 2000 Census, only 71 percent of those working in the area live either within the county or the city. Again, this seems to be an indicator of a relatively healthy economic environment in the region with the potential for some number of in-migrations, given the proper opportunities or incentives.

Top 10 Places Residents are Commuting To

Area	Workers
Danville city, VA	7,193
Campbell County, VA	1,600
Lynchburg city, VA	762
Halifax County, VA	611
Henry County, VA	547
Martinsville city, VA	514
Roanoke city, VA	438
Rockingham County, NC	403
Franklin County, VA	357
Guilford County, NC	348

Top 10 Places Workers are Commuting From

Area	Workers
Danville city, VA	1,741
Halifax County, VA	404
Campbell County, VA	382
Henry County, VA	364
Bedford County, VA	178
Appomattox County, VA	173
Caswell County, NC	169
Lynchburg city, VA	139
Rockingham County, NC	126
Franklin County, VA	113

Source: U. S. Census Bureau

Future Employment

As expected, according to the Occupational Employment Statistics Survey conducted by the Virginia Employment Commission, employment projections for the Pittsylvania County and Gretna area into the next decade show continued growth in the health care, service, and technology fields with little or negative growth in manufacturing and farming. This is both a reflection of global trends and the localized push for a more diversified economy and is reflected in the graphs herein below:

General Industry Outlook: ***West Piedmont Planning District***
Including, but not limited to
Pittsylvania County, VA and Gretna, VA

Industry Employment and Projections

Long Term

	Employment			Percent	
	Estimated 2010	Projected 2020	Change	Total	Annual
Total, All Industries	71,227	80,859	9,632	13.52%	1.28%
Agriculture, Forestry, Fishing and Hunting	***	***	***	***	***
Mining, Quarrying, and Oil and Gas Extraction	***	***	***	***	***
Utilities	125	125		%	%
Construction	2,321	2,740	419	18.05%	1.67%
Manufacturing	12,609	13,297	688	5.46%	.53%
Wholesale Trade	2,255	2,622	367	16.27%	1.52%
Retail Trade	9,403	10,624	1,221	12.99%	1.23%
Transportation and Warehousing	1,815	2,235	420	23.14%	2.1%
Information	783	813	30	3.83%	.38%
Finance and Insurance	1,492	1,662	170	11.39%	1.08%
Real Estate and Rental and Leasing	567	651	84	14.81%	1.39%
Professional, Scientific, and Technical Servi	1,317	1,698	381	28.93%	2.57%
Management of Companies and Enterprises	483	503	20	4.14%	.41%
Administrative and Support and Waste Manageme	4,640	5,409	769	16.57%	1.55%
Educational Services	7,073	7,504	431	6.09%	.59%
Health Care and Social Assistance	9,286	12,417	3,131	33.72%	2.95%
Arts, Entertainment, and Recreation	440	513	73	16.59%	1.55%
Accommodation and Food Services	4,863	5,547	684	14.07%	1.32%
Other Services (except Public Administration)	1,777	2,085	308	17.33%	1.61%

Note: Asterisks (***) indicate non-disclosable data.
Projections data is for West Piedmont (LWIA XVII). No data available for Pittsylvania County.

Source: Virginia Employment Commission,
Long Term Industry and Occupational Projections, 2010-2020.

Specific Occupational Outlook: West Piedmont Planning District
Including, but not limited to
Pittsylvania County, VA and Gretna, VA

Graph 1:

Growth Occupations

	Employment			Average Annual Openings			Average Annual Salary
	Estimated 2010	Projected 2020	% Change	Replace-ments	Growth	Total	
Personal Care Aides	781	1,394	78.49%	6	61	67	$17,501
Home Health Aides	603	1,028	70.48%	8	42	50	$19,909
Physical Therapist Aides	67	103	53.73%	1	4	5	$23,401
Physical Therapist Assistants	97	141	45.36%	2	4	6	$55,232
Computer-Controlled Machine Tool Operators, Metal and Plastic	***	***	***	***	***	***	N/A
Physical Therapists	139	199	43.17%	2	6	8	$93,812
Personal Care and Service Workers, All Other	118	166	40.68%	2	5	7	N/A
Cooks, Institution and Cafeteria	117	161	37.61%	2	4	6	$21,315
Merchandise Displayers and Window Trimmers	***	***	***	***	***	***	$25,010
Occupational Therapists	78	106	35.9%	2	3	5	$71,272
Pharmacy Technicians	209	284	35.89%	4	8	12	$24,977
Emergency Medical Technicians and Paramedics	155	208	34.19%	3	5	8	N/A
Medical Secretaries	***	***	***	***	***	***	$27,758
Nursing Assistants	1,281	1,697	32.47%	16	42	58	$22,525
Cost Estimators	87	113	29.89%	2	3	5	$54,521
First-Line Supervisors of Personal Service Workers	103	132	28.16%	2	3	5	$29,366
Textile, Apparel, and Furnishings Workers, All Other	***	***	***	***	***	***	N/A
Taxi Drivers and Chauffeurs	277	354	27.8%	3	8	11	$21,907
Rehabilitation Counselors	98	125	27.55%	2	3	5	$42,042
Customer Service Representatives	1,249	1,576	26.18%	36	33	69	$23,709

Note: Asterisks (***) indicate non-disclosable data.
Projections and OES wage data are for West Piedmont (LWIA XVII). No data available for Pittsylvania County.

Specific Occupational Outlook: West Piedmont Planning District
Including, but not limited to
Pittsylvania County, VA and Gretna, VA

Graph 2:

Declining Occupations

	Employment			Openings		
	Estimated 2010	Projected 2020	% Change	Replace-ments	Growth	Total
Textile Winding, Twisting, and Drawing Out Machine Setters, Operators, and Tenders	470	367	-21.91%	6	0	6
Postal Service Mail Carriers	221	176	-20.36%	7	0	7
Machine Feeders and Offbearers	203	180	-11.33%	3	0	3
Upholsterers	***	***	***	***	***	***
Electrical and Electronic Equipment Assemblers	203	188	-7.39%	3	0	3
Paper Goods Machine Setters, Operators, and Tenders	320	299	-6.56%	3	0	3
Bus Drivers, School or Special Client	533	500	-6.19%	10	0	10
Correctional Officers and Jailers	449	429	-4.45%	8	0	8
Sewing Machine Operators	232	227	-2.16%	1	0	1
Furniture Finishers	230	226	-1.74%	6	0	6
Stock Clerks and Order Fillers	933	917	-1.71%	23	0	23
Tire Builders	***	***	***	***	***	***
Shipping, Receiving, and Traffic Clerks	690	684	-.87%	18	0	18
Cooks, Fast Food	156	155	-.64%	3	0	3
Food Batchmakers	***	***	***	***	***	***
Secondary School Teachers, Except Special and Career/Technical Education	610	617	1.15%	17	1	18
Printing Press Operators	159	161	1.26%	3	0	3
Order Clerks	387	395	2.07%	11	1	12
Door-to-Door Sales Workers, News and Street Vendors, and Related Workers	***	***	***	***	***	***
First-Line Supervisors of Non-Retail Sales Workers	100	103	3%	2	0	2

Note: Asterisks (***) indicate non-disclosable data.
Projections data is for West Piedmont (LWIA XVII). No data available for Pittsylvania County.

While it is anticipated that the manufacturing sector will retain a significant percentage of the total employment for the area, it is not expected to grow. Following the lead of the nation as a whole, manufacturing in all likelihood will not be a growth player in the regional economy while the service, technology, education, and health care sectors will be the ones that fuel any anticipated growth locally.

Income

While the per capita personal income of the area has grown at a healthy clip over the past 20 years, when viewed in comparison to the statewide average, the incredible influence of the Northern Virginia economy is apparent. In 1980, the statewide average per capita income was only less than 10% percent higher than the local median household income of the Town of Gretna. By 2011 the statewide average per capita income was over 105% percent higher than the local median household income of the Town of Gretna.

Per Capita Income:
1999 (from 2000 Census) / 2011 ACS
United States - $21,587 / $27,915
Virginia - $23,975 / $33,040
West Piedmont District - $17,450 / $20,614
Pittsylvania County – $16,991 / $21,219
Danville - $17,151 / *$18,816*
Chatham - $20,785 / $28,781
Gretna - $14,397 / $18,685
Hurt - $16,875 / $21,175

Median Household Income:
1999 (from 2000 Census) / 2011 ACS
United States - $41,994 / $52,762
Virginia - $46,677 / $63,302
West Piedmont District - $32,259 / $37,584
Pittsylvania County – $35,153 / $40,333
Danville - $26,900 / *$31,011*
Chatham - $38,937 / $42,273
Gretna - $23,710 / $30,759
Hurt - $36,467 / $40,962

Source: Census of Population & 2007–2011 American Community Survey (ACS), U.S. Census Bureau.

Also by 2011, 19.3% of residents and 14.4% of families in the Town of Gretna were below the poverty line, while statewide in Virginia, 10.7 % of the residents in the Commonwealth were below the poverty line**. In other words, poverty is almost twice as prevalent in the Gretna area, than it is statewide.**

Transfer and governmental assistance payments as a percentage of income

As an indicative component of personal income, the percentage of total personal income stemming from transfer payments is another critical element in any localized economic analysis. Transfer payments are defined as payments to persons for which no current services are performed. Examples include government payments to individuals for retirement and disability; Social Security payments, medical payments (Medicare and Medicaid); income maintenance; unemployment insurance; veterans benefits; and Federal grants and loans to students. While the saturation level of transfer payments cannot be viewed as a sole indicator of the economic

vitality of a region, it can be highly indicative of an aging population increasingly reliant upon Social Security payments as a primary source of monthly income.

For Pittsylvania County and the Gretna area, transfer payments as a percentage of total income increased from 9.8% in 1970 to 29.3% in 2012, representing a 66.2% increase over 42 years, confirming that the local population is an aging population increasingly reliant upon Social Security payments and various forms of government assistance as a primary source of monthly income, rather than earnings from labor.

Components of Personal Income Change, 1970-2012 (Thousands of 2012 $s)

	1970	1980	1990	2000	2012	Change 2000-2012
Total Personal Income	1,822,282	2,487,324	2,804,033	3,195,244	3,467,733	272,489
Labor Earnings	1,438,322	1,799,606	1,819,337	2,042,717	1,822,429	-220,288
Non-Labor Income	383,960	687,719	984,697	1,152,526	1,645,304	492,778
Dividends, Interest and Rent	205,468	337,800	518,956	541,908	630,740	88,832
Transfer Payments	178,492	349,919	465,740	610,618	1,014,564	403,946
Percent of Total						% Change 2000-2012
Total Personal Income						8.5%
Labor Earnings	78.9%	72.4%	64.9%	63.9%	52.6%	-10.8%
Non-Labor Income	21.1%	27.6%	35.1%	36.1%	47.4%	42.8%
Dividends, Interest and Rent	11.3%	13.6%	18.5%	17.0%	18.2%	16.4%
Transfer Payments	9.8%	14.1%	16.6%	19.1%	29.3%	66.2%

All income data in the table above are reported by *place of residence*. Labor earnings and non-labor income may not add to total personal income due to adjustments made by the Bureau of Economic Analysis.

Housing

Adequate housing has historically been considered a problem within the Gretna area for several reasons. Like much of the surrounding region, portions of the existing housing stock in and around Gretna is aged and in need of repair or more active maintenance. In the table below, one can see that **over 70 percent of the 649 housing units in Gretna are nearly 44 years old or older.**

Year Built	No. of Units	% of Total Units
1990-2012	0	0
1980-1989	74	11.4
1970-1979	118	18.1
1960-1969	103	15.9
1950 – 1959	191	29.4
1950 or earlier	163	25.1

Source: US Census Bureau, 2000

Please Note the following:

1. In the Commonwealth of Virginia, **Gretna ranks as the Ninth (9th) lowest locality on the percentage of housing units built from 1980 to 1989.**

2. In the Commonwealth of Virginia, **Gretna ranks as the Thirteenth (13th) highest locality on the percentage of housing units built from 1950 to 1959.**

3. **The median year that all housing units in the Town of Gretna were built was 1958.**

4. **The median sales price of single family homes in the Town of Gretna is $99,500.00 as of 2014.**

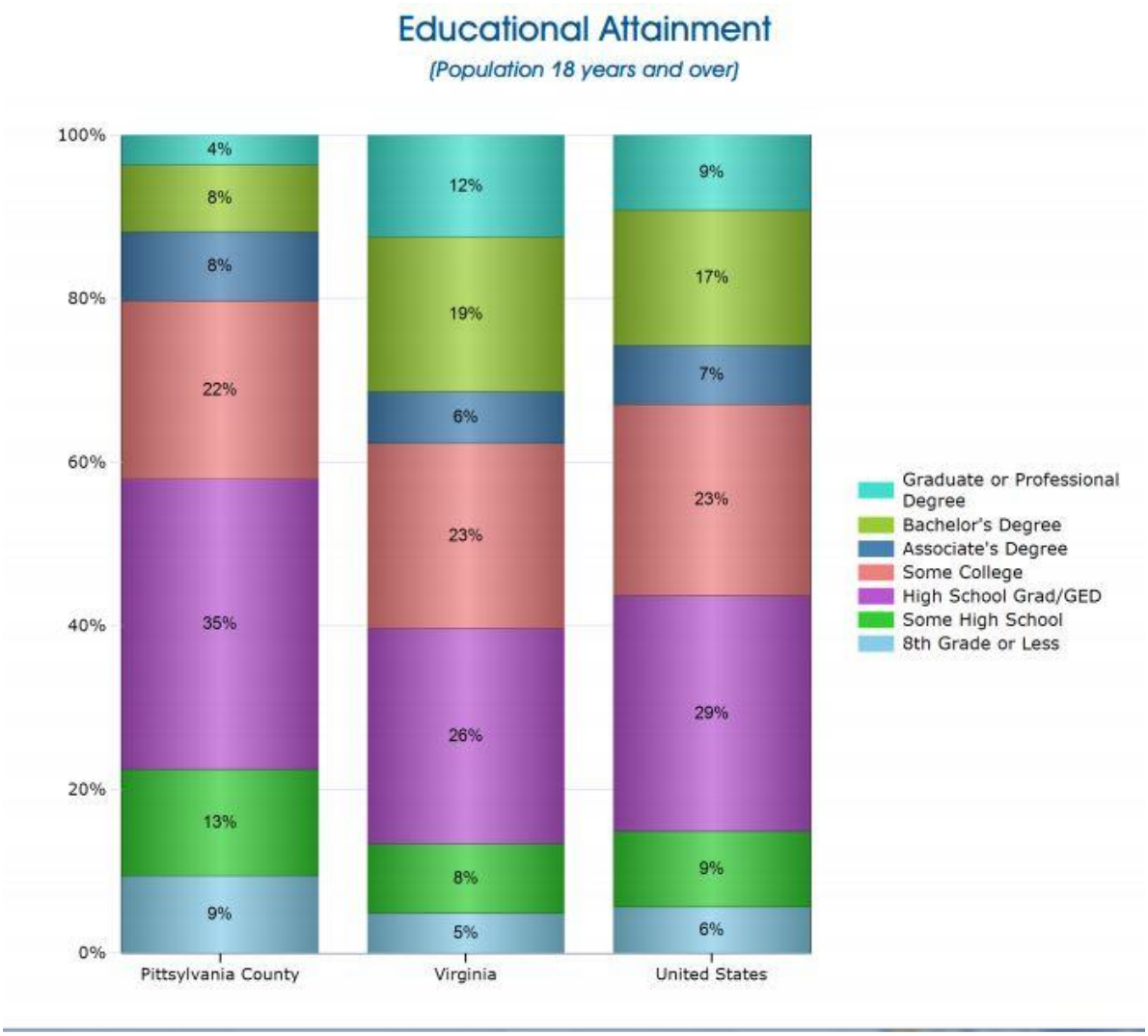
Very little new home construction has gone on within or near the corporate limits in recent years whereas other localities have made a greater commitment to improving and/or developing new housing.

Even further, an increase of only 74 total housing units since 1980 i.e. 2.2 units per year is a fair indicator of an extremely stagnant housing market in the Gretna area.

As illustrated earlier within this document, the average number of persons per household is a continually dropping figure and if the Town of Gretna hopes to increase its population over time and remain an attractive option for those looking for housing in the county and region, both the quality and number of housing options in and around the Town will undoubtedly have to trend upwards.

Education

The following chart illustrates the current state of formal educational advancement in Pittsylvania County, as compared to the Commonwealth of Virginia and the United States as a whole:



	Pittsylvania County	Virginia	United States
8th Grade or Less	4,682	297,540	13,124,676
Some High School	6,472	515,340	21,475,508
High School Grad/GED	17,613	1,601,046	67,086,675
Some College	10,835	1,375,592	54,322,434
Associate's Degree	4,183	386,024	16,749,576
Bachelor's Degree	4,066	1,149,525	38,480,296
Graduate or Professional Degree	1,802	757,198	21,316,854
	49,653	**6,082,265**	**232,556,019**

Source: U.S. Census Bureau
American Community Survey, 2007-2011.

Educational advancement is often a function of three variables, to-wit, a commitment by localities to adequate funding, an emphasis on results as opposed to process, and a commitment to foster a culture that emphasizes the critical importance of education.

While the Town of Gretna cannot on its own substantially affect the first two variables inasmuch as it is a subsidiary of Pittsylvania County insofar as education is concerned, the Town and its leadership can and should undertake efforts to promote a culture that elevates the importance of education and that elevates it as a premier value that is treasured and embraced both by the Town as an institution and by those individuals and families that it serves.

Land Use

There are seven general categories that characterize current land use patterns in the Town of Gretna. They include:

- Residential: Land areas primarily devoted to residential usage. These areas may contain permanent single-family units, multi-family units, and/or mobile homes not in mobile home parks.
- Areas containing primarily residential mobile homes: Land areas primarily devoted to semi- permanent mobile homes and related facilities.
- Commercial: Land areas primarily devoted to the sale of goods and services. The principal components of this category are urban and central business district shopping centers; and retail, and service businesses along two or three streets in Town.
- Public: Land areas primarily owned by public entities, such as utility sites, water treatment facilities, landfills, schools, and publicly-owned buildings.
- Semi-Public: Land areas, often owned by private, non-profit entities, or sites that are frequented by significant segments of the public. Examples would include churches, meeting halls, cemeteries.

- Industrial: Land areas primarily devoted to light or heavy manufacturing or devoted to the Gretna industrial park.
- Vacant/Undeveloped: Includes undeveloped and vacant land, other barren areas of undetermined usage, and very low density residential areas.

When examining the existing patterns of land use in the Town, it is clear that much of the land inside Gretna Proper is classified as Residential with fairly definitive areas of Commercial land along Main Street and also along about 300 yards of the easternmost portion of Henry Street in downtown Gretna, and also around and along portions of the Vaden Drive, Route 40 corridor.

In considering any anticipated changes or developments within and around Gretna, the Town Council, Planning Commission, and Administration would be well served in considering whether shifts outside these typical areas would be problematic or advantageous to the Town's long term well-being.

Transportation

Gretna is bisected by both US Highway 29, a two lane highway in Town, following a north/south alignment and also by Route 40, known as Vaden Drive, which is a two-lane east/west road. The completion of the "Gretna Bypass" as part of the US Highway 29 project back in the early 1970's decreased daily traffic through downtown Gretna thereby leading to a growing amount of vehicular traffic passing by Gretna.

As a result, downtown traffic became more manageable and pleasant as a result of the bypass, making several residential areas more attractive to potential homebuyers as well as serving to make the downtown area more merchant- friendly. In conjunction with a recent downtown revitalization effort, downtown Gretna has enjoyed a bit of a renaissance with several small businesses opening and succeeding along Main Street.

On the other hand, as US Highway 29 Bypass became operational several decades ago, combined with the construction of Smith Mountain Lake at about the same time, the By-Pass became an increasingly busier commercial route. As a result of this consistent traffic, the commercial district along the western border of Gretna continues to develop and thrive as evidenced by the impending opening of the Central Health ER/Hospital causing one to assume that the western area of Gretna will maintain its position as a focus of potential additional development in the future.

It should be noted however that numerous secondary roads throughout Town, particularly in many residential areas, remain a challenge due to narrow conditions.

Watersheds and Potential Water Impoundment Sites

All drainage in the Gretna area flows in a southeastern direction, eventually reaching the Roanoke River Basis. The major watershed for the Gretna area is the Banister River.

Sub-watersheds include the Georges Creek on the northeast side of Town and Whitethorn creek on the southwest portion of Gretna.

There are four existing or potential water impoundment sites around the Town:

- A potential site is located 1 mile north of the Town off of Music Street which could provide a future large town reservoir. This site is known as the Hedrick farm, but has not been developed due to the costs of developing the reservoir which has been estimated to be in excess of 5 million dollars.

- The Georges Creek impoundment which has a 10 million gallon design capacity and which is located behind the Town water plant. Due to the effects of siltation, only about 75% of the aforesaid 10 million gallon design capacity of the Georges Creek impoundment is actually usable and available without incurring significant costs for additional dredging in the future.

- A third site is located in the Gretna Industrial Park and was formerly known as the Bennett farm emergency impoundment located behind Gretna High School north-west of Route 29. This site does not appear to present any major limitations and has already been developed in part in response to the drought that occurred during the summer of 2002.

- A fourth site is located at the Whitethorn Creek intake site about 2 ½ miles outside of Town. This site was developed in 2012 and it provides an emergency backup water source for the Town with the Town of Gretna having been issued a permit by the Virginia DEQ allowing the Town to withdraw up to 10% of the average daily stream flow in Whitethorn Creek, which is the equivalent of about 500,000 gallons daily based on an average daily stream flow of 4 to 6 million gallons of water in Whitethorn Creek.

Utilities

Water

The water system for the Town of Gretna is municipally owned. Its supply is obtained from George's Creek which has a drainage area of two square miles above a 10 million gallon reservoir constructed in 1960. There are presently about 546 connections in Town and 93 out of Town serving the equivalent of 1,450 people with the water system, with **86 percent from Gretna and 14 percent outside the Town.** Water is stored in three ground tanks located adjacent to Vaden Drive inside the Town of Gretna.

Water is treated through the Town's recently expanded (1996) plant at a rate of 300 gpm/.432 mgd. The Town's plant capacity was upgraded to 432,000GPD in 1996. Our current daily production of the water is about .150 mgd (or 150,000 gallons per day) with a permitted capacity of about .432 mgd (432,000 gallons per day).

Sewer

The first phase of the Gretna sewage treatment plant was completed in 1965 for the Town and was designed for a population of 1,524. The Town of Gretna has a capacity of 600 connections with an average use of 110,000 GPD. The Town utilizes an innovative alternative treatment method with an overland flow plant. The plant was designed in the mid 1980's and built in 1986-87, and at that time it was one of only two Overland Flow Terrace Wastewater Treatment Plants in the entire Commonwealth. The other system was located in Kenbridge, VA.

The 40-acre sewage treatment facility was designed to have a flow capacity of .230 mgd. We currently have a daily average flow of about .110 mgd., which calculates out to be about 47% of our designed capacity. This figure excludes most of the I & I (Infiltration and Inflow) of storm water runoff. The Town currently has 456 Sewer connections in Town and 3 out of Town.

Community Facilities

A wide range of public services and accompanying facilities contribute toward the quality of life in a community. In many instances, the services are mandatory. For example, the role of government is to protect the health, safety, and welfare of its constituents and the result is the provision of police and fire protection, sanitation services, and education. Other services, such as recreational facilities, libraries, and public works services are so prevalent as to be expected by most localities' residents.

While community facilities are traditionally constructed to serve the existing population, efforts should be made to anticipate and provide for future needs. The time required for planning and constructing new or expanded facilities can result in a significant decline in the quality of life for the local citizens, if needs are not identified and planned before the lack thereof becomes painfully obvious.

A. Educational Facilities

Secondary educational facilities located within the Town are part of the county-wide educational system, operated by the Pittsylvania County School Board. The following table indicates the facility, grades housed, enrollment, and capacity.

School	Grades	Enrollment	Capacity
Gretna Primary	K-4	542	725
Gretna Middle	5-8	415	725
Gretna High	9-12	402	700

Source: (Enrollment): Virginia Department of Education, September 2006

Public high school in Gretna:

- Gretna Sr. High School (Students: 695; Location: 100 GRETNA HAWK CIR; Grades: 9-12)

Public elementary/middle schools in Gretna:

- Gretna Elementary School (Students: 581; Location: 302 FRANKLIN BLVD SOUTH; Grades: PK-5)
- Gretna Middle School (Students: 483; Location: 201 COFFEY STREET; Grades: 6-8)

All of the public schools within the town are below their student population capacity. The new Gretna Elementary School building was constructed in 1996, while the new Gretna Middle School building was constructed in 2003. In addition, Gretna High School underwent a major renovation in 2010. To that extent, the Town is fortunate to have very modern facilities for its public schools.

Higher education institutions within easy driving distance of Gretna include Averett University and Danville Community College in Danville, Lynchburg College, Liberty University, and Central Virginia Community College in Lynchburg.

B. Library

The Gretna Community Library is located between Gretna Middle School and Gretna High School within the Town.

It offers many services to the public, including facilities for classes for area students enrolled in Danville Community College. In addition to the books and periodicals provided, several other programs are offered to the public, and the large meeting space on the top floor of the facility is frequently utilized by community groups and individuals.

C. Public Safety

The Town of Gretna is served by the Gretna Police Department, which employs 4 full-time police officers, while outlying areas outside of the corporation limits are under the jurisdiction of the Pittsylvania County Sheriff's Department.

The police department is housed in the Gretna Town Hall located on South Shelton Street. Due to the condition of the building and the overall lack of space, the departments would operate more efficiently and more effectively if housed in separate facilities

Crime rates in Gretna by Year						
Type	2004	2007	2008	2009	2010	2011
Murders	0	0	0	0	0	0
per 100,000	0.0	0.0	0.0	0.0	0.0	0.0
Rapes	0	0	0	0	1	0
per 100,000	0.0	0.0	0.0	0.0	83.1	0.0
Robberies	0	1	0	0	0	2
per 100,000	0.0	83.1	0.0	0.0	0.0	156.0
Assaults	0	1	0	3	0	1
per 100,000	0.0	83.1	0.0	253.2	0.0	78.0
Burglaries	1	8	7	7	5	5
per 100,000	80.8	664.5	589.7	590.7	415.6	390.0
Thefts	8	11	10	14	11	8
per 100,000	646.2	913.6	842.5	1181.4	914.4	624.0
Auto thefts	2	1	0	1	1	0
per 100,000	161.6	83.1	0.0	84.4	83.1	0.0
Arson	0	0	0	0	1	0
per 100,000	0.0	0.0	0.0	0.0	83.1	0.0
City-data.com crime rate (higher means more crime, U.S. average = 319.1)	46.2	136.6	78.0	152.0	144.5	119.4

(click on a table row to update graph)

As depicted in the chart above, the Town is blessed and fortunate to typically have a crime rate that falls well below the national average.

The Town is also blessed with a committed and competent Gretna Volunteer Fire Department as well as the committed and competent volunteer Gretna Rescue Squad, both of which are comprised of dedicated individuals serving the Town and areas within a ten mile radius of the Town limits.

D. Public Administration

The Gretna Town Hall is the center of local government and is located on South Shelton Street in the Town. The Town Manager's office and staff, Town Treasurer, and public chambers of the Town Council are located within the facility as is the Town Police Department.

E. Health Facilities

Three physician's offices and/or clinics are located either inside or within one mile of the Town limits, offering the services of physicians and nurses. Within the next 12 months, urgent care and hospital needs will be met by the Centra Health ER/Hospital located within Town and are now being met by the Centra hospitals in Lynchburg and the Danville Regional Medical Center.

F. Recreational and Cultural Facilities

Several options for recreational activity are located in and around Gretna. Within the incorporated Town is:

- The Gretna Theatre, located on Main street downtown.
- The Gretna High School track complex;
- Elba Park, in the eastern section of Town, offers a playground, ball fields and a walking area;

Areas outside of the town limits but frequently used by citizens from around the region for recreational activities include locations such as:

- Staunton River, a scenic river used for fishing and boating located on the northern border of Pittsylvania County about 12 miles north of Gretna;
- Smith Mountain Lake, constructed from 1963 to 1966 is a gorgeous body of water frequently used by fishers and boaters, and located about 20 miles west of Gretna, in Pittsylvania County, Franklin County and Bedford County. The lake is, 40-miles long, and is 20,600 acres in size, with 500 miles of shoreline, nestled by mountains that border portions of the lake. SML's surface covers 32 square miles. Its highest normal water level ("full pond") is 795 feet above sea level, and its deepest point near the dam itself is about 250 feet, with an "average" depth is 55 feet.

- Leesville Lake, a fisherman's paradise is a body of water frequently used by fishers and boaters, and located about 10 miles north of Gretna, in Pittsylvania County Campbell County and Bedford County. It is a 3,400-acre impoundment located near Altavista Virginia. There is limited development along the shoreline at this time but residential development is increasing. Facilities are limited primarily to two VDGIF boat ramps, a picnic facility and fishing.

Gretna Comprehensive Plan Goals

Opportunity Beckons

Opportunity is knocking at the door of Gretna. Within commuting distance of the Town, multiple circumstances are unfolding that offer the potential for a positive impact on Gretna, if community leaders act to capitalize on those opportunities.

In Danville, a number of new high tech jobs are developing in connection with the Institute for Advanced Learning and Research and the regional Industrial Parks.

In Lynchburg, Liberty University is exploding with new capital investments that are ushering in a robust student enrollment growth which offers local residents the opportunity to receive both bachelors and advanced degrees at a reasonable cost without having to leave home through the Liberty online education platform.

For the first time in its history, Gretna owns and operates in own Industrial Park consisting of about 165 acres of land, with about 70 acres capable of being easily developed.

In addition, the impending opening of the Centra Health ER/Hospital in Gretna holds the prospect of bringing a number of well paying high tech jobs to Town as well as substantially upgrading the availability and quality of medical services for residents of the entire area.

Economic Development A Priority

The Economic Development Plan for the Town of Gretna recognizes that a strong economy is vital to the future of the Town. In order to assure future economic vitality, the Town will and must focus on business retention, industrial recruitment and small business development over the course of the next twenty years.

Primary among the economic concerns of Gretna is the retention of existing businesses. Many of these enterprises have provided stable employment to Town residents for several generations, while generating tax revenue for the Town proper. As times change, these businesses must not be taken for granted. The Town should strive to maintain good relations with each business, fostering a sense of community spirit and dedication. The Town firmly believes that a satisfied business person will not only keep his or her business open in Gretna, but will take an active part in the community and act as a goodwill ambassador to those looking to locate a new business venture in Gretna.

As does most other jurisdictions, Gretna would like to attract significant new and diverse industries to the Town. Again, as does most everyone else, Gretna desires "clean" industries with the potential to provide stable employment to many people while generating constant tax revenue. However, much work needs to be done by the Town in order to attract industry of this caliber--or any caliber. A ready workforce is in place, as is an attractive place for major industrial and business development in the Gretna Industrial Park. But industrial recruitment is an extremely competitive game that pits towns, cities, counties and states against one another. The Town needs to do all it possibly can to "sell" itself to prospective employers. This may include the offering of incentives.

Resources at Gretna's disposal are the Danville-Pittsylvania Chamber of Commerce and the Pittsylvania County Economic Development Organization serving Pittsylvania County, the City of Danville and the Towns of Chatham, Gretna, and Hurt, Virginia.

Small business development is the third area of emphasis for Gretna. Small businesses have long been the backbone of this country, with such enterprises currently providing stable employment for millions of Americans. Because most small business establishments are "homegrown", these businesses tend to be more loyal to and supportive of the community. In light of this, it would be in the best interest of Gretna to encourage and foster small business development in any manner feasible.

Arguably the major necessity of economic development is the provision of adequate facilities and infrastructure. The ready availability of water, sewer, fiber optics and other utilities gives a community an immense edge in industrial recruitment, especially if the community also has a shell building available. Adequate facilities also include the commercial areas of a community. A renovated and well maintained downtown is much more attractive to potential businesses than is a deteriorated commercial district. The Town supports its strong and active Merchants Association and its RGG organization (Revitalization for a Greater Gretna) both of which are positives forces for recruitment, public relations, rehabilitation, and maintenance of business areas.

A Good Place to Live

Undoubtedly most residents of Gretna already consider their town to be a desirable place to live. That attitude or perception needs to be enhanced and expanded so that a growing number of people not already living in Gretna start to see the town in this same positive way.

A foundation from which to build such an enhanced image of the Town could be the development of "new & improved" housing. Satisfaction in one's private residence is fundamental to a sense of well being. In Gretna, there is room for improvement in this essential ingredient to the community's quality of life.

The opportunity for community enhancement lies within reach through the adoption of appropriate developer friendly ordinances for the regulation of land-use and through additional future infrastructure improvements such as additional sidewalk enhancements, concrete street gutters, deeper set-backs and dedicated open space for recreation, all of which facilitate a more robust housing environment in the Town.

There is a lack of sufficient housing units in Gretna of the type that would cater to those filling the region's new jobs that pay salaries in the upper percentiles of the area's income range. Very real challenges would stand before the Town in any effort to respond to this segment of the housing market. Limited land with appropriate characteristics is one.

The planning commission advocates prioritizing the development of new single family detached houses in Town and it also believes that it is important to utilize new innovative strategies to promote the development of upscale, multiple family, condominium units, all of which could pay substantial dividends for the community.

To promote new construction units, the investment of public funds (via governmental grants, if possible), in infrastructure development in conjunction with a public/private approach to the expansion of the town's housing stock is encouraged by the commission.

Such a strategy must also be pursued in tandem with future boundary adjustments to be negotiated with Pittsylvania County so as to bring additional land into the Town to provide the on ground resources for future housing development.

Provisions under Section 58.1 of the Virginia State Code promoting the rehabilitation of older commercial properties for new housing in a mixed use environment should also be properly explored. Most progress is incremental and comprehensive, and Gretna's commercial district is an additional asset upon which the Town can capitalize.

Capital Improvement Plan

A jurisdiction without a vision of its future leaves that future in jeopardy. A popular quote from John Wooden, legendary Hall of Fame UCLA basketball coach and life guru says it this way: "Failure to plan is planning to fail." A logical next step for the Town of Gretna to map out its future would be the development **and implementation** of a Capital Improvement Plan (CIP). The concept is not complex, but implementation can be challenging. Probably the most difficult part is the designation of a dedicated source of revenue in the town's budget to fund the plan.

Segregating those expenditures already taking place within the Town's budget that are for capital projects is a starting point. With public participation, the CIP can be grown over time into a meaningful planning tool for the community.

As the first step to implementing this powerful tool, the Planning Commission recommends that the Town pursue additional future studies to evaluate and comprehensively analyze the condition and reliability of the aging infrastructure of the Town so that a strategic plan for improvements could be commissioned with a sensible and open list of priorities.

Financial Reserves Available for Investment in Infrastructure

It is the recommendation of the Planning Commission, that the Town Council determine, as a matter of policy, what level of budgetary reserves are appropriate and desirable for the Town of Gretna. An official minimum target level could be stated as a percentage (%) of the total annual Town budget.

Example: "100% of annual town budget". So, if the town's budget for a given fiscal year were three million dollars ($3,000,000), then the minimum amount to be held in reserve might, for example, be three percent (3%) of the projected annual budget. To ease the explanation of the Town's policy decision to the public, a term such as "rainy day fund" might be used. This is the practice of the Commonwealth of Virginia. Indeed, when state reserves fall below that set by official policy, it is understood by members of the General Assembly that any new available surplus will go first to the replenishment of the rainy day fund.

Once a policy of this type is in place, the use of surplus funds, in excess of the designated reserve, becomes much less a political issue.

Land Use Plan

Residential - The plan recommends two residential densities which are expressed in numbers of dwelling units per acre.

The first is low-density single-family detached housing and two-family housing not over three dwelling units per acre, which is proposed for 192 acres or 25 percent of the Town's land area.

The second is medium density housing including single-family, duplexes and apartments under ten dwelling units per acre, which is proposed for 30 acres or 3.9 percent of the Town's land area.

Commercial - Central business and general business uses are recommended for Gretna. The 9 acre central business area would include retail stores and shops, offices, restaurants, service stations and similar land uses. The 27 acre general business area would include central business district uses, plus equipment sales, warehouses, wholesale businesses recreational facilities, and automobile related businesses (drive-ins, motels, etc.).

In-fill development is more crucial in the commercial districts than in any other districts. The trend over the past quarter of a century has been toward sprawl development on large lots, a practice which uses large amounts of land. Simply defined, in-fill development is the opposite of sprawl, for instead of developing new territory, existing vacant or unused parcels are redeveloped. This redevelopment of older parcels not only minimizes land usage, but contributes in two ways to the aesthetics of the Town. First, what may well be an overgrown lot with dilapidated structures is replaced with a new building and landscaping. Second, in-fill development tends to promote the construction of buildings similar in style and size to those buildings already existing, a feature of importance to many.

It is for these reasons that Gretna should encourage in-fill development within its borders, but most especially in the commercial districts.

Industrial – One hundred acres in Town, including, but not limited to the Gretna Industrial Park, are recommended for industrial uses such as manufacturing, processing, assembly operations, sales yards, and warehousing. Most of the Town's industrial area is accessible to arterial highways and sufficiently isolated from other uses to permit heavy industrial uses without adverse influence.

Because utilities, transportation and good sites are available, Gretna's industrial expansion should be restricted to those areas which have been recommended for industry.

Conservation – About one fourth (1/4) of Gretna, 249 acres, is recommended for conservation. Conservation generally consists of flood plains, steeply sloping land or soils that exclude desirable building or development sites, but it can include land that may be developed. If development is allowed, it should be in compliance with state and federal regulation including those of the Pittsylvania County Soil and Water Conservation District, the Environmental Protection Agency and the Federal Emergency Management Agency. Buildings require flood protection and need foundations designed to compensate for poor soil conditions. Also care should be taken to protect water supply, soils and other natural resources.

The Town encourages the provision of open space in any new development within its borders. This open space should be accessible to all residents of the development. Land can be freed for open space by using creative planning methods, most importantly the dividing of lots into parcels smaller than those traditionally found in modern subdivisions, and then arranging these parcels using the land's natural features as a guide. The smaller parcels allow the developer to build the same number of housing units while providing open space in the form of grassy commons, pond, and natural meadows and wooded areas.

PROPOSED FUTURE LAND USE ALLOCATIONS

Gretna, Virginia

	Acres	Percent of Total
Low Density Residential	192	25.0
Medium Density Residential	30	3.9
Central Business District	9	1.1
General Business	37	4.8
Industrial	100	13.1
Park	10	1.7
Conservation	249	32.5
Public Schools	22	2.8
Public Utilities	15	1.9
Cemeteries	33	4.3
RR Right of Ways	13	1.7
Streets	55	7.2
Total	765	100

As can be noted in the aforesaid table, the single largest category of land use is vacant land. This large amount of vacant land and the large single-family category indicates that Gretna has a low population density with a small town atmosphere. In addition this vacant land also indicates that a considerable amount of new development is possible within the Town limits. Presently most development has occurred to the west of U. S. 29 (Main Street) with most vacant land located primarily to the east of U. S. 29.

The majority of business (commercial) activity in the Town of Gretna is located along Main Street.

NATURAL ENVIRONMENT PLAN

The Town of Gretna recognizes the importance of maintaining and enhancing the natural environment for the benefit of present and future generations. In light of this, the Town will emphasize several points in the coming years.

The first point of emphasis is the resolve to continue the restriction on any development within a floodplain area. Property owners, developers and architects should continue to make all efforts to build new structures in areas outside of flood plains. Any new structures or additions to existing structures, built in the floodplain will continue to be required to meet rigid standards meant to reduce the damage potential of a future flood. These standards have proven, and will continue to be, expensive obstacles encountered during the building process, a financial burden which acts as a great deterrent to development in the floodplain.

A second point of emphasis deals with the conservation of natural and man-made resources. The Town of Gretna will continue to encourage the recycling of appropriate solid waste materials, including paper, plastic and aluminum products. The Town will also encourage the installation of water-and energy-saving appliances and devices in both new construction and renovation projects.

The third point of emphasis will be the visual aesthetics of the Town. Gretna will continue to encourage its citizenry to practice sound solid waste management by placing trash in proper receptacles. Individual citizens and groups will be encouraged to "adopt" streets for periodic cleanup and property owners will be required to keep their lots clean and mowed.

HOUSING PLAN

Overall, the housing situation in Gretna is satisfactory, with decent housing being in fairly good supply. However, it is a source of concern that not a single new residence for single family housing as opposed to multifamily housing has been built in the Town since 1990. New workers who might relocate to Town will need and want additional modern housings.

In the area of existing dwellings, property owners need to be further encouraged to maintain their dwelling units, whether these units be owner-occupied or rental units. All applicable Pittsylvania County building codes and the Town's zoning and building maintenance regulations will be used as the primary tools against future deterioration of the housing stock.

To help with rehabilitating substandard housing units, the Town will encourage civic organizations and other interested groups and individuals to stage fix-up campaigns. Clean-up and leaf-raking campaigns will be promoted for the elderly and others not able to perform these tasks themselves. Funding for rehabilitation will be pursued through the use of Community Development Block Grants and through other government programs.

The Town intends in the future, as it has in the past, to seek funding for grants for the improvement and upgrading of dilapidated housing units already located within the Town. The focus of these grants will be housing preservation in areas of low to moderate income residents.

The Town anticipates that with housing development new units will be constructed over the next twenty years to both replace existing older, deteriorated units and to provide additional housing opportunities for new residents. Also, the trends of increasingly smaller household size and hopefully increasing total numbers of additional households migrating into town will require new housing construction to meet the demand. The use of subsidy and loan programs offered by the U. S. Department of Housing and Urban Development (HUD), the Farmers Home Administration (FHA), the Veterans Administration (VA) and the Virginia Department of Housing Affairs (VDHA) will be encouraged to finance the construction and purchase of these new units. Volunteer organizations, particularly Habitat for Humanity, will be encouraged to help low income people secure new housing.

Maintaining an adequate supply of affordable housing is significant to the future of Gretna. Affordable housing can come in several forms, one of which is through the use of mobile homes. Mobile homes are currently allowed within the Town's borders, a practice which should be allowed to continue in the future in specifically designed areas. The housing units which qualify for HUD, FHA, VA and VDHA programs are classified as being affordable housing, as are units constructed by Habitat for Humanity.

Another form of affordable housing is rental property, ·both single-family and multi-family units. All owners of residential rental units within the Town will be encouraged to continue the practice of renting their property to others. The Town will also be cooperative with Pittsylvania County in an effort to assure that businesses which own buildings and other landlords faithfully maintain properties according to all building and zoning codes.

The Town will encourage the use, where possible, of environmentally friendly building materials in all construction and rehabilitation projects. This includes the installation of electric and water-saving devices and appliances along with energy-saving doors and windows and layers of thick of insulation. The use of propane gas and solar heating panels will also be encouraged. New subdivisions, and even new construction in areas of existing development, should be designed to take advantage of environmental features such as natural summer cooling patters and winter solar heating.

TRANSPORTATION PLAN

U. S. Highway 29 is the Town's major north south thoroughfare. The principal state primary Route that crosses the area is Route 40 which traverses at Gretna east to west. Norfolk Southern Corporation operates a double main line in the area with interconnecting lines running north, south and to port areas 200 miles east. Gretna's streets and highways plan provides a guide for considering the expansion of new or existing routes as adjacent land develops. The Town's future economic and physical growth will be enhanced by a street and highway system that effectively moves traffic and goods.

Gretna's street classifications include arterial streets, major and minor collector streets, and local streets. With concurrence of the Virginia Department of Transportation's (VDOT) highway functional classification, right-of-way widths of 60 to 80 feet are recommended for arterial and collector streets and 50 feet for local streets.

Gretna has no projects listed in the latest Virginia Six Year Improvement Program.

Secondary Road Improvements - Among the primary roads linking Gretna to the surrounding areas are U. S. Highway 29 business and bypass and Rt. 40. Other vital secondary links include Rt. 634 and Music Street to Hurt. There are deficient sections in these roadways that are narrow winding and have unmarked pavement. The Planning Commission recommends that these sections of roadway be submitted to the Six Year Plan for improvement by the Virginia Department of Transportation, as needed.

Rt. 40 and 29 Intersection - Among the areas studied in the Town of Gretna was the intersection of Route 40 and Business 29. This intersection has limited site distance when traveling Rt. 40 east and west and is adjacent to the industrial area and site of the Gretna Rescue Squad. The Planning Commission recommends that if possible this intersection be upgraded by addressing site distance concerns and creating turning lanes as needed.

Another transportation need of many people in the Gretna area is the provision of public transportation, even in a limited form. There are many residents of the outlying area who need transportation to and from Town for work, shopping, medical visits and other reasons. Provision of these services should be considered in the long term future.

COMMUNITY FACILITIES AND SERVICES PLAN

UTILITIES

Water - New Fire Flow Studies are needed throughout the Town. It is anticipated that improvements will be needed especially for those areas east of the Norfolk Southern Railroad to increase the size of water lines for fire flow and residential service purposes and create additional loops as needed.

To that end, the Town should plan to apply for additional Community Development Block Grant funds in the future to finance such essential and needed capital improvements.

Expected future demands on Gretna's Water Facilities are shown below. They are based on a gradual increase in residents, business and industrial use.

WATER USE PROJECTION IN GALLONS PER DAY FOR

GRETNA, VIRGINIA

Type:	2015	**Percentage of Use**
Domestic	95,920	63.90%
Industrial	4,845	13.70%
Business	20,588	3.20%
Unaccounted	28,700	19.1%
Total	150,000	100%

Wastewater - The Town may in the future apply for Community Development Block Grant funds to finance, among other things, sewer system improvements.

Expected future demands on Gretna's sewer facilities are shown below. They are based on three projected factors: 1) A gradual increase in residents, 2) a slight increase in business and industrial sewage and 3) a constant level sewer infiltration.

SEWER USE PROJECTIONS IN GALLONS PER DAY FOR

GRETNA, VIRGINIA

Type:	2015	**Percentage of Use**
Domestic	91,300	83.00%
Industrial	8,800	8.00%
Inflitration	9,900	9.00%
Total	110,000	100%

SOLID WASTE

Gretna's disposal services appear to be adequate. No changes are recommended.

PUBLIC SAFETY

There is no recommendation to improve Police, fire or rescue services because they appear to be adequate.

RECREATION AND PARKS

The Town's recreational areas appear to be adequate.

HEALTH SERVICES:

Medical facilities include the Central ER/Hospital opening in 2015, the Gretna Health and Rehab Center, Dr. Randolph Duffer's office downtown, and the upgraded Danville Regional Medical facility on Main Street adjacent to Colbert-Moran Funeral Home. It is recommended that the Town actively partner with Centra Health to encourage the development and relocation of new ancillary medical facilities and providers within the Town which can provide synergies and support for the mission of the new Centra Hospital facility.

EDUCATION

Since Gretna's public school students attend Pittsylvania County schools, the Town can act only in an advisory capacity to coordinate its long range plans with those of the School Board. It is then advised that the Pittsylvania County School Board and school administration continue to support the idea of a high school and feeder schools in the Gretna area serving the children of northern Pittsylvania County. It is also advised that the Pittsylvania County School Board and school administration deal equally and faithfully with each of the County school districts, providing the students of each school with the same benefits and opportunities.

EDUCATIONAL JOB TRAINING FACILITIES:

- Pittsylvania County School System
- Danville Community College and Central Virginia Community College
- Danville Community College Computer Assisted Learning Center located in the Riddle Center
- Center for Innovative Technology at Danville Community College
- Center for Business, Industry and Government at Danville Community College
- Institute for Advanced Learning and Research
- Regional Center for Advanced Technology and Training

REGIONAL BUSINESS DEVELOPMENT PROGRAMS

The Dan River Business Development Center is a 30,000 SF incubator facility constructed in 2000 which offers space and a variety of programs and services to entrepreneurs interested in starting a businesses in the Danville-Pittsylvania County area. DRBDC offers and number of small business development programs, including a Virginia Enterprise Initiative Program, Small Business Development Center office, and satellite office of the Virginia Minority Business Enterprise Program.

ENTERPRISE ZONE:

In 2001, Pittsylvania County and the City of Danville received a joint enterprise Zone designation from the Commonwealth of Virginia. Pittsylvania County has a sub-zone which includes the Gretna Industrial Park along with an additional 250 acres for a total of approximately 350 acres located between the U. S. Route 29 Bypass and U. S. Route 29 Business and Route 40.

LIBRARY

Gretna should continue to support the Riddle Center Library, the employment of its staff, and visits by the Pittsylvania County Library bookmobile service.

PROPOSED FUTURE BOUNDARY LINE ADJUSTMENTS:

The Town last had Boundary Line Adjustments in 1984 and 2012. The sections of the County taken in were in the Southern and Western portions of the Town.

The Town should consider future additional Boundary Line Adjustments to broaden the tax base and provide additional land for future housing needs. The areas to be considered should include the western side of the Route 29 by pass, some of whose residents have in recent history expressed significant interest in being taken into Town in order that they be provided with badly needed water and sewer services. Also, it is believed that the Town should consider the areas east of 29 business down Route 40 for possible future inclusion in the Town inasmuch as that area has significant and attractive tracts of real estate that would be conducive to future housing and business development.

Assessment and the Way Forward

Assessment: The Town of Gretna has both strengths and weaknesses.

Strengths include:

Geographic Location

1. Being equidistant between Danville and Lynchburg
2. Proximity to Smith Mountain Lake

Moderate weather

Relatively low taxes in comparison with other nearby localities

Small Town Quality of Life

A Solid Core of Interested Citizens

An Industrial Park

Gretna Little Theatre

The Gretna Library

Abundant and competent qualified family physicians

A small hospital/ER coming into existence in 2014.

Diversified and good quality commercial eating establishments.

The Hampton Inn

Strong local high school and pre-high school sports

A good local nursing home, to-wit, Gretna Health Care and Rehab

Colonial Ridge Apartments which is an excellent housing development for senior citizens

RGG and an active local Chamber of Commerce

Low Crime rate

The following weaknesses can be considered as impediments to improving the local quality of life and Economic Growth.

Weaknesses include:

Limited Tax Base

Negative Population Growth in incorporated area

Very Limited Capability for Expansion in Current Corporate Limits without additional boundary line adjustments

Lack of an organized Marketing Apparatus for the Gretna Industrial Park

Limited development of additional permanent and rental housing

Limited downtown parking on South Main Street during working days

A declining percentage of individuals less than 35 years of age in Town.

Conclusions:

a. The local population has declined over the past 20 years; however, the decline appears to be ending with the immediate result being population stability, but little or no population increase. The stagnation is believed to be attributable to several factors such as:

(1) Loss of regional industrial base and job opportunities

(2) "Baby Boomer" generation leaving while parents remained behind

(3) Limited housing availability based on limits of the Town geographic footprint and lack of investors and developers who are unwilling to commit resources because of the local populations declines and a stagnant regional and national economy.

b. The overall infrastructure consisting of streets, sewer and water is generally in good condition and improved from the last Comprehensive Plan.

c. The staff should continue their outstanding and ongoing efforts to procure and investigate the availability and variety of grants that may be beneficial to the Town of Gretna.

d. The small town flavor of Gretna needs to be maintained. However some growth of the tax base and space is necessary in order to be able to have resources for community improvement.

The Way Forward:

General Commitments:

The Town of Gretna will:

1. Continue to promote downtown revitalization.

This is essential to insure that the Town is an attractive business center that reflects the dignity, charm, and strengths of Pittsylvania County. It is imperative, as well, for both the Town and County to maintain properties in a manner consistent with this aim.

2. Coordinate with neighboring economic development commissions to attract new manufacturing and distribution centers to Gretna by partnering with Pittsylvania County and the Virginia Tobacco Commission to maintain or upgrade infrastructure needed to attract new business, industries and development.

3. Support and maintain the position of Town Manager and Clerk-Treasurer to prepare applications for grants, promote revitalization, market business opportunities, promote the Town at community events and conferences.

4. If possible, operate as a "Start up Community" with the Virginia Main Street Program.

5. Insure timely maintenance of all streets, sidewalks, infrastructure, and Town properties with immediate attention to upgrading Town facilities. This needs to be incorporated into the CIP.

6. The Town should encourage private and public partnerships to insure the viability of properties in Town from an aesthetic and safety point of view.

7. Partner with concerned groups and individuals to investigate a recycling program for the Town which could positively save resources, and an enhance the local environment.

Specific Commitments:

A. Business Development:

Goal: To Promote Gretna as a "business friendly" community by:

1. Publicizing Town business opportunities and properties via the Town's website and other media and by encouraging the Town and citizens to buy locally.

2. Encouraging Council to develop an incentive program to attract new businesses.

3. Supporting the Town Manager, Treasurer, Merchants Association and RGG in marketing outreach to prospective business.

4. Partnering with RGG to encourage existing businesses to upgrade facades, signage, and sidewalk management to insure downtown attractiveness.

B. **Community Facilities and Services**

Goal: To plan for, construct, and maintain needed community facilities in a manner that is cost effective, environmentally sound and consistent with the growth objectives contained in this plan, by:

1. Planning for and funding the Town's capital facility needs.

2. Preparing and adopting an annual Capital Improvements Project (CIP) list.

3. Preparing an updated water and wastewater Master Plan for the Town of Gretna.

4. Identifying and developing a plan for future commercial and industrial development within the Town limits to include the future development of large tracts of land adjacent to the Town and the possible inclusion thereof by future boundary line adjustments.

5. Preparing a parks and recreation Master Plan for the Town.

6. Continuing to support and encourage the entities and volunteers who provide the majority of fire and EMS safety services.

C. Historic assets within the Town of Gretna.

Goal: To preserve and promote properties and assets of historic significance within the Town of Gretna, by:

1. Working with the Virginia Department of Historic Resources, to identify the Town's historic resources worthy of recognition and preservation.

2. Supporting efforts to have local historic resources added to the Virginia Landmarks and National Registers.

3. Initiating local programs to inform and educate property owners of the financial benefits of preservation.

4. Making sure that the existence of any historic resource is considered as a significant factor in any decision regarding future development of the Town, especially where such development might adversely affect the future preservation and continued viability of any historic resource.

D. Housing.

Goal: To promote the creation of residential communities that meet the needs of all citizens, by:

1. Identifying and remove barriers that limit housing choice within the Town.

2. Evaluating, and amend the zoning ordinance as necessary, to promote a full range of housing choice options within the Town including multifamily, patio homes, townhouses and condominiums.

3. Promoting and encouraging mixed use and neo-traditional neighborhood developments.

4. Exploring and participating in housing programs and partnerships designed to assist low and moderate income families.

5. Continuing the use of Community Development Block Grant funds and other governmental funds to finance infrastructure improvements in new residential developments that incorporate housing for low to moderate income residents.

6. Exploring partnerships with non-governmental organizations (NGO's) to provide affordable housing opportunities within the Town.

7. Continuing to seek and use Community Development Block Grant funds where available to finance initiatives designed to stabilize and maintain the Town's older housing stock.

E. Economic Development.

Goal: To enhance the economic base and employment opportunities in the Town of Gretna, by:

1. Seeking industrial development and utilization funds from federal state, local, public and private sources to facilitate the future development of the Gretna Industrial Park.

2. Developing an effective marketing campaign to raise the profile of the Gretna Industrial Park and to highlight the benefits for both local and non-local businesses of the utilization of the Gretna Industrial Park.

3. Seeking and using local volunteers and organizations in Town to provide manpower and contacts that could facilitate the future marketing of the Gretna Industrial Park.

4. Using Facebook and the internet via web page development to raise the visibility and emphasize the potential attractiveness of the Gretna Industrial Park for both existing and fledgling businesses and entrepreneurs.

5. Developing a strong and diversified tax base through office, commercial, retail and industrial development.

6. Using the zoning map to identify areas suitable for future economic development activities.

7. Continuing active coordination and collaboration with other local, regional, and statewide economic development organizations.

8. Using a **Capital Improvements Project (CIP) list** as a tool to plan for and finance adequate public facilities and services to meet the needs of an expanding economic base.

9. Coordinating closely with VDOT and other agencies that can assist with economic development opportunities associated with new or expanding businesses.

10. Assessing future needs for public water and wastewater extension projects and planned road improvements and developing those projects and improvements so as to accommodate future economic growth consistent with this plan, as resources become available.

11. Promoting the retention of existing businesses.

F. Transportation.

Goal: To Plan for the Town's future highway needs, by:

1. Adopting zoning and subdivision ordinance amendments necessary to protect future rights-of-way needed for new corridors or the improvement of existing corridors.

2. Working with Pittsylvania County and VDOT to formally designate future road corridors.

3. Identifying potential future upgrades to the Town's streets so they can be maintained by the Virginia Dept. of Transportation.

4. Working with the Virginia Department of Transportation on an ongoing basis to prepare a 6-year secondary road improvement plan for the Town based upon locally identified needs and available resources.

5. Working with our local representatives in the General Assembly to obtain increased state funding for transportation enhancements.

6. Ensuring that all established growth areas within the Town are connected by arterial corridors.

7. Planning for and requiring through zoning actions approvals pedestrian and vehicular interconnectivity between neighborhoods and activity centers such as shopping areas, schools, libraries, and future community centers.

G. Environment

Goal: To protect and enhance the natural environment and resources of the Town of Gretna, by:

1. Evaluating all new development partially on the basis of its impact on water resources.

2. Adopting zoning and subdivision ordinance provisions that enhance the protection of wetlands and floodplains on property proposed for development.

3. Evaluating all new development partially on the basis of its impact on air quality.

H. Land Use

Goal: To achieve a balanced land use system that provides sufficient and compatible land areas for all community land use needs, while protecting sensitive natural environments and important local historic and cultural resources, by:

1. Using smart zoning practices to promote future development in a way that does not create significant negative impacts on residential areas, prime agricultural lands or public facilities that might outweigh the benefits of such prospective future development.

2. Ensuring that all planned capital facilities are evaluated partially on the basis of consistency with the growth objectives of this plan.

3. Reviewing and amending the Town zoning ordinance to provide enhanced and adequate standards for signage, noise, buffering, and lighting, while not creating barriers or needless impediments to future economic development.

Tab H:

Attorney's Opinion (MANDATORY)

WILLIAMS MULLEN

Direct Dial: 804.420.6915
adomson@williamsmullen.com

March 12, 2026

TO: Virginia Housing
601 South Belvidere Street
Richmond, Virginia 23220

RE: 2026 Tax Credit Reservation Request (competitive 70% present value credits)

Name of Development: Gretna Village Apartments
Name of Owner: Gretna Village Preservation, LLC

Dear Virginia Housing:

This undersigned firm represents the above-referenced Owner as its counsel. It has received a copy of and has reviewed the completed application package dated March 11, 2026 (of which this opinion is a part) (the "**Application**") submitted to you for the purpose of requesting, in connection with the captioned Development, a reservation of low-income housing tax credits ("**Credits**") available under Section 42 of the Internal Revenue Code of 1986, as amended (the "**Code**"). It has also reviewed Section 42 of the Code, the regulations issued pursuant thereto and such other binding authority as it believes to be applicable to the issuance hereof (the regulations and binding authority hereinafter collectively referred to as the "**Regulations**").

Based upon the foregoing reviews and upon due investigation of such matters as it deems necessary in order to render this opinion, but without expressing any opinion as to either the reasonableness of the estimated or projected figures or the veracity or accuracy of the factual representations set forth in the Application, the undersigned is of the opinion that:

1. It is more likely than not that the inclusion in eligible basis of the Development of such cost items or portions thereof, as set forth in Hard Costs and Owners Costs section of the Application form, complies with all applicable requirements of the Code and Regulations.

2. The calculations (a) of the Maximum Allowable Credit available under the Code with respect to the Development and (b) of the Estimated Qualified Basis of each building in the Development comply with all applicable requirements of the Code and regulations, including the selection of credit type implicit in such calculations.

3. The appropriate type(s) of allocation(s) have been requested in the Reservation Request Information section in the Application form.

4. The information set forth in the Unit Details section of the Application form as to proposed rents exceeds the Code rent restrictions; however, the Development will satisfy all applicable requirements of the Code and Regulations due to subsidies such that no tenant will pay rents in excess of what is dictated by the Code and Regulations.

5. The site of the captioned Development is controlled by the Owner, as identified in the Site Control section of the Application, for a period of not less than four (4) months beyond the application deadline.

6. Based solely upon my review of (i) the Applicant's operating agreement; (ii) any certifications, resolutions, or consents provided to me by the Applicant; and (iii) such operating agreements, partnership agreements, bylaws, or other organizational documents of the Applicant's Principals which I deemed necessary to issue this Opinion (none of which are attached to this Opinion), the individuals identified on the list attached as Exhibit A are duly authorized to execute documents on behalf of the Applicant, to the best of my knowledge and belief.

7. It is more likely than not that the representations made under the Rehab Information section of the Application form as to the Development's compliance with or exception to the Code's minimum expenditure requirements for rehabilitation projects are correct.

8. After reasonable investigation, the undersigned has no reason to believe that the representations made under the Rehab Information (Ten-Year Rule) section of the Application form as to the Development's compliance with or eligibility for exception to the ten-year "look-back rule" requirement of Code 42(d)(2)(B) are not correct.

Finally, the undersigned is of the opinion that, if all information and representations contained in the Application and all current law were to remain unchanged, upon compliance by the Owner with the requirements of Code Section 42(h)(1)(E), the Owner would be eligible under the applicable provisions of the Code and the Regulations to an allocation of Credits in the amount(s) requested in the Application.

This opinion is rendered solely for the purpose of inducing the Virginia Housing Development Authority ("**Virginia Housing**") to issue a reservation of Credits to the Owner. Accordingly, it may be relied upon only by Virginia Housing and may not be relied upon by any other party for any other purpose.

This opinion was not prepared in accordance with the requirements of Treasury Department Circular No. 230. Accordingly, it may not be relied upon for the purpose of avoiding U.S. Federal tax penalties or to support the promotion or marketing of the transaction or matters addressed herein.

Williams Mullen



By: _____
Its: Shareholder

EXHIBIT A
TO
ATTORNEY'S OPINION LETTER

Based solely upon my review of (i) the Applicant's operating agreement; (ii) any certifications, resolutions, or consents provided to me by the Applicant; and (iii) such operating agreements, partnership agreements, bylaws, or other organizational documents of the Applicant's Principals which I deemed necessary to issue this Opinion (*none of which are attached to this Opinion or included within this Exhibit*), the individuals identified below are duly authorized to execute documents on behalf of the Applicant, to the best of my knowledge and belief.

	NAME	TITLE
1	Thomas J. Ayd, Jr.	Authorized Signatory of Gretna Village MM, LLC, sole member/manager of Gretna Village Preservation, LLC

WILLIAMS MULLEN

Direct Dial: 804.420.6915
adomson@williamsmullen.com

~~[Insert Date]~~
March 12, 2026

TO: Virginia Housing
601 South Belvidere Street
Richmond, Virginia 23220

RE: 2026 Tax Credit Reservation Request (competitive 70% present value credits)

Name of Development: Gretna Village Apartments
Name of Owner: Gretna Village Preservation, LLC

Dear Virginia Housing:

This undersigned firm represents the above-referenced Owner as its counsel. It has received a copy of and has reviewed the completed application package dated ~~_____~~March 11, 2026 (of which this opinion is a part) (the "**Application**") submitted to you for the purpose of requesting, in connection with the captioned Development, a reservation of low-income housing tax credits ("**Credits**") available under Section 42 of the Internal Revenue Code of 1986, as amended (the "**Code**"). It has also reviewed Section 42 of the Code, the regulations issued pursuant thereto and such other binding authority as it believes to be applicable to the issuance hereof (the regulations and binding authority hereinafter collectively referred to as the "**Regulations**").

Based upon the foregoing reviews and upon due investigation of such matters as it deems necessary in order to render this opinion, but without expressing any opinion as to either the reasonableness of the estimated or projected figures or the veracity or accuracy of the factual representations set forth in the Application, the undersigned is of the opinion that:

1. It is more likely than not that the inclusion in eligible basis of the Development of such cost items or portions thereof, as set forth in Hard Costs and Owners Costs section of the Application form, complies with all applicable requirements of the Code and Regulations.

~~2. [Select One]~~
2. The calculations (a) of the Maximum Allowable Credit available under the Code with respect to the Development and (b) of the Estimated Qualified Basis of each building in the Development comply with all applicable requirements of the Code and regulations, including the selection of credit type implicit in such calculations.

~~OR~~
~~Assuming that you designate the buildings in the Development as being in a difficult development area pursuant to Code Section 42(d)(5)(B)(v), the calculations (a) of the Maximum Allowable Credit available under the Code with respect to the Development and (b) of the Estimated Qualified Basis of each building in the Development comply with all applicable requirements of the Code and regulations, including the selection of credit type implicit in such calculations.~~

3. The appropriate type(s) of allocation(s) have been requested in the Reservation Request Information section in the Application form.

4. [Select One]

4. The information set forth in the Unit Details section of the Application form as to proposed rents satisfies all applicable requirements of the Code and Regulations.

OR

The information set forth in the Unit Details section of the Application form as to proposed rents exceeds the Code rent restrictions; however, the Development will satisfy all applicable requirements of the Code and Regulations due to subsidies such that no tenant will pay rents in excess of what is dictated by the Code and Regulations.

5. The site of the captioned Development is controlled by the Owner, as identified in the Site Control section of the Application, for a period of not less than four (4) months beyond the application deadline.

6. Based solely upon my review of (i) the Applicant's [operating agreement / partnership agreement]; (ii) any certifications, resolutions, or consents provided to me by the Applicant; and (iii) such operating agreements, partnership agreements, bylaws, or other organizational documents of the Applicant's Principals which I deemed necessary to issue this Opinion (none of which are attached to this Opinion), the individuals identified on the list attached as Exhibit A are duly authorized to execute documents on behalf of the Applicant, to the best of my knowledge and belief.

7. [Delete if inapplicable] The type of the nonprofit organization involved in the Development is an organization described in Code Section 501(c)(3) or 501(c)(4) and exempt from taxation under Code Section 501(a), whose purposes include the fostering of low-income housing.

8. [Delete if inapplicable] The nonprofit organizations' ownership interest in the development is as described in the Nonprofit Involvement section of the Application form.

97. [Delete if inapplicable] It is more likely than not that the representations made under the Rehab Information section of the Application form as to the Development's compliance with or exception to the Code's minimum expenditure requirements for rehabilitation projects are correct.

108. [Delete if inapplicable] After reasonable investigation, the undersigned has no reason to believe that the representations made under the Rehab Information (Ten-Year Rule) section of the Application form as to the Development's compliance with or eligibility for exception to the ten-year "look-back rule" requirement of Code 42(d)(2)(B) are not correct.

Finally, the undersigned is of the opinion that, if all information and representations contained in the Application and all current law were to remain unchanged, upon compliance by the Owner with the requirements of Code Section 42(h)(1)(E), the Owner would be eligible under the applicable provisions of the Code and the Regulations to an allocation of Credits in the amount(s) requested in the Application.

This opinion is rendered solely for the purpose of inducing the Virginia Housing Development Authority ("**Virginia Housing**") to issue a reservation of Credits to the Owner. Accordingly, it may be relied upon only by Virginia Housing and may not be relied upon by any other party for any other purpose.

This opinion was not prepared in accordance with the requirements of Treasury Department Circular No. 230. Accordingly, it may not be relied upon for the purpose of avoiding U.S. Federal tax penalties or to support the promotion or marketing of the transaction or matters addressed herein.

Williams Mullen

(Add)

By: _____

Its: Shareholder

EXHIBIT A
TO
ATTORNEY'S OPINION LETTER

Based solely upon my review of (i) the Applicant's ~~[~~operating agreement ~~/ partnership agreement]~~; (ii) any certifications, resolutions, or consents provided to me by the Applicant; and (iii) such operating agreements, partnership agreements, bylaws, or other organizational documents of the Applicant's Principals which I deemed necessary to issue this Opinion (*none of which are attached to this Opinion or included within this Exhibit*), the individuals identified below are duly authorized to execute documents on behalf of the Applicant, to the best of my knowledge and belief.

	NAME	TITLE
1	Thomas J. Ayd, Jr.	Authorized Signatory of Gretna Village MM, LLC, sole member/manager of Gretna Village Preservation, LLC
~~2~~		
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Tab I:

Nonprofit Questionnaire (MANDATORY for points or pool)

NOTE: The following documents need not be submitted unless requested by Virginia Housing:

-Nonprofit Articles of Incorporation

-IRS Documentation of Nonprofit Status

-Joint Venture Agreement (if applicable)

-For-profit Consulting Agreement (if applicable)

This deal does not require information behind this tab.

Tab J:

Relocation Plan and Unit Delivery Schedule

(MANDATORY-Rehab)

Relocation Policy and Plan
Gretna Village Apartments
Gretna, VA

A. PURPOSE

This document represents Gretna Village Preservation LLC's ("Owner") and Partnership Property Management's ("PPM") Relocation Plan for Gretna Village Apartments ("Gretna Village"). This document was prepared to inform Residents who will be temporarily or permanently relocated by the renovation of Gretna Village Apartments and to guide staff working with the Residents who will be temporarily relocated on relocation policies and procedures.

Owner:	Gretna Village Preservation, LLC 212 E. Main Street, Suite 200 Salisbury, MD 21801 Attn: Tom Ayd 443-614-4976
Management Company:	Partnership Property Management 4600 Dundas Drive Greensboro, NC 27407 Attn: Sandy Lucas 336-544-2300 Ext 240

B. PROJECT OVERVIEW AND SCOPE

Owner intends to use Low Income Housing Tax Credits (LIHTC) and a private mortgage loan to acquire Gretna Village.

The management of the relocation effort will require coordination by the Owner, general contractor, sub-contractors, and PPM staff overseeing the renovation. Renovations are planned to commence upon closing on the acquisition and the financing around October 30, 2026. Renovation of all units is expected to be completed by the end of October, 2027. These estimated start and completion dates may change depending on when the acquisition and financing closings occur. Owner plans to renovate 47 units and renovate the community center, leasing office, and laundry center. Three Apartments (1 one-bedroom, 1 two-bedroom, and 1 three-bedroom unit) will be reconfigured to comply with the Section 504 of the Rehabilitation Act/Americans with Disabilities regulations (Accessible Units). The construction is contemplated to be completed in six phases consisting of one building per phase, each phase lasting approximately 60 days. The property will have existing vacancy that will allow for the General Contractor to begin with one empty building. Once those buildings are completed, residents will be moved into the completed building from the next building in the sequence, with this pattern continuing until completion. All relocation is contemplated to be permanent moves onsite. Some residents will require a temporary relocation for the purposes of emptying the first building in the construction sequence.

Following the completion of construction, units will be LIHTC units and will be occupied by households with incomes equal to or less than 60% of area median gross income (AMGI), as adjusted for family size, in accordance with the LIHTC, Virginia Housing, and HUD programs.

As a result of the renovation to be conducted at the property, all residents of Gretna Village will be temporarily or permanently relocated to a comparable unit at the Property. The residents located in the three UFAS units will be moved to another unit onsite, or, will sign a lease addendum acknowledging that they agree to be relocated onsite should a UFAS eligible resident seek their unit. All other units are expected to be renovated without the need to relocate Residents. Residents that will be temporarily or permanently relocated are entitled to assistance under this Relocation Plan, with the exception of those households that moved (or move) pursuant to a Notice to Quit and/or were (are) legally evicted or under an eviction process.

This Relocation Plan outlines the supportive services, counseling, and relocation assistance offered to temporarily and permanently relocated Residents and the estimated timetables for relocation. All lease-compliant Residents that will be temporarily or permanently relocated will be counseled and provided relocation assistance in accordance with this Relocation Plan. Households which move prematurely (i.e. before the scheduled dates for relocation) may not have an opportunity to receive comprehensive relocation counseling offered under this Relocation Plan. This Relocation Plan is intended to meet the federal and state requirements relating to relocation (including, the VHDA Relocation Assistance Guidelines (copy attached)).

Residents must meet all applicable certification requirements. All relocation housing will be decent, safe, and sanitary and will comply with all applicable requirements.

Currently, the units set forth below are planned to be converted to accessible units and may require temporary or permanent relocation to another unit within Gretna Village. Final determination of which four units will be converted to accessible units will be made when construction plans are finalized and may change during construction.

ACCESSIBLE UNIT MIX

UFAS/ANSI TYPE A UNITS: 3 UNITS (5% OF TOTAL UNITS REQUIRED)
1 BR UNIT: UNIT 5
2 BR UNIT: UNIT 37
3 BR UNIT: UNIT 31

HEARING & VISUAL IMPAIRMENT UNITS: 1 UNIT (2% OF TOTAL UNITS)
3 BR UNIT: UNIT 32

C. PLANNED MEASURES TO MINIMIZE CONSTRUCTION IMPACT

The renovation is not contemplated to be performed with tenants in place. However, in the event that units or the property renovation are switched to a tenant in place rehab, the following measures will be taken to minimize impact on the tenants: Tenants will be given advance notice of the day and type of work to be performed in their unit on a particular day. Work in units will begin no earlier than 8:00 am and end no later than 5:00 pm (unless there are extenuating circumstances). All work in a particular unit will be completed such that the tenant will have use

of the unit by the end of each day. For example, when windows are replaced, each window that is removed will be re-installed or replaced on the same day that it is removed. Residents will also be notified of all construction activities and when new buildings will be under construction.

D. RELOCATION SCHEDULE

No Resident will be required to relocate until after they have received the proper notices as outlined in this Relocation Plan. However, Residents will have the opportunity to relocate earlier than the dates provided in the notices outlined in this Relocation Plan on a voluntary basis. The Owner has contemplated a construction and relocation scheduled that expects all of the relocations will be permanent relocations to a newly renovated comparable unit at Gretna Village. The Owner expects the temporary or permanent relocation to take place according to the following timeline (these dates may very well change based on closing on the tax credit financing, timing of voluntary relocations, if any, and the progress of the renovations):

Nov - Dec, 2026	PPM staff to send written notice regarding relocation to tenants that will need to be temporarily or permanently relocated
Jan – Feb, 2027	Move Residents from the first building in the construction sequence as needed to empty the building
Mar – Apr, 2027	Move Residents from the next building in the sequence to the completed first building

This schedule will repeat on 2 month increments until the completion of the renovation.

E. REGULATORY AUTHORITY

Virginia Housing Development Agency Relocation Assistance Guidelines

The policies and procedures regarding relocation in this Relocation Plan will be performed in compliance with Section 55-222 of the Code of Virginia and the VHDA "Relocation Assistance Guidelines" for Low Income Housing Tax Credits (please see the attached copy of these guidelines). This Relocation Plan follows these guidelines specifically regarding (1) relocation payments, (2) relocation assistance, (3) the 120-day notice to vacate period and (4) the full communication of renovation and temporary relocation plans to all existing tenants that will be temporarily relocated by the renovation. Pursuant to VHDA guidelines, a Relocation Plan has been submitted to the Virginia Housing Development Authority, Multi-Family Development Division, to the attention of the Tax Credit Program Administrator.

F. MOVING COST REIMBURSEMENT

MRP's moving cost reimbursement to the Resident is limited to $100.00 if either of the following applies:

a. A Resident has minimal possessions and occupies a dormitory style room, or
b. A Resident move is performed by an agency at no cost to the tenant.

If neither 'a' nor 'b' above applies, and the tenant opts to move his/her belongings, the reimbursement to the Resident may be based on one or a combination of the following:

1. Based on the Federal Highway Administration's Fixed Residential Moving Cost Schedule (see Virginia)
2. Based on Resident's actual reasonable moving and related expenses

The Fixed Residential Moving Cost Schedule includes moving costs and utility connection expenses and is based on the number of rooms of furniture, not the number of bedrooms per unit.

Resident's actual reasonable moving and related expenses are defined as

i. The lower of two bids or estimates prepared by a commercial mover; or
ii. Receipted bills for labor and equipment

Hourly labor rates should not exceed the rates paid by a commercial mover to employees performing the same activity and, equipment rental fees should be based on the actual rental cost of the equipment not to exceed the cost paid by a commercial mover.

Owner plans to move each Resident that needs to be temporarily or permanently relocated in which case the moving cost reimbursement amount to each such Resident will be based on Resident's actual reasonable moving and related expenses.

G. ADVISORY SERVICES (PERMANENT RELOCATION)

If a Resident cannot return to Resident's original unit, then the Resident is considered to be "displaced" and the relocation is considered a "permanent relocation." It is anticipated that all Residents that need to be permanently relocated will be relocated to another unit within Gretna Village. If a Resident is displaced, then Owner will provide the Resident with Advisory Services in addition to Moving Cost Reimbursement. Advisory Services include:

- Providing information about units available within the development
- Providing tenants with written information
- Providing appropriate translation and counseling for tenants who are unable to read and understand notices
- Communicating the name and telephone number of a contact person who can answer questions or provide other needed help
- Providing transportation for tenants needing to look at other housing, especially those who are elderly
- Giving special consideration for the needs of families with school age children
- Extending regular business hours, including evenings and weekends, so that tenants won't have to miss work
- Relocation counseling and assistance completing the necessary claim forms.

H. TEMPORARY RELOCATION

A Resident who is temporarily relocated is not "displaced if the Resident can return to the

original unit (e.g. the unit occupied by the Resident). A Resident that is temporarily relocated is not eligible for Advisory Services as noted above; however, Owner:

1. Guarantees that the Resident can return to Resident's same unit
2. Pays the Resident's moving costs to and from the temporary location (two moves) in accordance with the Moving Cost Reimbursement provision above

A temporarily relocated Resident may agree in writing to permanently relocate to (a) the unit which has been designated their temporary unit, if the Resident agrees to permanently relocate to the temporary unit, in which case the Resident will only be entitled to Moving Cost Reimbursement for the one move; or (b) another newly renovated unit, in which case the Resident will be entitle to Moving Cost Reimbursement for the two moves. Such written agreement will be kept by PPM in the Resident file.

Owner or PPM will contact any Resident who has been temporarily relocated for longer than one year and provide Advisory Services to that Resident in addition to the Moving Cost Reimbursement.

I. RELOCATION PROCEDURE

Duties and Responsibilities of Gretna Village Residents

The Resident shall:

- Read the General Information Notice.
- Read, sign and return to Owner or PPM a copy of the signed Notice of Eligibility.
- Move upon notice during the specific time period, irrespective of any pending grievance related to relocation or continuing occupancy. However, Resident rights to a grievance will not be waived by such a move provided the grievance is filed prior to the move.
- Pack all belongings and prepare furniture and appliances for moving **(everything but furniture must be packed in boxes, taped and the top of the boxes must be flat)**.
- Arrange with utility companies to have services transferred to the new dwelling, and to cover all associated arrearage as may be required.
- Prepare, disconnect and/or dismount all applicable appliances for moving. If a Resident household qualifies as elderly or disabled, and requests assistance in writing from Owner within 14 days of receiving its 30-day notice, Owner will provide the necessary moving assistance.
- Notify the US Postal Service, schools, other appropriate government agencies (Social Security, etc.), individuals, and companies of the change in address.
- Be ready to move all belongings on the specified date, and to be home and ready when the movers arrive.

PPM Staff

The Regional Manager and Property Manager as necessary shall:

- Plan moves and consider resident needs
- Secure safe, sanitary and descent apartments for all residents.
- Schedule moves/move-ins
- Schedule residents with mover according to schedule established. Obtain insurance on all stored belongings.
- Monitor, coordinate, document and maintain records of all relocation activity for Gretna Village according to applicable regulations.
- Ensure that copies of Notices are signed by leaseholders, returned to PPM and properly filed.
- Review and approve all requests for reimbursement of relocation expenses or allowable relocation payments, according to the Relocation Plan.
- Ensure that all households considered for relocation receive a General Information Notice and a copy of the Relocation Plan at the beginning of the planning process for the renovation project.
- Ensure that all households receive a written Notice of Eligibility for Relocation Assistance at least 120 days in advance of the deadline for being relocated, which outlines the assistance to which they are entitled.
- Ensure that a member of the PPM staff with relocation, and community and supportive services responsibilities meets with each household at least 30 days prior to the relocation deadline to discuss the relocation details and the household's needs.

The Property Manager and Maintenance Staff shall:

- Assure that all vacated units are cleaned out and secured immediately.
- Provide moving assistance for the elderly and disabled when requested as reasonable accommodation.
- Ensure other units are turned over quickly to facilitate the relocation.
- Receive a scope of work and become familiar with the scope to better answer residents' questions. The Property Manager will assist with on-going inspections of construction underway.

- Upon construction completion, Property Manager, architect, construction manager, Energy Rater, VHDA staff, HUD, and other necessary personnel will perform an inspection and create a joint punch list.

The Regional Manager shall:

- Certify families that qualify for relocation assistance.

- Continue follow-up counseling through individual needs assessment.

- Initiate eviction proceedings for households that do not comply with the requirements of the Relocation Plan and related notices and instructions received in implementation of the plan.

- Determine eligibility using Verification Forms for the Low-Income Housing Tax Credit programs. Document total income of each household unless verification is on file that is less than three months old. Income from employment, military pay, social services, social security, pension, workers compensation, unemployment, child support, alimony/spousal support, self-employment and cash contribution.

- Work with all eligible Residents to get their receipts for utility hook-ups. All requests for reimbursement should be submitted within 45 days of the move. Residents should expect their check within 30 days.

- Receive a scope of work and become familiar with the scope to better answer residents' questions.

J. APPEALS AND GRIEVANCES

If a leaseholder or individual disagrees with the determination of Owner concerning the relocation payment(s) or other relocation assistance for which the Resident is eligible, the Resident may file a written appeal with Owner according to Owner's Grievance Procedure. A household or individual may file an appeal with Owner in which the leaseholder believes that Owner has failed to:

- properly determine that the household or individual qualifies or will qualify (upon moving) as a temporarily relocated person who is eligible for relocation assistance

- properly determine the amounts of relocation payment(s) as required by this plan.

K. SPECIAL EVICTION POLICY

In addition to the causes for eviction outlined in the current lease and/or rules with Owner, a Resident's refusal to accept the reasonable offer of relocation housing made in accordance with this Relocation Plan will be determined to have caused a lease violation and may be the subject to an eviction action.

This eviction policy is necessary in order to ensure that Residents will comply with this Relocation Plan and thereby enable the renovation of Gretna Village to proceed. This eviction policy will only be enforced for violations pertaining to the relocation effort; all other lease and occupancy violations will be handled under PPM's normal procedures. This policy should only be used as a last resort and every reasonable effort will be made to avoid eviction.

L. PROJECTED RENTS AND RENTAL POLICIES AFTER RENOVATION

After the renovation, 47 units will be for households with income levels at or below 60% of AMI. Rent levels after the renovations will be as follows: 10 units at 40% AMI rents, 37 units at 50% AMI rents. The property is served by a Section 8 HAP contract for all 47 units, and will continue to be after the renovation. All tenants will need to be timely re-certified and meet the income and rent restrictions applicable.

M. RECORDKEEPING

Good record keeping is necessary to carry out a sound, thorough and comprehensive relocation program. PPM shall keep records that comply with VHDA requirements and those necessary to ensure that Residents that are temporarily or permanently relocated receive the services that are needed and required. This Relocation Plan will be located in plain sight in the office for Residents to review. All documentation related to relocation, including formal notices, bill receipts and canceled checks will be included in the applicable Resident's files.

APPENDIX

1. Rents and Rental Policies Following Rehabilitation
2. Relocation Budget
3. Units That May Not Be Renovated With Tenants in Place
4. Notice to Residential Resident That They Will Not Be Displaced
5. Notice of Intent to Acquire, General Information Notice and 120-Day Notice
6. VHDA Guidelines
7. Willingness to Move Early Form
8. Relocation 30-Day Notice (Temporary Relocation)
9. Relocation 30-Day Notice (Permanent Relocation)
10. Monthly Relocation Report
11. Building Delivery Schedule
12. Project Scope of Work and Expected Construction Duration

Gretna Village Apartments

Rents and Rental Policies Following Rehabilitation

Gretna Village Apartments will be renovated using 4% LIHTC financing from Virginia Housing. The community will be restricted to households earning up to 60% of the Area Median Income and will maintain the LIHTC covenant through the Extended Use Period from the prior re-syndication.

The rent and income restrictions are no different than those currently existing at the property. Gretna Village is fully subsidized by a Section 8 HAP contract on all 47 units. Given the Community already has an income restriction, it is expected all residents will income qualify. Partnership Property Management, the Property Manager, will annually certify the incomes of the residents and will verify existing resident incomes.

Residents will continue to be responsible for their portion of electrical, gas/propane, water, sewer and trash costs. Residents will continue to be responsible for any optional services they desire, like telephone, cable TV, or internet service. The Utility Allowances will be dictated by HUD.

Projected Rents After Rehab:

Bedroom	**Current Rents (2025)**	**Proposed Rents**
One Bedroom	$659	$1,075
Two Bedroom	$869	$1,280
Three Bedroom	$1,059	$1,495
Four Bedroom	$1,223	$1,720

Gretna Village Apartments

Estimated Relocation Budget

Total: $150,000

Professional Moving Fees	$2,000 p/u	47 Units	$94,000
Moving Kits	$250 p/u	47 Units	$11,750
Moving Incentive	$300 p/u	47 Units	$14,100
Self-Storage / PODs	$150 p/u	47 Units	$7,050
Utility Transfer/Reimbursement Fees	$150 p/u	47 Units	$7,050
MISC & Mailings	$150 p/u	47 Units	$7,050
Contingency	$191 p/u	47 Units	$9,000

Gretna Village Apartments
Units That May Not Be Renovated With Tenants in Place
Subject to Change once Construction Plans are Finalized

All units are contemplated to be renovated without tenants in place. All buildings will be emptied to facilitate the renovations.

Gretna Village Preservation, LLC
212 E. Main Street, Suite 200
Salisbury, MD 21801

NOTICE TO RESIDENTIAL RESIDENT THAT THEY WILL NOT BE DISPLACED

____ ____, 2026

Dear Residents of Gretna Village Apartments,

Gretna Village Preservation, LLC submitted an application to Virginia Housing to rehabilitate the building that you occupy. If the application is approved, you will benefit from the substantial renovations that will take place. You may be relocated during these renovations. We urge you not to move anywhere at this time. This is not a notice to vacate the premises.

This is a Notice of Non-Displacement. You will not be required to move permanently as a result of the rehabilitation. This Notice guarantees you the following:

You will be able to lease and occupy your present apartment or another suitable, decent, safe and sanitary apartment in the same building/Development upon completion of the rehabilitation. Your monthly rent will remain the same or, if increased, your new rent and estimated average utility costs will not exceed 30% of the gross income of all adult members of your household. Of course, you must comply with the reasonable terms and conditions of your lease.

If you must move temporarily so that the repairs/rehabilitation can be completed, you will be reimbursed for all of your extra expenses, including the cost of moving to and from the temporarily occupied unit and any additional housing costs. The temporary unit will be decent, safe, and sanitary, and all other conditions of the temporary move will be reasonable.

This rehabilitation will include new flooring in all living areas, including carpet in the bedrooms; painting of all walls; new unit entry doors; replacement of all windows; replacement of siding and roofing; new appliances and bathroom fixtures in every unit; replacement of all kitchen and bathroom cabinets and countertops; single-basin sinks; and the addition of dishwashers in all units.

Since you will have the opportunity to occupy a newly rehabilitated apartment, I urge you not to move. (If you do elect to move for your own reasons, you will not receive any relocation assistance.) We will make every effort to accommodate your needs. Because Federal and/or State assistance is involved, the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, protects you.

If you have any questions, please contact _____ at _____, or in the rental office. Remember do not move before we have a chance to discuss your eligibility for assistance. This letter is important to you and should be retained.

Sincerely,

[Property Manager]

TENANT SIGNATURE:

I confirm that I have read and received this notice dated _____ and that I will not be displaced because of the planned renovations to Gretna Village Apartments.

_____ _____

[TENANT NAME] [UNIT NUMBER]

Gretna Village Preservation, LLC
212 E. Main Street, Suite 200
Salisbury, MD 21801

_____, 2026

Re: Notice of Intent to Acquire, General Information Notice, and 120-Day Notice

Dear Resident of Gretna Village Apartments,

This letter is a follow-up to the newsletters in which you were notified that we are planning upcoming renovations to your home. Gretna Village Preservation, LLC intends to acquire and renovate the property you currently occupy, Gretna Village Apartments. Gretna Village Preservation, LLC has applied for Low Income Housing Tax Credits to complete the acquisition and renovation. The renovation will include new kitchen cabinets and countertops, energy efficient appliances, windows, patio doors, new HVAC units, new siding, amongst additional interior/exterior upgrades. We will also be installing water conserving commodes and faucets. We will be improving the outside appearance with improved landscaping, re-paving the parking lots, a new playground, and a new sign.

We plan to complete the renovations without moving you from your home. Some residents will need to be moved initially to begin construction on the first two buildings. We will give everyone ample notice of all work to be done in each unit every day. Work will start each day at or after 8:00 am and will stop no later than 5:00 pm. The renovation process is expected to take about twelve months from the start date. We will make sure that no one will be without the necessary accommodations during the renovation period.

However, you may need to temporarily or permanently moved to another unit at Gretna Village. The earliest anyone will be required to move is October 30, 2026. Property Management staff will contact you to coordinate the planned moving date. Therefore, we urge you not to move at this time. However, if you have already submitted a notice to move or have received a lease termination notice, you will **not** be eligible for relocation assistance. If you have received a 21-30 Day Notice of Lease Violation and Potential Lease Termination you may not be eligible for relocation assistance. If you do elect to move for reasons of your choice, you will **not** be eligible nor be provided relocation assistance. With the above exceptions, stay where you are. To maintain your eligibility, you must continue to pay your usual rent and otherwise comply with the standard lease terms and conditions.

If we determine that you need to temporarily or permanently move, (i) you will be reimbursed for all reasonable moving expenses and reasonable related costs such as transfer fees for utility hook-ups and other related expenses in accordance with the Relocation Plan a copy of which is located in the Gretna Village office; (ii) if you need to permanently move, you will receive relocation advisory services in accordance with the Relocation Plan, and (iii) you will receive written notice at least 30 days before the date when you must move stating (1) the specific date by which you are required to move, (2) the unit to which you will be relocated, (3) if applicable, the date on which the move-in inspection will be completed, and (4) if applicable, the date that you will receive keys to your unit. **You will not have to move earlier than 30 days after a comparable replacement dwelling is made available to you.**

Once renovations are complete, you will be moved to a newly renovated suitable, decent, safe and sanitary unit at Gretna Village. If your income makes you ineligible to remain in the completed project, under the new federal funding restrictions, we will move you to a comparable unit that meets your household needs and that complies with decent, safe and sanitary standards.

Your rent will remain the same until your lease renewal at which time you will need to be re-certified, and your rent will be determined in accordance with VHDA and HUD requirements. **Because the property is supported by the Section 8 Housing Assistance Payment program, your rent will at no point exceed more than 30% of your income.**

Please be advised that you should continue to pay your rent and meet any other obligations as specified in your lease agreement. Failure to do so may be cause for eviction. Should any resident's lease be terminated while living in their apartment at Gretna Village during the renovations, he/she would **not** be eligible for relocation assistance. Should any resident's lease be terminated during the time residents are temporarily relocated in other apartments at Gretna Village, or other sites owned by another company, those residents would **not** be eligible to return to Gretna Village once renovations have been completed.

As we continue with this project, you can rest assured that we will make every effort to accommodate your needs. You will be protected by the United States Department of Housing and Urban Development's (HUD) Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, as applicable. This assistance is more fully explained in the attached brochure, "Relocation Assistance to Tenants Displaced From Their Homes". Please review the attached Virginia Housing and Development Authority's (VHDA) "Relocation Assistance Guidelines." Please notice that some of the information related to purchasing a home and permanent relocation does not apply to this specific relocation situation. The information in the notices covers all types of relocation.

We cannot require you to move unless we make at least one comparable replacement dwelling available to you. You have the right to appeal if you believe that we did not properly evaluate your application for assistance.

NOTE: Pursuant to Public Law 105-117, aliens not lawfully present in the United States are not eligible for relocation assistance, unless such ineligibility would result in exceptional and extremely unusual hardship to a qualifying spouse, parent, or child. All persons seeking URA relocation assistance will be required to certify that they are a United States citizen or national, or an alien lawfully present in the United States.

Caution:

Please remember, you must contact us before making any moving plans. We want to help you obtain all relocation benefits you qualify for. Additionally, we will make reasonable accommodations for persons with disabilities and provide language assistance for persons with limited English proficiency. Please let us know if you need auxiliary aides, written translation, oral interpretation, or other assistance in order to fully participate in the relocation process.

This notice does not establish your eligibility for relocation payments or assistance at this time. If we determine that the project will displace you and require you to vacate the premises,

we will inform you in writing. If the proposed project does not proceed, or if we determine that the project will not displace you, we will notify you of that in writing.

Again, please do not move out before you receive definite guidance from us about your eligibility or ineligibility for relocation benefits. We will do everything we can to respect your rights under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, as applicable.

Please retain this letter for your records. We will contact you soon about relocation eligibility. If you have any questions about this notice or the proposed project, please contact our representative:

Sincerely,

Property Manager

I _____, have received this Notice of Relocation.
(print name)

_____ _____
Resident Signature Date

_____ _____
Staff Witness Date

W. Relocation Plan Guidelines

Relocation Plan Requirements

The relocation plan must be kept in plain sight and available for tenants to review and should be property specific, including at a minimum:

1. The name, address and contact person for the owner and management company.
2. Scope of the work to be completed, including estimated start and completion dates.
3. Planned measures to minimize construction impact on occupied units.
4. Projected rents and rental policies after rehab.
5. Advisory services to be offered.
6. Estimated determination as to Moving Cost Reimbursement.
7. A unit delivery schedule.

Owners must document compliance by including in each tenant's file all documentation related to relocation, including all notices and agreements referenced herein, as well as bill receipts and canceled checks. Be prepared to present this information to Virginia Housing upon request.

Relocation Assistance Guidelines

Effective immediately, these guidelines are amended to recognize changes to the Code of Virginia effective July 1, 2015 (§§ 55-222, 55-226.2, 55-248.4, 55-248.7:1, 55-248.7:2, 55-248.9:1, 55-248.15:1, 55-248.18 and 55-248.24).

In general, owners of projects which funding includes federal monies should adhere to regulations set forth under the Uniform Relocation Assistance Act of 1970 (URA), including RAD projects.

Virginia Housing guidelines focus on residents/tenants who are permanently or temporarily relocated as a direct result of the rehabilitation, demolition and/or construction of Low Income Housing Tax Credit (LIHTC) projects.

Virginia Housing guidelines must be followed to qualify for Low Income Housing Tax Credits and will be incorporated by reference in and enforced by the Contract to Enforce Representations. Furthermore, violation of these guidelines will result in a penalty against future reservation applications.

Owner's Responsibility to Tenants

Open communication with tenants is helpful for both the owner and tenants as it helps to minimize rumors, misunderstandings and alleviate the stress of moving.

Permanent Relocation: A tenant is permanently relocated if his/her tenancy is terminated due to the rehabilitation of the unit or due to change in use. If a tenant is permanently relocated, a 120-day Notice must be delivered to the tenant, unless the lease is month-to- month and the tenant has agreed in writing to a lesser time period, in which case a 30 day notice must be issued.

120-day Notice

- Issued no less than 120 days prior to the day that the tenant must move;
- Addressed to the tenant at his/her current address;
- Informs the tenant that due to renovation they are required to move from the development, why they are required to move and states the move date;
- States the contact person for advisory services, types of services that are offered and hours as well as giving the option to make a scheduled appointment outside of normal hours if needed;
- Generally describes the relocation payment(s) for which the tenant may be eligible, the basic conditions of eligibility and the procedures for obtaining the payment (see Moving Cost Reimbursement below). Eligibility for relocation assistance shall begin on the date that acquisition negotiations are initiated or actual acquisition, whichever occurs first;
- States the contact information of management company if tenant has any questions or would like to discuss the assistance determination.

Tenant Advisory Services: Advisory Services may be provided by the property management company or outside vendor. The following services must be included but is not limited to only these items.

- Provides referrals for tenants to replacement properties, and contacts said properties to request priority for persons being displaced;
- Provides tenants with written information and/or translation services in their native languages if necessary;
- Provides appropriate counseling for tenants who are unable to read and understand notices;
- Provides contact information for questions and access to phone or computer if needed to make contact;
- Provides transportation for tenants needing to look at other housing, especially those who are elderly or disabled;
- Understand and anticipate the needs of families and the elderly and able to meet the special advisory services they may need;
- Allow and make tenants aware that appointments can be scheduled outside of normal business hours if needed.

Temporary Relocation (not to exceed 30 Days): The tenant will return to the original unit or be permanently relocated to a comparable unit at the same property in 30 days or less of the initial move date.

1. The owner must pay the tenant's moving and associated costs (including utility connection costs).
2. The owner provides amenities (to include day room, refreshments, meals, T.V., etc.) to any tenant that is displaced for a partial day, during daytime hours, up to five days.
3. The owner must provide advisory services

Under this section while the tenant should receive a 30-day Notice, the tenant can agree in writing to move in less than 30 days.

30-day Notice

- Issued no less than 30 days prior to the day that the tenant has to move, unless there is a health/safety concern;
- Addressed to the tenant at his/her current address;
- States the specific date by which the tenant is required to move and the time moving services will arrive at unit;
- States the responsibilities of the tenant pertaining to the move and contact information in order to request assistance with said responsibilities;
- States the address to which the tenant will be relocated;
- State, if applicable, the date on which the move-in inspection will be completed.

Temporary Relocation Due to Health & Safety Concerns (not to exceed 30 Days): Where a mold condition in the dwelling unit materially affects the health or safety of any tenant or authorized occupant, the owner may require the tenant to temporarily vacate the dwelling unit in order to perform remediation, in accordance with professional standards as defined in § 55-248.4 for a period not to exceed 30 days. The landlord shall provide the tenant with either (i) a comparable dwelling unit, as selected by the landlord, at no expense or cost to the tenant, or (ii) a hotel room, at no expense or cost to the tenant. See Code Section 55-248.12:2. Notice to the tenant can be immediate.

Temporary relocation longer than 30 Days: The owner must contact any tenant who has been or will be temporarily relocated for longer than 30 days. Owner will provide to the tenant Advisory Services and Moving Cost Reimbursement. This assistance will be in addition to assistance the tenant has already received for temporary relocation and may not be reduced by the amount of temporary relocation assistance already received.

Moving Cost Reimbursement
Owner's moving cost reimbursement to the tenant is limited to $100.00 if either of the following applies:

a. A tenant has minimal possessions and occupies a dormitory style room, or
b. A tenant's move is performed by an agency at no cost to the tenant.

If neither 'a' nor 'b' above applies, and the tenant opts to move his/her belongings, the reimbursement to the tenant may be based on one or a combination of the following:

1. Based on the Federal Highway Administration's Fixed Residential Moving Cost Schedule (see Virginia) and on the number of rooms of furniture, not the number of bedrooms per unit.
2. Based on the Tenant's Actual Reasonable Moving and Related Expenses (including utility connection fees), which are defined as:
    a. The lower of two bids or estimates prepared by a commercial mover; or
    b. Receipted bills for labor and equipment.

Hourly labor rates should not exceed the rates paid by a commercial mover to employees performing the same activity and equipment rental fees should be based on the actual rental cost of the equipment not to exceed the cost paid by a commercial mover.

Processing Tenant Moving Cost Reimbursement Claims
To support claims for relocation, the tenant must be informed they are required to provide documentation, including bills, certified prices, appraisals and other evidence of expenses. Owners must:

1. Provide reasonable assistance necessary to complete and file tenants' claims for payment;
2. Reimburse moving costs upon receipt of billing documentation from the tenant;
3. Provide expedited return of security deposits or allow tenants to apply security deposits to the last month's rent;
4. Make advanced payments, if a tenant demonstrates the need, in order to avoid or reduce a hardship (often tenants will need these payments for security deposits);

5. Promptly notify the tenant in writing of its determination, the basis for its determination and the procedures for appealing that determination, if it disapproves all or part of a payment claimed or refuses to consider the claim on its merits because of untimely filing or other grounds;
6. Not propose or request that a displaced tenant waive his or her rights or entitlements to relocation assistance and benefits.

Owners must document compliance by including in each tenant's file all documentation related to relocation, including all notices and agreements referenced herein, as well as bill receipts and canceled checks. Be prepared to present this information to Virginia Housing upon request.

Gretna Village Apartments
Willingness to Move Early Relocation Form

I received the Notice of Intent to Acquire, General Information Notice, and 120-Day Notice letter concerning the renovation of Gretna Village and the permanent relocation at the property of my household. I have reviewed the Relocation Plan and received a copy of the Virginia Housing Development Authority publication *"Relocation Assistance Guidelines."* I attended a meeting on _____, 2027 with the property manager.

I understand due to the upcoming renovations of Gretna Village Apartments; I will be required to temporarily or permanently move. By signing below, I agree to pack and be ready to move by the _____, 2028.

Tenant Name: _____
My current address is: _____

My temporary or permanent address will be: _____
(this is the anticipated address as of _____/20___ and should it change property management staff will contact you prior to moving)

_____ _____
Tenant Signature Date

_____ _____
Staff Signature Date

Gretna Village Preservation, LLC
212 E. Main Street, Suite 200
Salisbury, MD 21801

_____, 2026

Resident of Gretna Village Apartments

Re: 30-Day Notice to Move; By *required move date*
Temporary Relocation

Dear *name of tenant*,

On _____, 20___ we sent you a letter regarding Notice of Intent to Acquire, General Information Notice and 120-Day Notice for the acquisition and renovation of Gretna Village Apartments. Virginia Housing and Development Authority (VHDA) has approved the project and the funding for it.

We have determined that you will need to temporarily relocate to another unit at Gretna Village Apartments.

You must move from your current unit by _____.

We have identified the following comparable unit for you at Gretna Village Apartments: _____. You will be able to move back into your original unit after the renovation is completed. Your rent will remain the same as it was for your original unit until the time of lease renewal.

Your move-in inspection is schedule to occur: _____

Please come by the office to get the key to your temporary unit on or after _____.

If you disagree with the estimated amount of relocation assistance or the comparability of the representative replacement dwelling you may file an administrative appeal to VHDA. We will provide contact information for the appeal to VHDA. For low-income persons and those unable to prepare a written appeal, or who require assistance in preparing an appeal, we shall provide such assistance and/or refer you to an appropriate third party who will provide such assistance at no cost to you.

In order to help you protect your rights and benefits in the relocation process, we will reasonably accommodate persons with disabilities and provide language assistance for persons with limited English proficiency. Please tell our representative if you need auxiliary aides, written translation, oral interpretation, or other assistance in order to fully participate in the relocation process.

If you have any questions about this letter or your eligibility for relocation assistance and payments, please contact Property Management, *[name] , [title], at [phone] , [address]* before you make any moving plans. He/she will assist you with your move to a new home and help ensure that you preserve your eligibility for all relocation payments to which the law may entitle you.

NOTE: Pursuant to Public Law 105-117, aliens not lawfully present in the United States are <u>not</u> eligible for relocation assistance under the Uniform Relocation Action, unless such ineligibility would result in exceptional hardship to a qualifying spouse, parent, or child. <u>All</u> persons seeking relocation assistance will be required to certify that they are a United States citizen or national, or an alien lawfully present in the United States.

If you have any questions about this letter or your eligibility for relocation assistance and payments, please contact relocation counselor, *[name] , [title], at [phone] , [address]* before you make any moving plans. He/she will assist you with your move to a new home and help ensure that you preserve your eligibility for all relocation payments to which the law may entitle you.

Sincerely,

*(Name and title)*_____

Tenant Affidavit: I acknowledge and understand the contents of this letter.

Signature of Tenant	Unit Number	Date	Signed

Gretna Village Preservation, LLC
212 E. Main Street, Suite 200
Salisbury, MD 21801

_____, 20___

Resident of Gretna Village Apartments

Re: 30-Day Notice to Move; By *required move date*
Permanent Relocation

Dear *name of tenant*,

On _____, 20___ we sent you a letter regarding Notice of Intent to Acquire, General Information Notice and 120-Day Notice for the acquisition and renovation of Gretna Village Apartments. Virginia Housing and Development Authority (VHDA) has approved the project and the funding for it.

We have determined that you will need to permanently relocate to another unit at Gretna Village Apartments

You must move from your current unit by _____.

We have identified the following comparable unit for you at Gretna Village Apartments: _____. Your rent will remain the same as it was for your original unit until the time of lease renewal. Please contact us immediately if you believe this unit does not compare reasonably to your current home. We can explain our basis for selectin this dwelling as most representative of your current home and discuss your concerns.

Your move-in inspection is schedule to occur: _____

Please come by the office to get the key to your new unit on or after _____.

If you disagree with your designation as a displaced person, the estimated amount of relocation assistance, or the comparability of the representative replacement dwelling you may file an administrative appeal to VHDA. We will provide contact information for the appeal to VHDA. For low-income persons and those unable to prepare a written appeal, or who require assistance in preparing an appeal, we shall provide such assistance and/or refer you to an appropriate third party who will provide such assistance at no cost to you.

In order to help you protect your rights and benefits in the relocation process, we will reasonably accommodate persons with disabilities and provide language assistance for persons with limited English proficiency. Please tell our representative if you need auxiliary aides, written translation, oral interpretation, or other assistance in order to fully participate in the relocation process.

If you have any questions about this letter or your eligibility for relocation assistance and payments, please contact Property Management, *[name] , [title], at [phone] , [address]* before you make any

moving plans. He/she will assist you with your move to a new home and help ensure that you preserve your eligibility for all relocation payments to which the law may entitle you.

NOTE: Pursuant to Public Law 105-117, aliens not lawfully present in the United States are <u>not</u> eligible for relocation assistance under the Uniform Relocation Action, unless such ineligibility would result in exceptional hardship to a qualifying spouse, parent, or child. <u>All</u> persons seeking relocation assistance will be required to certify that they are a United States citizen or national, or an alien lawfully present in the United States.

If you have any questions about this letter or your eligibility for relocation assistance and payments, please contact relocation counselor, *<u>[name] , [title], at [phone] , [address]</u>* before you make any moving plans. He/she will assist you with your move to a new home and help ensure that you preserve your eligibility for all relocation payments to which the law may entitle you.

Sincerely,

<u>(Name and title)</u>

Tenant Affidavit: I acknowledge and understand the contents of this letter.

Signature of Tenant	Unit Number	Date Signed

Monthly Relocation Report

Monthly Report Form – Complete at end of each month, due at same time as usual monthly reports. Fax a copy to Regional Manager. Form must be completed every month until relocations have been completed.

Property Name: Gretna Village Apartments

Month: _____

1. On-Property Moves (Summary to Date):
   - _____ Number On-Property at start of relocation
   - _____ Number moving On-Property into un-rehabbed units during relocation
   - _____ Number attending residents meeting held
   - _____ Number completed paperwork

   A. _____ Number scheduled to move next

Current Unit	Date Move Scheduled	To Unit	Temp or Perm.

B. _____ Number Moved to Permanent Unit
_____ Previously (Detail until check has been shown distributed)
_____ This month (Detail)

New Unit	Date of Actual Move	Date Check Requested	Date Check Distributed

C. _____ Number Moved to Temporary Unit
_____ Previously (Detail until check has been shown distributed)
_____ This month (Detail)

New Unit	Date of Actual Move	Date Check Requested	Date Check Distributed	Move to Perm. Scheduled for Date

_____ _____
Property Manager's Signature Date

LIHTC Rehab Delivery Schedule - Gretna Village

Orange is in construction

Building	Unit	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27	Jul-27	Aug-27	Sep-27	Oct-27	Nov-27	Dec-27	Jan-28	Feb-28	Mar-28	Apr-28	May-28	Jun-28	Jul-28	Aug-28	Sep-28	Oct-28
1	1-1F			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
1	1-2F			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
1	1-3F			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
1	1-4F			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
1	1-5F			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
1	1-6F			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
1	1-7F			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
1	1-8F			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
1	1-9F			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
1	1-10F			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
1	1-11F			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2	2-12A					1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2	2-13A					1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2	2-14A					1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2	2-15A					1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2	2-16A					1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2	2-17A					1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2	2-18A					1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2	2-19A					1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
3	3-20E							1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
3	3-21E							1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
3	3-22E							1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
3	3-23E							1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
3	3-24E							1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
3	3-25E							1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
3	3-26E							1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
3	3-27E							1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
4	4-31C									1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
4	4-32C									1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
4	4-33C									1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
4	4-34C									1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
4	4-35C									1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
5	5-36D											1	1	1	1	1	1	1	1	1	1	1	1	1	1
5	5-37D											1	1	1	1	1	1	1	1	1	1	1	1	1	1
5	5-38D											1	1	1	1	1	1	1	1	1	1	1	1	1	1
5	5-39D											1	1	1	1	1	1	1	1	1	1	1	1	1	1
5	5-40D											1	1	1	1	1	1	1	1	1	1	1	1	1	1
5	5-41D											1	1	1	1	1	1	1	1	1	1	1	1	1	1
5	5-42D											1	1	1	1	1	1	1	1	1	1	1	1	1	1
5	5-43D											1	1	1	1	1	1	1	1	1	1	1	1	1	1
6	6-44B													1	1	1	1	1	1	1	1	1	1	1	1
6	6-45B													1	1	1	1	1	1	1	1	1	1	1	1
6	6-46B													1	1	1	1	1	1	1	1	1	1	1	1
6	6-47B													1	1	1	1	1	1	1	1	1	1	1	1
6	6-48B													1	1	1	1	1	1	1	1	1	1	1	1
6	6-49B													1	1	1	1	1	1	1	1	1	1	1	1
6	6-50B													1	1	1	1	1	1	1	1	1	1	1	1
	47	0%	0%	23%	23%	40%	40%	57%	57%	68%	68%	85%	85%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

STUDIO THREE FOUR THREE
1912 D Lincoln Drive
Annapolis, Maryland 21401
410.267.6589
Studio343.com

Renovations to Gretna Village Apartments
Unit by Unit Scope of Work

March 12, 2026

327 Payne Street
Gretna, VA 24557

Site Work to be performed:

- Replace existing project signage with new signage.
- Mill and remove deteriorated asphalt paving throughout site. Overlay new topcoat.
- Restripe all parking spaces.
- Install accessible parking signage at corresponding car and van accessible parking spaces.
- Provide an accessible route which may include crosswalks, ramps, curb cuts, and sidewalks to connect accessible parking spaces, accessible tenant units, site amenities, community building, laundry room, and office. All crosswalks and accessible routes within parking areas and across drive lanes shall be striped.
- Install pinned concrete parking bumpers at parking spaces that are directly adjacent to accessible route.
- Replace deteriorated areas of concrete curbs, sidewalks, and retaining walls as identified.
- Power wash all existing to remain exterior concrete.
- Remove keystone block and re-grade to meet concrete sidewalk.
- Install pipe handrails at all ramps. Provide high performance painted finish with 10-year warranty.
- Paint all existing stair handrails with paint that has a 10-year warranty.
- Remove existing concrete pad and fence at the existing dumpster location. Provide location with new topsoil. Seed and straw former dumpster area and gravel drive.
- At new dumpster location install new 6” reinforced concrete pad with 12’-0” apron extension. Provide 6’-0” high vinyl privacy screen surrounds at new dumpster pad.
- Trim/remove all dead branches, trees, and bushes including exposed roots.
- Remove all trees that post a hazard to the property, come within 10’ of roofs, and branches that overhang roofs.
- Supplement existing foundation plantings at the front of all buildings and mulch landscaped areas.
- Install new area drains at all low-lying areas tied into existing underground stormwater management system.
- Perform selective site grading to ensure water is being directed away from building perimeter.
- Replace topsoil and reseed all bare areas or areas disturbed by construction.
- Camera and jet sanitary sewer lines from all buildings to connect with the main. Identify pipe materials and repair or replace damaged sewer lines.

- Replace and supplement existing site pole lighting to provide a minimum of 1-foot candle of lighting at all sidewalks and site amenities.
- Provide new gang mailboxes at similar location near office. Remove existing pavilion surrounding current mailbox location.
- Remove existing playground and pavilion. Replace topsoil and seed and straw area around former playground area.
- Provide new playground and 3 benches at location of former pavilion.
- At existing maintenance shed, frame and insulate walls. Replace (2) entry doors with new fiberglass entry doors with frame saver frames at front and rear doors. Replace roll up door. Provide new mini-split HVAC unit and electrical outlets.

Building Exterior scope of work:

- Replace asphalt shingles with new 25-year warranty anti-fungal architectural shingles. Provide underlayment and ice dam membrane.
    - Replace continuous ridge vents, pipe collars, and roof exhaust caps. Install new venting at 1st floor roofs.
    - Install new aluminum drip edge and kick-out flashing.
    - Replace all deteriorated roof sheathing with new sheathing (15/32" OSB Min) and sheathing clips.
- Clad all fascia, rake boards, and exterior trim (including over first floor doors and windows) with prefinished aluminum trim. Replace all damaged wood trim prior to cladding.
- Replace metal caps on masonry firewalls that extend above roof line.
- Replace vinyl soffit.
- Remove all existing attic insulation and provide new batt insulation or blown insulation to achieve a minimum R-49 rating. Install new insulation baffles at all eaves.
- Replace all gutters and downspouts with new factory finishes, seamless gutters and downspouts including splash blocks and downspout extensions to discharge water minimum 5' away from building perimeter. Connect downspouts to existing stormwater management system or pipe underground and daylight at grade to avoid erosion and water drainage over sidewalks.
- Inspect and replace any damaged bricks. Point-up deteriorated mortar to match existing.
- Power wash/clean all exterior brick.
- At existing siding locations, install new weather barrier, aluminum flashing, and cementitious siding over existing plywood sheathing.
- Provide new fiberglass entry doors with frame saver frames at front and rear doors. U-factor to be 0.17 or less. Provide screen doors at both front and rear doors.
- Replace existing windows with new single hung Energy Star certified vinyl windows with minimum 25-year warranty labeled for South-Central Zone;
    - U-factor ≤ 0.28; SHGC ≤ 0.23.
- Install new lever locksets with dead bolts at unit entry doors.
- Exterior lights at front entry and rear patio are LED light fixtures that were recently replaced and will remain.
- Replace existing unit address numbers.
- Replace all damaged and cracked concrete unit patios. Assume 50% replacement.
- Remove all exposed cable wiring and abandoned equipment at the exterior of buildings.

- Remove existing hose bibs on the rear of buildings and install new lockable frost proof hose bibs (1 per building). Provide one new lockable hose bib per building on the front side.
- For each electrical pull box on the rear of the buildings (each serves 1-3 units), new disconnects will be provided on top of the box (one for each unit) and new feeders from the disconnects will be run inside the building to the unit electric panel.
- Provide roof overhangs at all building entrances. Overhangs to have PVC fascia and trim, gutters, and downspouts.
- Provide new fiberglass entry doors with frame saver frames at rear tenant storage sheds. Inside sheds, repair drywall as needed and provide new rubber wall base. Concrete floors to remain.

Tenant Unit Scope of Work:

General

- Provide a dual fuel air source heat pump. Replace refrigerant lines for new equipment. (Condensing) Gas High-Efficiency, Two-Stage, Variable-Speed, ECM Gas Furnace 81 AFUE; AC Condenser: at least 15.2 SEER2. Provide an outside air strategy that complies with ASHRAE 62.2-2010.1.
- Install new programmable thermostat with adaptive recovery.
- Provide new pre-manufactured condenser pads.
- Existing ductwork shall be cleaned. Seal ductwork when exposed or accessible. Replace all mechanical registers and diffusers.
- Provide air sealing
- Install new condensate line to discharge above grade at building exterior.
- Provide new ducted return from second floor to mechanical closet on first floor.
- Install new in-wall dehumidifier and connect to existing condensate drain.
- Install new tankless Propane Condensing system gas water heater with UEF greater than or equal to 0.95- Navien NPE-240A2 or equivalent (NPE-S2 series).
- Replace floor finishes throughout first floor with new LVT plank flooring. Install new carpet and pad at second floor locations. Provide new base trim throughout the unit. In addition at location with hard surfaces (LVT and sheet vinyl) provide new quarter round trim on new base trim.
- Provide ¼" underlayment and install sheet vinyl flooring in bathrooms.
- Remove all flooring down to concrete on the first floor and down to hard wood flooring upstairs. Repair or replace all damaged concrete and floor sheathing.
- Paint all existing guardrails on the stairs and at the second floor hallway.
- Paint existing stair handrail. Ensure all handrails are securely anchored into building structure or solid wood blocking.
- Remove and replace all bi-fold closet doors with solid core swing doors.
- Replace interior wood doors with new solid-core wood doors and frames throughout unit.
- Install horizontal louver blinds at all windows.
- Patch and repair drywall throughout and paint interior of units.
- Provide new ¼" drywall across all ceilings. New drywall to be screwed into floor joist/roof trusses.
- All paints, sealants, and adhesives shall be low-VOC.
- Provide new electric panels and breakers. Existing copper branch wiring to remain.
- Replace switches, receptacles, and plates throughout unit.

- Install (1) receptacle with integrated USB charging ports in each bedroom, kitchen, and living rooms.
- Replace all light fixtures with new LED fixtures.
- Install new interior locksets and hinges throughout unit.
- Provide new coax cable wiring in walls with outlets in the living room and each bedroom. All wiring to terminate in media box located in ground floor closet. Run line to exterior wall box for connection from cable company.
- Seal all penetrations at unit envelope and fire-caulk penetrations in unit separation walls.
- In all bedrooms provide smoke/CO detectors with new 10-year sealed lithium-ion battery.
- Provide a minimum of 1 hardwired smoke/CO detector with battery backup at each level of tenant units.
- At the accessible and flat conversion units provide interconnected hardwired smoke/CO detectors with battery backup to comply with the Virginia Construction Code.
- All new cabinets are to comply with VH's Minimum Cabinet Requirements and be factory/manufacturer assembled. All exposed portions of cabinetry must have factory applied finish.

Kitchen

- Replace all wall and base cabinets.
- Install new post formed plastic laminate countertop and side splashes where countertop abuts walls.
- Provide new single bowl sink and install low-flow faucet. Seal plumbing penetrations in wall.
- Replace electrical outlets for ranges, refrigerators, dishwashers, and above countertops to comply with the National Electric Code for New Construction.
- Install Energy Star Certified dishwasher.
- Replace all refrigerators that are more than 8 years old with new Energy Star Certified refrigerator
- Install 30" gas range. Provide over range fire suppression; i.e.- Stovetop Firestop Rangehood suppression canisters.
- Replace range hood. Provide new 6" ducted exhaust to exterior with wall cap. Install backdraft damper.
- Remove and cap washer hookups as well as dryer electrical and vents.
- Remove, store, and reinstall existing fire extinguisher on kitchen/dining room wall.

Stairs/2nd Floor Hallway

- Cover stairs with carpet.
- Provide new insulated attic hatch in upstairs hallway. Insulation to match attic R-value. One access panel per unit.

Bathrooms

- Install new base cabinet and culture marble top with integrated sink bowl. Install side splashes where countertop abuts walls.
- Install low-flow lavatory faucet.
- Install low-flow water closet and replace flange if deteriorated.
- Replace all damaged recessed medicine cabinet.
- Install exhaust fan wired to light switch with delayed timer. Provide new 4" ducted exhaust to roof; install new backdraft damper, and vent cap.

- Provide sheet vinyl flooring over ¼" underlayment. Provide PVC ¼ round trim at tub base.
- Replace all bathtubs with new plywood reinforced fiberglass tub and surround.
- Install new anti-scald bathtub diverter and controls with shut-off valves. Provide low-flow shower head.
- Seal around all plumbing penetrations in floors and walls.
- Install new bathroom accessories to include towel bars, towel rings, and robe hooks. All accessories to be anchored into solid wood blocking.

Bedrooms

- Provide transfer grills for return air at all bedrooms.

Interior Scope of Work to be performed in every accessible apartment unit in addition to or in lieu of the typical work listed above.

General

- Provide interconnected, hardwired smoke detector with battery backup. Provide audible and visual signals in bedrooms and at hallway outside of bedrooms.
- Reconfigure units as indicated on the units plans to provide required accessibility.
- Install new concrete patio at level of 1st floor at 2 bedroom and 3 bedroom units. Raise floor inside storage sheds.
- Install new programmable thermostat with adaptive recovery.

Kitchen

- Provide panel at knee space below sink to conceal pipes.
- Provide 30" wide work surface with roll under space for front approach.
- Install switch for range hood and receptables above counter tops within accessible reach range.
- Install self-cleaning 30" gas range with front controls. Provide over range fire suppression; i.e.- Stovetop Firestop Rangehood suppression canisters.
- Install accessible Energy Star refrigerator.
- Install accessible Energy Star Certified dishwasher.

Bathroom

- Install wall hung lavatory with lever-handled low-flow faucets and insulted pipe wrap below sink. Lavatory to have concealed arm carrier.
- Install accessible low-flow water closet.
- Provide grab bars with solid in-wall block at water closet.
- Install storage cabinet at wall above water closet.
- Install tub with tile surround on cementitious board with grab bars and fixed seat.
- Install new anti-scald bathtub diverter and controls with shut-off valves. Provide low-flow accessible shower head with hose on slider.
- Provide 4 shelves in linen closet. 3 are to be mounted between 15" and 48" AFF.

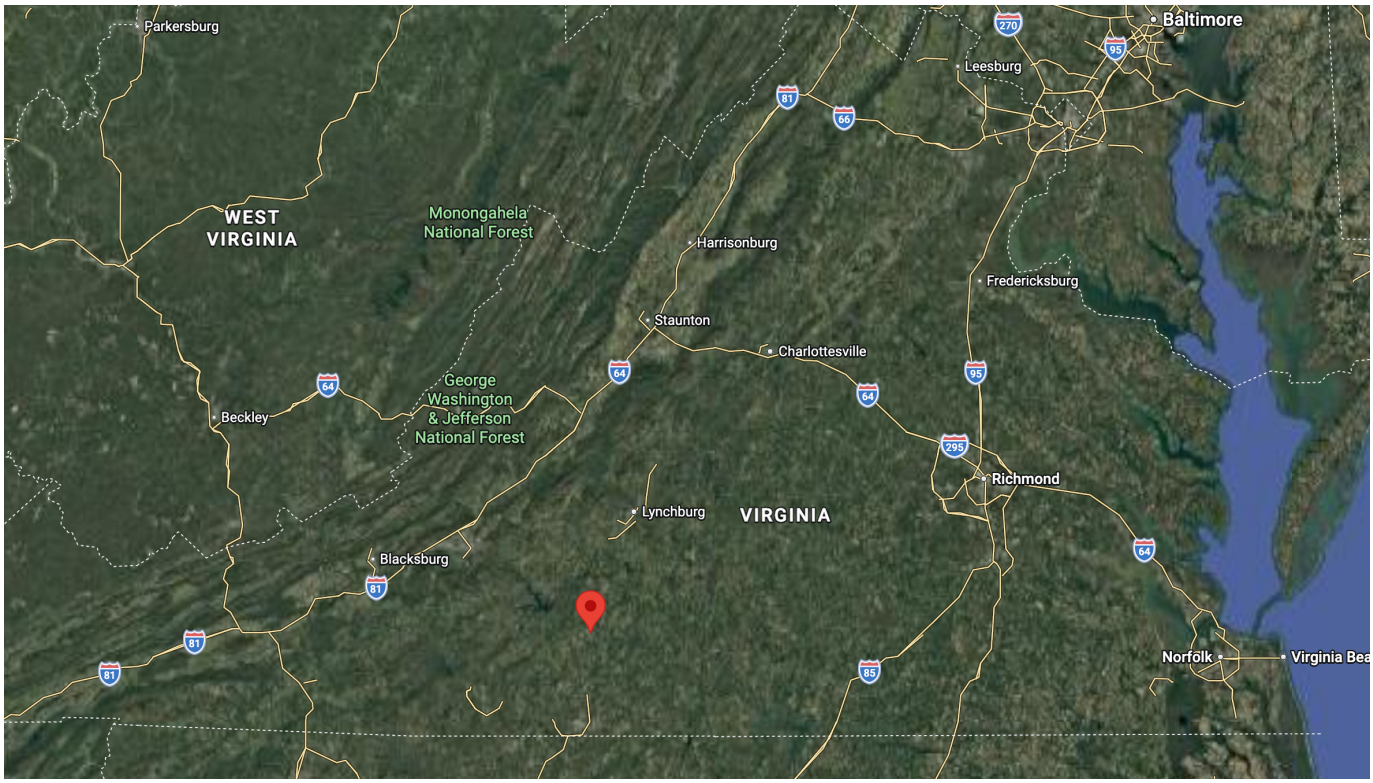
Tab K:

Documentation of Development Location:

Gretna Village Apartments Location

327 Payne St, Gretna, VA 24557

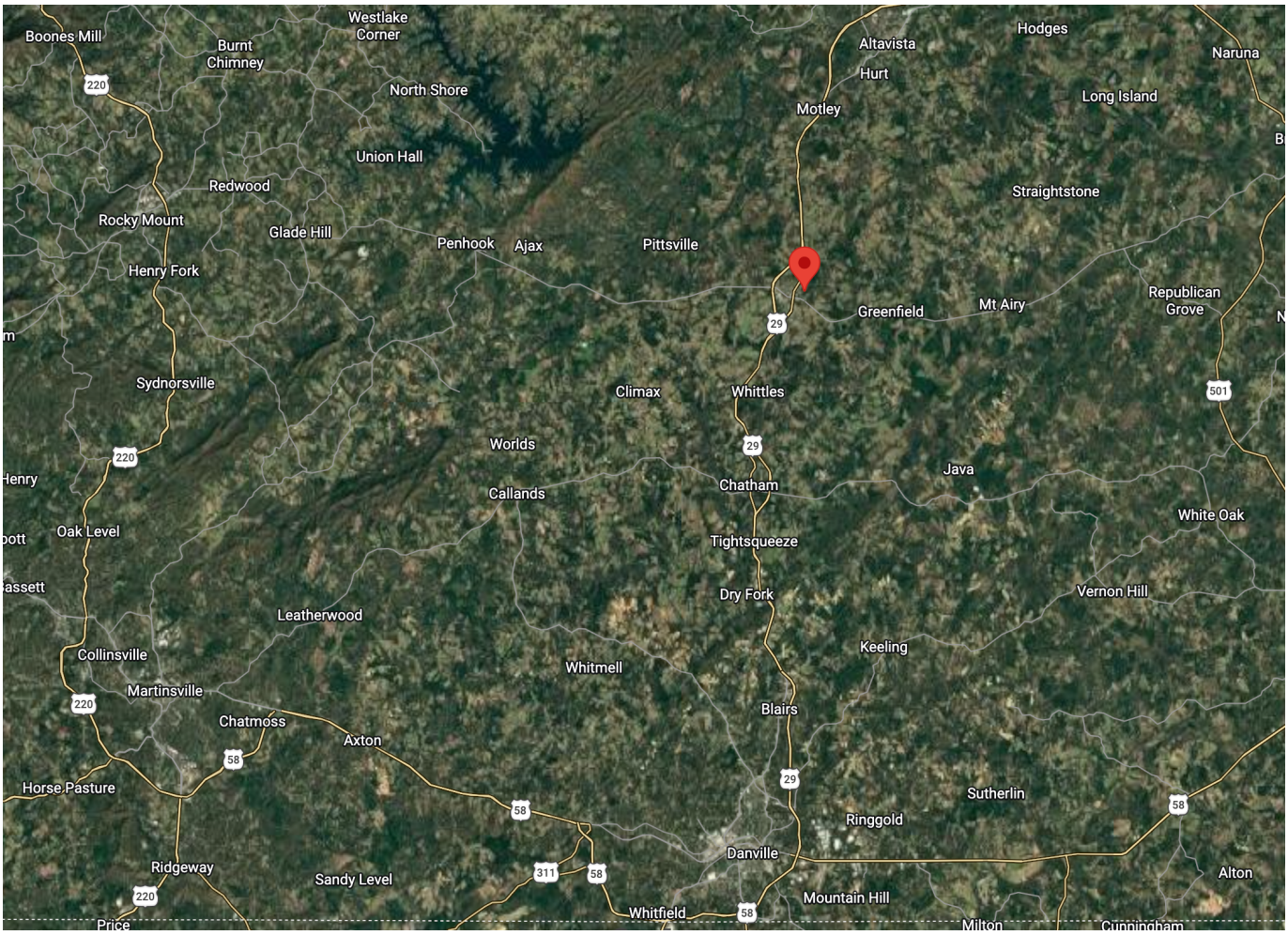
State View*



Gretna Village Apartments Location

327 Payne St, Gretna, VA 24557

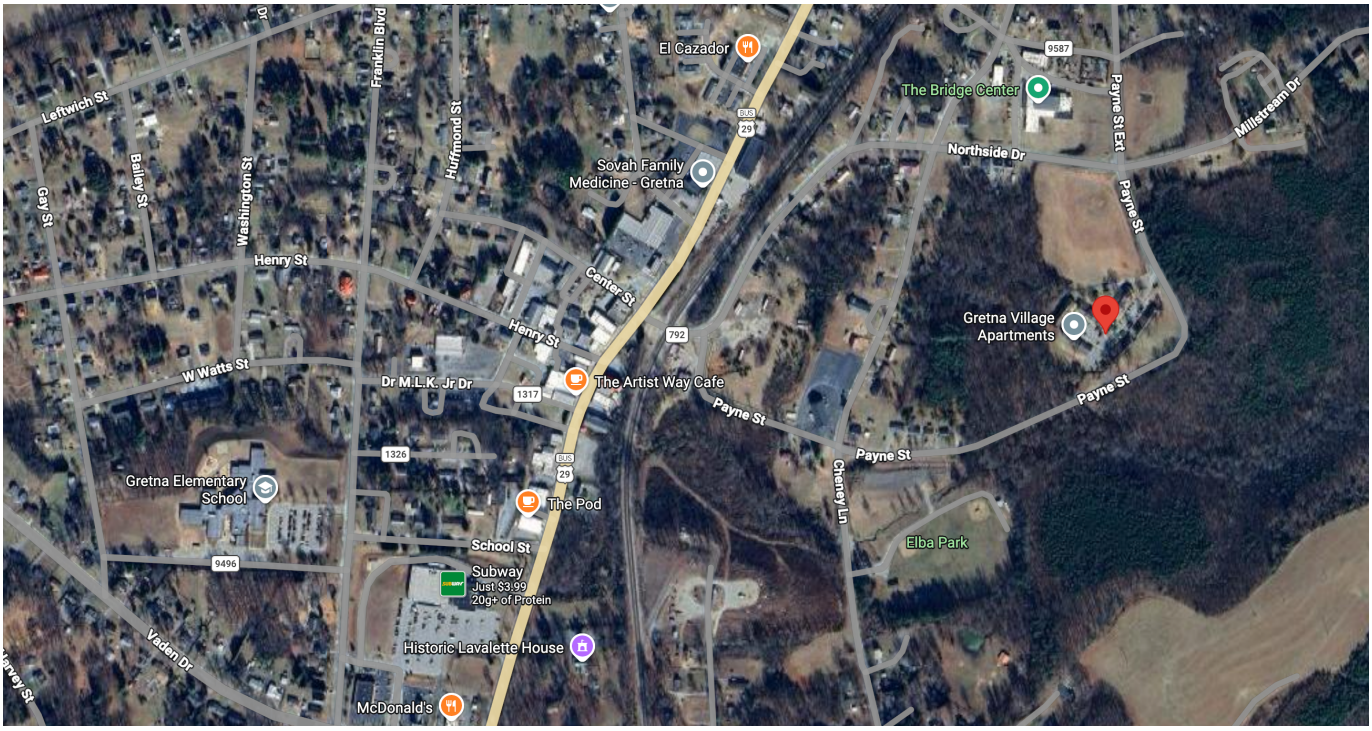
County View*



Gretna Village Apartments Location

327 Payne St, Gretna, VA 24557

Local View*



Tab K.1

Revitalization Area Certification

Revitalization Area

General Instructions

To qualify for revitalization area points available under the QAP (13 VAC 180-60(E)(2)(c)), select one of the following and provide sufficient supporting documentation:

1. The development is located in either of the following, as defined by HUD: a Qualified Census Tract; or a Targeted Area, wherein 70% or more of the families have incomes which are ≤ 80% statewide median income [NOTE: these census tracts are included in the definition of Targeted Area for single-family lending purposes but do not include ACEDS].

2. The development is located in a redevelopment area, conservation area or rehabilitation district created by a city or county, pursuant to VA Code §36-1 et seq. Documentation must (a) demonstrate that area exists at the time of application; (b) accurately depict area boundaries; and (c) clearly show that the proposed development lies or will lie within those boundaries.

3. The development is located in a revitalization area designated by resolution adopted pursuant to the terms of VA Code § 36-55.30:2 for the purpose of enabling Virginia Housing to provide financing to either a mixed-income or mixed-income/mixed-use development. Documentation must include a resolution from the locality supporting the development's s location within the revitalization area. Please contact Rental Housing development to obtain the appropriate form resolution.

4. The development is located in a Housing Rehabilitation Zone established through an ordinance created by a city, county or town pursuant to VA Code §36-55.64. Documentation must include a copy of the ordinance with support that the development lies within the Rehabilitation Zone.

5. The development is located In an opportunity zone designated by the Commonwealth pursuant to the Federal Tax Cuts and Jobs Act of 2017 (PL 115-97) and has a binding commitment of funding acceptable to Virginia Housing.

6. The development is located in a jurisdiction that confirms that the development, as proposed to be constructed or rehabilitated, will utilize new or existing housing as part of a community revitalization plan. Must use Virginia Housing's Community Revitalization Plan Form Letter.

7. The development is located on land owned by federally recognized or Virginia-recognized Tribal Nations located within the present-day external boundaries of the Commonwealth.

Community Revitalization Plan Form Letter

13 VAC 180-60(E)(2)(c)(6)

General Instructions:

1. The Community Revitalization Plan Form should be signed by any of the following individuals or authorized officers of any of the following offices within the jurisdiction where the Development will be located:

    - City Manager/County Executive
    - Office of Housing
    - Office of Planning
    - Office of Zoning
    - Economic Development Authority
    - Local Housing Authority
    - Other official or office deemed acceptable by Virginia Housing

2. Owner/Applicant should fill in all requested information on the form letter, except for the signature page:
    - 'Development Address' should correspond to I.A.2 on page 1 of the application and Zoning Certification.
    - 'Proposed Improvements' should correspond with I.B & D and III.A of the application and Zoning Certification.

3. Authorized signer should complete and execute the signature page.

If you have any questions, please contact the Tax Credit Allocation Department at: taxcreditapps@virginiahousing.com

Community Revitalization Plan Form Letter
13 VAC 180-60(E)(2)(c)(6)

DATE: 2/24/2026

TO: Virginia Housing
601 South Belvidere Street
Richmond, VA 23220

RE: Community Revitalization Plan Form

Name of Development: Gretna Village Apartments

Name of Owner/Applicant: Gretna Village Preservation, LLC

Name of Seller/Current Owner: Gretna Village MF IV, LLC

DEVELOPMENT DESCRIPTION:

Development Address:

327 Payne Street, Gretna, VA 24557

Proposed Improvements:

New Construction:	# Units		# Buildings		Total Floor Area		
Adaptive Reuse	# Units		# Buildings		Total Floor Area		
Rehabilitation:	# Units	47	# Buildings	6	Total Floor Area	50,856	

The Owner/Applicant listed above has asked this office to complete this form letter regarding the proposed Development described herein. This form letter will be used by Virginia Housing Development Authority for the sole purpose of determining whether the Development qualifies for points available under Virginia Housing's Qualified Allocation Plan for housing tax credits.

Accordingly, as indicated by my signature below, it is my opinion that the Development described above, as proposed to be constructed or rehabilitated, will utilize new or existing housing that conforms with the community's revitalization plan.

C W Gillespie

Signature

C. W. Gillespie Jr.

Printed Name

Interim Town Manager

Title

434/656/6572

Phone

2/24/2024

Date

NOTES TO LOCALITY:

1. Return this form letter to the Owner/Applicant for inclusion in the tax credit application package.
2. Any change in this form may result in disqualification of the application.
3. If you have any questions, please contact the Tax Credit Allocation Department at taxcreditapps@virginiahousing.com.

2025 and 2026 Small DDAs

huduser.gov/portal/sadda/sadda_qct.html

Overview of 2025 and 2026 Small DDAs and QCTs

The 2026 Qualified Census Tracts (QCTs) and Difficult Development Areas (DDAs) are effective January 1, 2026. The 2026 QCT designations use tract boundaries from the 2020 decennial census. The 2026 metro DDAs use ZIP Code Tabulation Area (ZCTA) boundaries from the 2020 decennial census. The designation methodology is explained in the Federal Register notice published September 30, 2025.

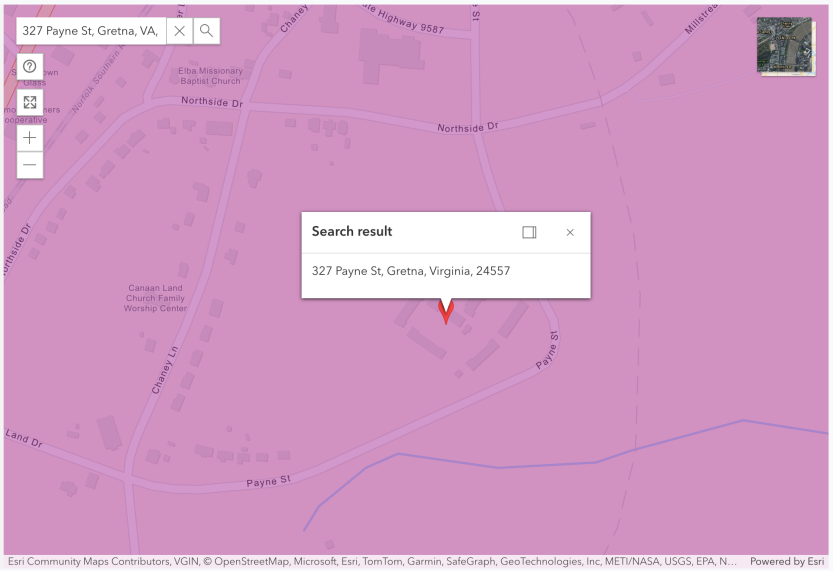
Current zoom: 16

Select Year:

(•) 2026 ( ) 2025

Select Layer(s):

- LIHTC Projects (Zoom 11+)
- FMR Outlines (Zoom 4+)
- Difficult Development Areas (Zoom 7+)
  - Non-Metro Difficult Development Areas
  - Small Difficult Development Areas
- QCT Qualified Tracts (Zoom 7+)
- Tracts Outline (Zoom 11+)



Tab K.2

Surveyor's Certification of Proximity to Public Transportation using Virginia Housing template

This deal does not require information behind this tab.

Tab L:

PHA / Section 8 Notification Letter

This deal does not require information behind this tab.

Tab M:

Intentionally Blank

This deal does not require information behind this tab.

Tab N:

Homeownership Plan

This deal does not require information behind this tab.

Tab O:

Plan of Development Certification Letter

Plan of Development Certification

NOTE TO DEVELOPER: You are strongly encouraged to submit this certification to the appropriate local official at least three weeks in advance of the application deadline to ensure adequate time for review and approval.

General Instructions

1. 'Local Certification' section mut be completed by the appropriate local official.
2. 'Development Description' must be provided by the Owner.
3. 'Legal Description' should correspond to the site control document in the application.
4. 'Other Descriptive Information' should correspond with information in the application.

Any change in this form may result in a **reduction of points** under the scoring system.

If you have any questions, please contact the Tax Credit Allocation Department at taxcerditapps@virginiahousing.com

Plan of Development Certification

DATE: 2/24/26

TO: Virginia Housing
601 South Belvidere Street
Richmond, Virginia 23220
Attention: Phillip Cunningham

RE: PLAN OF DEVELOPMENT CERTIFICATION

Name of Development: Gretna Village Apartments

Name of Owner/Applicant: Gretna Village Preservation, LLC

Name of Seller/Current Owner: Gretna Village MF IV, LLC

The above-referenced Owner/Applicant has asked this office to complete this form letter regarding the site plan of the proposed Development (more fully described below). This certification is rendered solely for the purpose of confirming the status of plan of development or site plan approval of the Development. It is understood that this letter will be used by the Virginia Housing Development Authority solely for the purpose of determining whether the Development qualifies for points available under Virginia Housing's Qualified Allocation Plan for housing tax credits.

DEVELOPMENT DESCRIPTION:

Development Address:
327 Payne Street, Gretna, VA 24557

Legal Description:
See attached.

Plan of Development Number: _____

Proposed Improvements:

New Construction:	# Units		# Buildings		Total Floor Area		
Adaptive Reuse	# Units		# Buildings		Total Floor Area		
Rehabilitation:	# Units	47	# Buildings	6	Total Floor Area	50,856	

Other Descriptive Information:

_____

_____

LOCAL CERTIFICATION:

☐ The proposed development described above has an approved final plan of development or site plan (as applicable to the site). No further plan of development or site plan approval is required before issuance of a building permit.

☑ The proposed development is an existing development with proposed renovations and no additional plan of development approval is needed.

The above plan of development approval is in effect until: _____

C W Gillespie Jr
Signed

C W Gillespie Jr.
Printed Name

Interim Town Manager
Title

434/656/6572
Phone

2/24/2026
Date

NOTES TO LOCALITY:

1. Return this certification to the developer for inclusion in the tax credit application package.
2. Any change in this form may result in **reduction of points** under the scoring system. If you have any questions, please contact the Tax Credit Allocation Department at taxcreditapps@virginiahousing.com

ALL THAT CERTAIN tract or parcel of land lying on the west and north sides of Payne Street, State Road No. T-1310 known as Tax Parcel 59-15-A2 containing 5.082 acres by current survey and more particularly bounded and described as follows:

BEGINNING at a point marked by a railroad spike set in asphalt on the west right of way of Payne Street 510.5' from the south right of way line of State Road #T-792; thence S 22° 25' 30" E - 17.08' with the right of way of Payne Street to rebar set on the west right of way; thence leaving the right of way S 11° 23' 00" E - 311.27' with Tax Parcel 59-15-C1 to 1/2" rebar set on the northern right of way of Payne Street; thence along a curve S 54° 33' 06" W - 67.95' with a radius of 118.24' and an arc length of 68.92' to a 3/4" iron pipe; thence continuing with the right of way of Payne Street, S 71° 15' 00" W - 126.39' to an existing 3/4" iron pipe in the northern right of way of Payne Street; thence leaving the right of way of Payne Street, S 84° 14' 20" W - 408.36' with Tax Parcel 59-15-C1 to an existing 3/4" iron pipe; thence continuing with Tax Parcel 59-15-C1, N 04° 32' 00" W 400.0' to an existing 3/4" iron pipe corner between Tax Parcel 59-15-C1 and Pittsylvania County School Board; thence N 85° 28' 00" E - 546.71' with the property of the Pittsylvania County School Board to railroad spike set in asphalt (point of beginning), all as shown on Plat of Survey for Gretna Village Limited Partnership dated 4/24/2001, last revised 11/27/2002, ("Plat"), made by Piedmont Land Surveying, L.L.C., which Plat is attached hereto, incorporated in and made a part hereof and to be recorded contemporaneously herewith; and BEING, in fact, the same property conveyed to K.C. Limited, Virginia Limited Partnership, by deed dated 11/22/1984, from Pittsylvania County Christian Housing Corporation, a Virginia corporation, recorded in the Clerk's Office of the Circuit Court of Pittsylvania County, Virginia ("Clerk's Office") in Deed Book 751 page 115, to which plat and deed reference is hereby made for a more particular description of the property hereby conveyed.

Tab P:

Zero Energy or Passive House documentation for prior allocation by this developer

ZERH/Passive House Points Certification of Development

Development Name: Waxpool Apartments

Allocation Year: 2021

By providing this Certificate, Virginia Housing affirms receipt of documentation that the above development has achieved Zero Energy Ready Homes or Passive House building standards and affirms that the development has Placed In Service.

This Certificate may be used to qualify for 10 points (up to 20) per unique certification in a single application, within three years of the issuance date and is nontransferable.

ZERH: ☑ (10 pts)

Passive House: ☐ (10 pts)

Date: 3/10/2026

Signed: Phil Cunningham

Printed Name: Phil Cunningham

Assistant Director of Housing Tax Credits

Jake Lanza <jake@greenstreethousing.com>

ZERH Certification - Waxpool Apartments - Early March Deadline

Angel Holthus <angel.holthus@viridiant.org> Fri, Feb 27, 2026 at 8:10 AM
To: Jake Lanza <jake@greenstreethousing.com>
Cc: Andrew Green <andrew.green@viridiant.org>, Lauren Thomson <Lauren.Thomson@viridiant.org>, Chase Powell <chase@greenstreethousing.com>

Hi Jake,

I just shared the certification folder with you and Chase, which should provide the information you need (all certificates). Here is a link to the folder as well. For context, I've also attached a letter explaining the reason that some of the ZERH certificates say "Does Not Pass". They do in fact pass program requirements, there was just a gap in functionality with the software to show they were compliant. This should be what you need, but let us know if you have any additional clarifying questions. I appreciate it.

Waxpool HERS Certs

Thanks,

ANGEL HOLTHUS (she/her) • Director of Consulting Services • HERS Rater
1601 Rolling Hills Dr. Henrico, VA 23229
804.212.1937 office • viridiant.org

LIHTC Application Support • Register for Utility Allowance & Pre-Review Analysis services
Home Energy Audits • Schedule your audit to improve comfort and performance
Stay Connected • Subscribe to our monthly newsletter to stay informed

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From: Jake Lanza <jake@greenstreethousing.com>
Sent: Thursday, February 26, 2026 5:57 PM
To: Angel Holthus <angel.holthus@viridiant.org>
Cc: Andrew Green <andrew.green@viridiant.org>; Chase Powell <chase@greenstreethousing.com>
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DOE ZERH v1 UA Exception Letter.pdf
154K

October 9, 2024

To Whom It May Concern,

This letter is an attestation regarding the DOE Zero Energy Ready Homes (ZERH) Version 1 compliance reports for the homes described in the addendum attached. These homes are unable to generate passing compliance reports in Ekotrope RATER due to a gap in support for a specific exception for which these homes qualify.

Ekotrope RATER has numerous Quality Assurance checks that all homes must meet to generate passing compliance reports for ZERH v1. Each of these homes fails Ekotrope RATER's IECC 2015 UA compliance QA Check. However, there is an alternative compliance pathway for this ZERH requirement which Ekotrope RATER does not support for ZERH v1 (RATER does support the alternative compliance pathway for ZERH v2). This alternative compliance pathway (noted in footnote 13.D of DOE ZERH v1 Revision 7 program requirements) allows for a total UA calculation to be completed for compliance.

Based on an email communication from Sean Shanley on October 4th, 2024, it has been confirmed that all homes in question meet the alternative insulation level compliance pathway as outlined in footnote 13.D. Therefore, Ekotrope attests that, were this exception supported in the ZERH v1 version of RATER, these homes would pass our QA checks and compliant reports could be generated.

We trust that this attestation provides sufficient clarification for these homes' to meet the funders energy performance compliance requirements. If you require any further information, please do not hesitate to contact us.

Sincerely,

David Pedrick

David Pedrick
General Manager
617 863 7750 x403
www.ekotrope.com

Project Link	RESNET Registry ID	Rating Date	Unit Number	Model	Address	City	State	Zip Code	County
vjjEey6v	608053634	10/3/2024	Unit 200		21685 Romans Drive Unit 200	Ashburn	VA	20147	LOUDOUN
L0VqgYJv	841228822	10/3/2024	Unit 202		21685 Romans Drive Unit 202	Ashburn	VA	20147	LOUDOUN
L9MJE75L	844338343	10/3/2024	Unit 204		21685 Romans Drive Unit 204	Ashburn	VA	20147	LOUDOUN
da8EKDVL	155165421	10/3/2024	Unit 206		21685 Romans Drive Unit 206	Ashburn	VA	20147	LOUDOUN
2rVEoqw2	799960446	10/3/2024	Unit 207		21685 Romans Drive Unit 207	Ashburn	VA	20147	LOUDOUN
LO3xl8EL	10094011	10/3/2024	Unit 208		21685 Romans Drive Unit 208	Ashburn	VA	20147	LOUDOUN
dY7Myrb2	865607782	10/3/2024	Unit 209		21685 Romans Drive Unit 209	Ashburn	VA	20147	LOUDOUN
dq3EZ572	133401224	10/3/2024	Unit 214		21685 Romans Drive Unit 214	Ashburn	VA	20147	LOUDOUN
dxmE6Zkv	524627264	10/3/2024	Unit 216		21685 Romans Drive Unit 216	Ashburn	VA	20147	LOUDOUN
LbpbWDyv	15126750	10/3/2024	Unit 218		21685 Romans Drive Unit 218	Ashburn	VA	20147	LOUDOUN
dE1y765d	479395934	10/3/2024	Unit 300		21685 Romans Drive Unit 300	Ashburn	VA	20147	LOUDOUN
LK57ogNv	687149254	10/3/2024	Unit 302		21685 Romans Drive Unit 302	Ashburn	VA	20147	LOUDOUN
LVp3kD3v	623372521	10/3/2024	Unit 304		21685 Romans Drive Unit 304	Ashburn	VA	20147	LOUDOUN
LA54AJ6L	687826199	10/3/2024	Unit 306		21685 Romans Drive Unit 306	Ashburn	VA	20147	LOUDOUN
vwYE3xGL	730352403	10/3/2024	Unit 307		21685 Romans Drive Unit 307	Ashburn	VA	20147	LOUDOUN
dmaEpWnd	537652447	10/3/2024	Unit 308		21685 Romans Drive Unit 308	Ashburn	VA	20147	LOUDOUN
LXEPnD5d	369430159	10/3/2024	Unit 309		21685 Romans Drive Unit 309	Ashburn	VA	20147	LOUDOUN
25Yx1R52	331571311	10/3/2024	Unit 310		21685 Romans Drive Unit 310	Ashburn	VA	20147	LOUDOUN
dNBXGzwd	856927673	10/3/2024	Unit 311		21685 Romans Drive Unit 311	Ashburn	VA	20147	LOUDOUN
2RMjPDDv	852692028	10/3/2024	Unit 312		21685 Romans Drive Unit 312	Ashburn	VA	20147	LOUDOUN
vpOEA5Kd	617911257	10/3/2024	Unit 313		21685 Romans Drive Unit 313	Ashburn	VA	20147	LOUDOUN
Le6EOAKd	924271452	10/3/2024	Unit 314		21685 Romans Drive Unit 314	Ashburn	VA	20147	LOUDOUN
dq3EZe62	944682243	10/3/2024	Unit 316		21685 Romans Drive Unit 316	Ashburn	VA	20147	LOUDOUN
L7aoDe1v	219001354	10/3/2024	Unit 318		21685 Romans Drive Unit 318	Ashburn	VA	20147	LOUDOUN
LZg0zKnd	344247158	10/3/2024	Unit 400		21685 Romans Drive Unit 400	Ashburn	VA	20147	LOUDOUN
vobWXRXd	350067903	10/3/2024	Unit 402		21685 Romans Drive Unit 402	Ashburn	VA	20147	LOUDOUN
dmaEpWXd	343764273	10/3/2024	Unit 404		21685 Romans Drive Unit 404	Ashburn	VA	20147	LOUDOUN
2RMjPDgv	850955584	10/3/2024	Unit 406		21685 Romans Drive Unit 406	Ashburn	VA	20147	LOUDOUN
dxmE6xBv	999400967	10/3/2024	Unit 407		21685 Romans Drive Unit 407	Ashburn	VA	20147	LOUDOUN
vDKnq3Od	802717971	10/3/2024	Unit 408		21685 Romans Drive Unit 408	Ashburn	VA	20147	LOUDOUN
LXEPnNXd	419168822	10/3/2024	Unit 409		21685 Romans Drive Unit 409	Ashburn	VA	20147	LOUDOUN
25Yx1Rq2	635140641	10/3/2024	Unit 410		21685 Romans Drive Unit 410	Ashburn	VA	20147	LOUDOUN
dBMk5GnL	276137257	10/3/2024	Unit 411		21685 Romans Drive Unit 411	Ashburn	VA	20147	LOUDOUN
Le6EOADd	701596884	10/3/2024	Unit 412		21685 Romans Drive Unit 412	Ashburn	VA	20147	LOUDOUN
d1W7nzx2	147763729	10/3/2024	Unit 413		21685 Romans Drive Unit 413	Ashburn	VA	20147	LOUDOUN
vQxo6D3d	296996297	10/3/2024	Unit 414		21685 Romans Drive Unit 414	Ashburn	VA	20147	LOUDOUN
L7aoDqav	301829742	10/3/2024	Unit 416		21685 Romans Drive Unit 416	Ashburn	VA	20147	LOUDOUN
dNBXGA7d	778578139	10/3/2024	Unit 418		21685 Romans Drive Unit 418	Ashburn	VA	20147	LOUDOUN
vngENmD2	853063512	10/3/2024	Unit 500		21685 Romans Drive Unit 500	Ashburn	VA	20147	LOUDOUN
vyJEPoO2	43258011	10/3/2024	Unit 502		21685 Romans Drive Unit 502	Ashburn	VA	20147	LOUDOUN
LZg0zxGd	948729511	10/3/2024	Unit 504		21685 Romans Drive Unit 504	Ashburn	VA	20147	LOUDOUN
vobWXm5d	317800551	10/3/2024	Unit 506		21685 Romans Drive Unit 506	Ashburn	VA	20147	LOUDOUN
Lz1aMjR2	921564184	10/3/2024	Unit 507		21685 Romans Drive Unit 507	Ashburn	VA	20147	LOUDOUN
2JoqZgWL	699681553	10/3/2024	Unit 508		21685 Romans Drive Unit 508	Ashburn	VA	20147	LOUDOUN
28ajBqZL	653340943	10/3/2024	Unit 509		21685 Romans Drive Unit 509	Ashburn	VA	20147	LOUDOUN
dG5RN0D2	318804638	10/3/2024	Unit 510		21685 Romans Drive Unit 510	Ashburn	VA	20147	LOUDOUN
dkgEqzad	472894419	10/3/2024	Unit 511		21685 Romans Drive Unit 511	Ashburn	VA	20147	LOUDOUN
2lmE78JL	542103921	10/3/2024	Unit 512		21685 Romans Drive Unit 512	Ashburn	VA	20147	LOUDOUN
d4rX8RE2	155691912	10/3/2024	Unit 513		21685 Romans Drive Unit 513	Ashburn	VA	20147	LOUDOUN
23JNzmov	734758557	10/3/2024	Unit 514		21685 Romans Drive Unit 514	Ashburn	VA	20147	LOUDOUN
26rZQeV2	475496554	10/3/2024	Unit 516		21685 Romans Drive Unit 516	Ashburn	VA	20147	LOUDOUN
LMkNJzQv	622488029	10/3/2024	Unit 518		21685 Romans Drive Unit 518	Ashburn	VA	20147	LOUDOUN

October 16, 2024

Viridiant
1601 Rolling Hills Drive
Richmond, Virginia 23229

Attention: Chloe Rote
Virginia Department of Housing and Community Development
600 E Main St #300
Richmond, VA 23219

Dear Chloe,

Viridiant is writing on behalf of our client, Green Street Housing, to confirm that the Waxpool Apartments project located at 43815 Oystercatcher Terrace, Ashburn, VA 20147 (original application address 21685 Romans Dr), has received Energy Star and Zero Energy Home (ZERH) certifications. The project has completed the requirements and testing for the National Green Building Standard (NGBS) certification and the project Is In final review with NGBS. Final NGBS certification Is dependent upon NGBS staff capacity and process. Review timelines are uncertain and may extend into the coming weeks. Viridiant Is confident that the project will achieve NGBS certification. If any questions arise during the final review, Viridiant will work with NGBS to resolve them and ensure that the project Is certified.

Please contact me with any questions. My email Is andrew.green@viridiant.org and my phone number Is (804) 972-0525.

Sincerely,

Andrew Green
Executive Director, Viridiant

Home Energy Rating Certificate

Final Report

Rating Date: 2024-10-03
Registry ID: 608053634
Ekotrope ID: vjjEey6v

HERS® Index Score:

50

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

$1,588

*Relative to an average U.S. home

Home:
21685 Romans Drive Unit 200
Ashburn, VA 20147

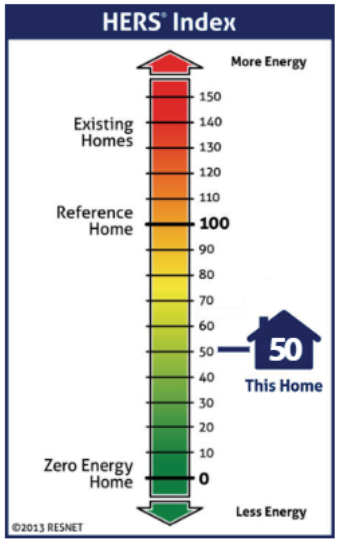
Builder:
KBS

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	8.8	$354
Cooling	2.0	$83
Hot Water	5.7	$232
Lights/Appliances	12.8	$518
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**29.4**	**$1,278**

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	N/A
Community:	Waxpool
Conditioned Floor Area:	1,069 ft²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.2 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 UEF
House Tightness:	4.9 ACH50 (Adjusted Infiltration: 1.41 ACH50)
Ventilation:	49.3 CFM • 23 Watts • ERV
Duct Leakage to Outside:	2.9 CFM25 / 100 ft²
Above Grade Walls:	R-24
Ceiling:	Adiabatic, R 13
Window Type:	U-Value: 0.3, SHGC: 0.28
Foundation Walls:	N/A
Framed Floor:	R-10

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

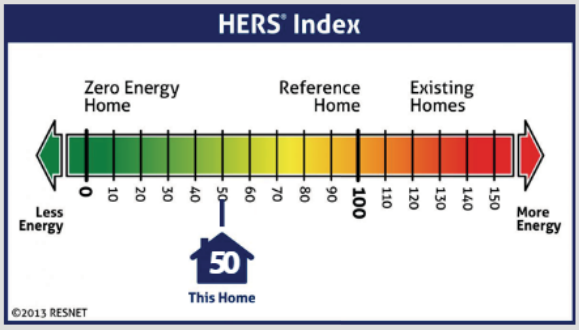
Rating Company: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Rating Provider: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Stacey Smith, Certified Energy Rater
Digitally signed: 10/8/24 at 1:45 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: KBS
Permit Date/Number:
Home/Unit Address: 21685 Romans Drive Unit 200, Ashburn, VA 20147
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-10-03
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 4.9 ACH50

Primary Insulation Levels:
Ceiling: R-13 Floor: R-10
Wall: R-24 Slab: N/A

Primary Window Efficiency:
U-Value: 0.3 SHGC: 0.28

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage: 7.8 CFM25 / 100 ft² (Post-Construction)
Duct Leakage to Outdoors: 2.9 CFM25 / 100 ft²

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 7.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 15.2 SEER2

Whole-House Ventilation Type (System Type):
Balanced

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:
Refrigerators: 0 Dishwashers: 0
Ceiling Fans: 0 Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.93 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

DOES NOT PASS

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

21685 Romans Drive Unit 200, Ashburn, VA 20147

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

KBS

ZERH PARTNER ID

3743

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-10-03

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.2.2.3496

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	50	N/A	53

Home Energy Rating Certificate

Final Report

Rating Date: 2024-10-03
Registry ID: 841228822
Ekotrope ID: L0VqgYJv

HERS® Index Score:

52

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

$979

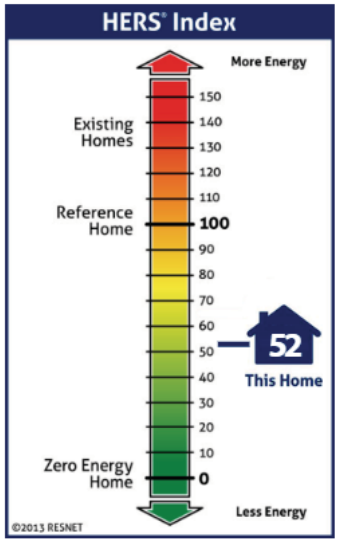
*Relative to an average U.S. home

Home:
21685 Romans Drive Unit 202
Ashburn, VA 20147

Builder:
KBS

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	4.2	$172
Cooling	1.1	$45
Hot Water	4.5	$183
Lights/Appliances	10.2	$417
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**20.1**	**$909**



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	Waxpool
Conditioned Floor Area:	717 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.92 UEF
House Tightness:	4.9 ACH50 (Adjusted Infiltration: 0.70 ACH50)
Ventilation:	46.4 CFM • 23 Watts • ERV
Duct Leakage to Outside:	2.9 CFM25 / 100 ft²
Above Grade Walls:	R-24
Ceiling:	Adiabatic, R 13
Window Type:	U-Value: 0.28, SHGC: 0.32
Foundation Walls:	N/A
Framed Floor:	R-10

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

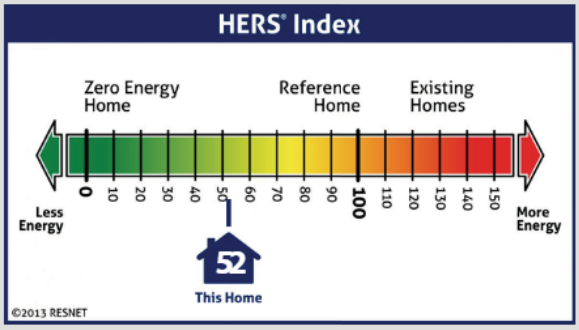
Rating Company: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Rating Provider: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Stacey Smith, Certified Energy Rater
Digitally signed: 10/8/24 at 1:45 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: KBS
Permit Date/Number:
Home/Unit Address: 21685 Romans Drive Unit 202, Ashburn, VA 20147
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-10-03
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 4.9 ACH50

Primary Insulation Levels:

Ceiling: R-13	Floor: R-10
Wall: R-24	Slab: N/A

Primary Window Efficiency:

U-Value: 0.28	SHGC: 0.32

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage:	**Duct Leakage to Outdoors:**
7.8 CFM25 / 100 ft² (Post-Construction)	**2.9 CFM25 / 100 ft²**

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 7.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 15 SEER2

Whole-House Ventilation Type (System Type):
Balanced

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:

Refrigerators: 0	Dishwashers: 0
Ceiling Fans: 0	Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.92 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

DOES NOT PASS

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

21685 Romans Drive Unit 202, Ashburn, VA 20147

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

KBS

ZERH PARTNER ID

3743

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-10-03

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.2.2.3496

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	52	N/A	57

Home Energy Rating Certificate

Final Report

Rating Date: 2024-10-03
Registry ID: 844338343
Ekotrope ID: L9MJE75L

HERS® Index Score:

50

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

$1,588

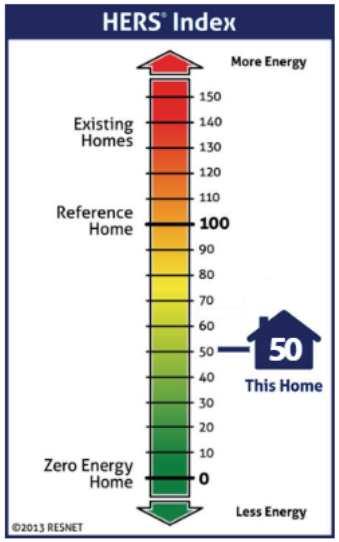
*Relative to an average U.S. home

Home:
21685 Romans Drive Unit 204
Ashburn, VA 20147

Builder:
KBS

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	8.8	$354
Cooling	2.0	$83
Hot Water	5.7	$232
Lights/Appliances	12.8	$518
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**29.4**	**$1,278**



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	N/A
Community:	Waxpool
Conditioned Floor Area:	1,069 ft²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.2 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 UEF
House Tightness:	4.9 ACH50 (Adjusted Infiltration: 1.41 ACH50)
Ventilation:	49.3 CFM • 23 Watts • ERV
Duct Leakage to Outside:	2.9 CFM25 / 100 ft²
Above Grade Walls:	R-24
Ceiling:	Adiabatic, R 13
Window Type:	U-Value: 0.3, SHGC: 0.28
Foundation Walls:	N/A
Framed Floor:	R-10

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

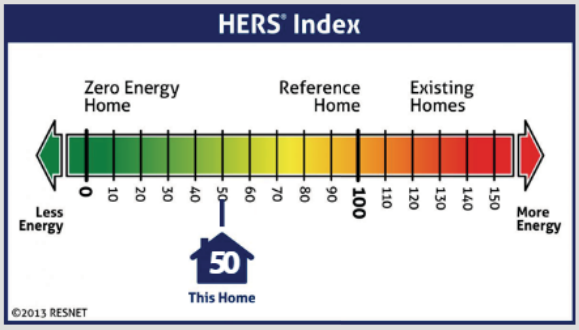
Rating Company: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Rating Provider: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Stacey Smith, Certified Energy Rater
Digitally signed: 10/8/24 at 1:41 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: KBS
Permit Date/Number:
Home/Unit Address: 21685 Romans Drive Unit 204, Ashburn, VA 20147
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-10-03
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 4.9 ACH50

Primary Insulation Levels:

Ceiling: R-13	Floor: R-10
Wall: R-24	Slab: N/A

Primary Window Efficiency:

U-Value: 0.3	SHGC: 0.28

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage:	**Duct Leakage to Outdoors:**
7.8 CFM25 / 100 ft² (Post-Construction)	**2.9 CFM25 / 100 ft²**

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 7.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 15.2 SEER2

Whole-House Ventilation Type (System Type):
Balanced

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:

Refrigerators: 0	Dishwashers: 0
Ceiling Fans: 0	Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.93 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

DOES NOT PASS

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

21685 Romans Drive Unit 204, Ashburn, VA 20147

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

KBS

ZERH PARTNER ID

3743

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-10-03

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.2.2.3496

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	50	N/A	53

Home Energy Rating Certificate

Final Report

Rating Date: 2024-10-03
Registry ID: 155165421
Ekotrope ID: da8EKDVL

HERS® Index Score:

48

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

$1,413

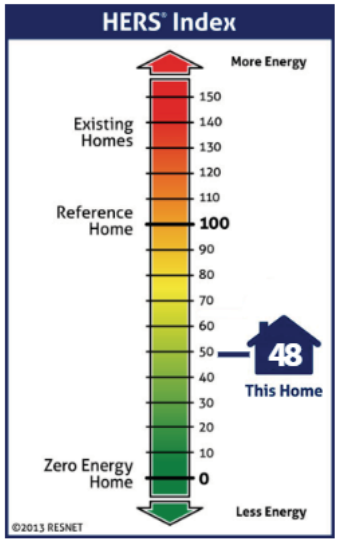
*Relative to an average U.S. home

Home:
21685 Romans Drive Unit 206
Ashburn, VA 20147

Builder:
KBS

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	5.1	$206
Cooling	1.5	$62
Hot Water	6.1	$247
Lights/Appliances	12.4	$505
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**25.1**	**$1,111**



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	Waxpool
Conditioned Floor Area:	983 ft²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.2 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 UEF
House Tightness:	4.9 ACH50 (Adjusted Infiltration: 0.57 ACH50)
Ventilation:	49.3 CFM • 23 Watts • ERV
Duct Leakage to Outside:	2.9 CFM25 / 100 ft²
Above Grade Walls:	R-24
Ceiling:	Adiabatic, R 13
Window Type:	U-Value: 0.3, SHGC: 0.28
Foundation Walls:	N/A
Framed Floor:	R-10

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

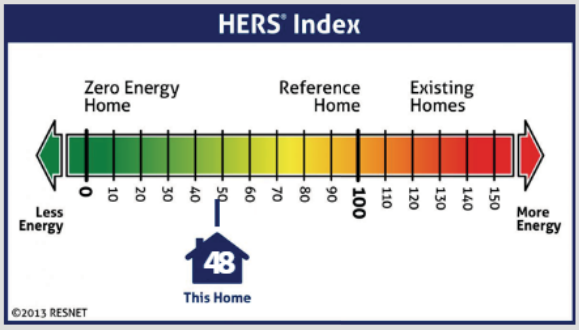
Rating Company: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Rating Provider: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Stacey Smith, Certified Energy Rater
Digitally signed: 10/8/24 at 1:41 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: KBS
Permit Date/Number:
Home/Unit Address: 21685 Romans Drive Unit 206, Ashburn, VA 20147
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-10-03
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 4.9 ACH50

Primary Insulation Levels:

Ceiling: R-13	Floor: R-10
Wall: R-24	Slab: N/A

Primary Window Efficiency:

U-Value: 0.3	SHGC: 0.28

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage:	**Duct Leakage to Outdoors:**
7.8 CFM25 / 100 ft² (Post-Construction)	**2.9 CFM25 / 100 ft²**

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 7.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 15.2 SEER2

Whole-House Ventilation Type (System Type):
Balanced

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:

Refrigerators: 0	Dishwashers: 0
Ceiling Fans: 0	Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.93 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

DOES NOT PASS

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

21685 Romans Drive Unit 206, Ashburn, VA 20147

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

KBS

ZERH PARTNER ID

3743

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-10-03

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.2.2.3496

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	48	N/A	54

Home Energy Rating Certificate

Final Report

Rating Date: 2024-10-03
Registry ID: 799960446
Ekotrope ID: 2rVEoqw2

HERS® Index Score:

48

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

$1,181

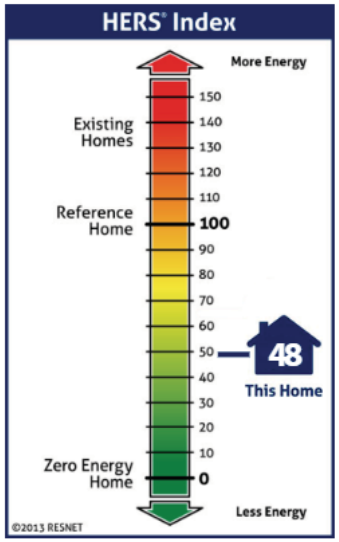
*Relative to an average U.S. home

Home:
21685 Romans Drive Unit 207
Ashburn, VA 20147

Builder:
KBS

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	4.4	$178
Cooling	1.2	$50
Hot Water	4.4	$181
Lights/Appliances	10.9	$442
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**20.9**	**$942**



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	Waxpool
Conditioned Floor Area:	827 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.92 UEF
House Tightness:	4.9 ACH50 (Adjusted Infiltration: 0.46 ACH50)
Ventilation:	46.4 CFM • 23 Watts • ERV
Duct Leakage to Outside:	2.9 CFM25 / 100 ft²
Above Grade Walls:	R-24
Ceiling:	Adiabatic, R 13
Window Type:	U-Value: 0.28, SHGC: 0.32
Foundation Walls:	N/A
Framed Floor:	R-10

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

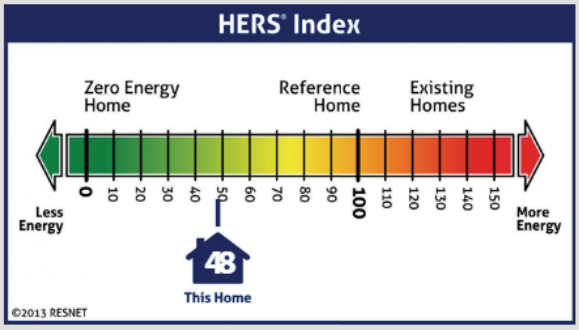
Rating Company: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Rating Provider: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Stacey Smith, Certified Energy Rater
Digitally signed: 10/8/24 at 1:41 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: KBS
Permit Date/Number:
Home/Unit Address: 21685 Romans Drive Unit 207, Ashburn, VA 20147
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-10-03
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 4.9 ACH50

Primary Insulation Levels:

Ceiling: R-13	Floor: R-10
Wall: R-24	Slab: N/A

Primary Window Efficiency:

U-Value: 0.28	SHGC: 0.32

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage:	**Duct Leakage to Outdoors:**
7.8 CFM25 / 100 ft² (Post-Construction)	**2.9 CFM25 / 100 ft²**

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 7.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 15 SEER2

Whole-House Ventilation Type (System Type):
Balanced

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:

Refrigerators: 0	Dishwashers: 0
Ceiling Fans: 0	Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.92 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

DOES NOT PASS

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

21685 Romans Drive Unit 207, Ashburn, VA 20147

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

KBS

ZERH PARTNER ID

3743

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-10-03

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.2.2.3496

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	48	N/A	55

Home Energy Rating Certificate

Final Report

Rating Date: 2024-10-03
Registry ID: 010094011
Ekotrope ID: LO3xl8EL

HERS® Index Score:

52

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

$979

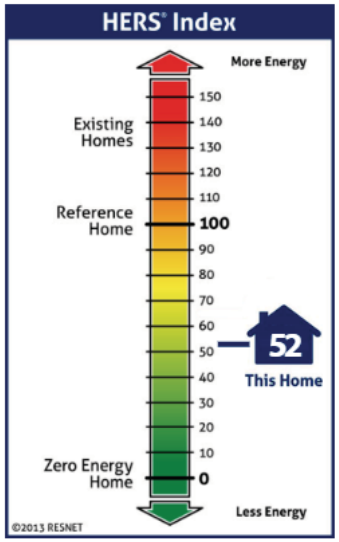
*Relative to an average U.S. home

Home:
21685 Romans Drive Unit 208
Ashburn, VA 20147

Builder:
KBS

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	4.2	$172
Cooling	1.1	$45
Hot Water	4.5	$183
Lights/Appliances	10.2	$417
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**20.1**	**$909**



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	Waxpool
Conditioned Floor Area:	717 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.92 UEF
House Tightness:	4.9 ACH50 (Adjusted Infiltration: 0.70 ACH50)
Ventilation:	46.4 CFM • 23 Watts • ERV
Duct Leakage to Outside:	2.9 CFM25 / 100 ft²
Above Grade Walls:	R-24
Ceiling:	Adiabatic, R 13
Window Type:	U-Value: 0.28, SHGC: 0.32
Foundation Walls:	N/A
Framed Floor:	R-10

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

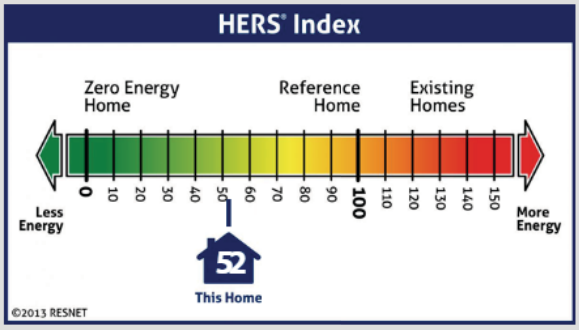
Rating Company: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Rating Provider: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Stacey Smith, Certified Energy Rater
Digitally signed: 10/8/24 at 1:41 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: KBS
Permit Date/Number:
Home/Unit Address: 21685 Romans Drive Unit 208, Ashburn, VA 20147
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-10-03
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 4.9 ACH50

Primary Insulation Levels:

Ceiling: R-13	Floor: R-10
Wall: R-24	Slab: N/A

Primary Window Efficiency:

U-Value: 0.28	SHGC: 0.32

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage:	**Duct Leakage to Outdoors:**
7.8 CFM25 / 100 ft² (Post-Construction)	**2.9 CFM25 / 100 ft²**

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 7.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 15 SEER2

Whole-House Ventilation Type (System Type):
Balanced

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:

Refrigerators: 0	Dishwashers: 0
Ceiling Fans: 0	Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.92 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

DOES NOT PASS

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

21685 Romans Drive Unit 208, Ashburn, VA 20147

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

KBS

ZERH PARTNER ID

3743

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-10-03

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.2.2.3496

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	52	N/A	57

Home Energy Rating Certificate

Final Report

Rating Date: 2024-10-03
Registry ID: 865607782
Ekotrope ID: dY7Myrb2

HERS® Index Score:

52

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

$979

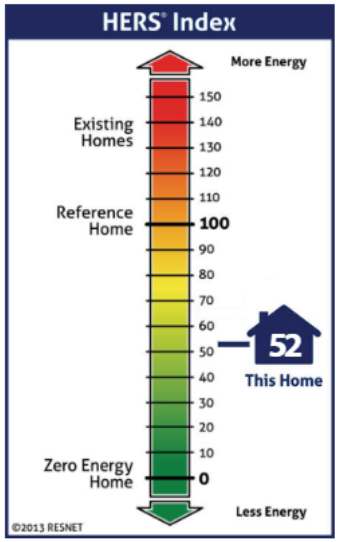
*Relative to an average U.S. home

Home:
21685 Romans Drive Unit 209
Ashburn, VA 20147

Builder:
KBS

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	4.2	$172
Cooling	1.1	$45
Hot Water	4.5	$183
Lights/Appliances	10.2	$417
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**20.1**	**$909**



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	Waxpool
Conditioned Floor Area:	717 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.92 UEF
House Tightness:	4.9 ACH50 (Adjusted Infiltration: 0.70 ACH50)
Ventilation:	46.4 CFM • 23 Watts • ERV
Duct Leakage to Outside:	2.9 CFM25 / 100 ft²
Above Grade Walls:	R-24
Ceiling:	Adiabatic, R 13
Window Type:	U-Value: 0.28, SHGC: 0.32
Foundation Walls:	N/A
Framed Floor:	R-10

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

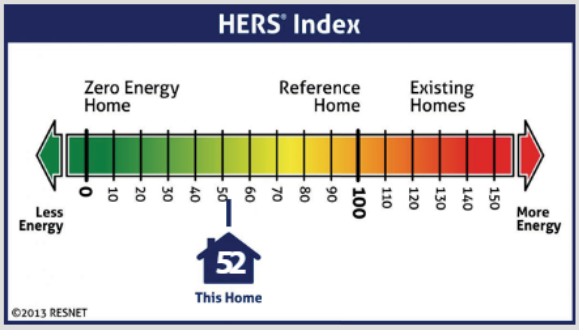
Rating Company: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Rating Provider: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Stacey Smith, Certified Energy Rater
Digitally signed: 10/8/24 at 1:41 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: KBS
Permit Date/Number:
Home/Unit Address: 21685 Romans Drive Unit 209, Ashburn, VA 20147
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-10-03
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 4.9 ACH50

Primary Insulation Levels:
Ceiling: R-13 Floor: R-10
Wall: R-24 Slab: N/A

Primary Window Efficiency:
U-Value: 0.28 SHGC: 0.32

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage: 7.8 CFM25 / 100 ft² (Post-Construction)
Duct Leakage to Outdoors: 2.9 CFM25 / 100 ft²

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 7.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 15 SEER2

Whole-House Ventilation Type (System Type):
Balanced

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:
Refrigerators: 0 Dishwashers: 0
Ceiling Fans: 0 Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.92 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

DOES NOT PASS

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

21685 Romans Drive Unit 209, Ashburn, VA 20147

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

KBS

ZERH PARTNER ID

3743

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-10-03

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.2.2.3496

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	52	N/A	57

Home Energy Rating Certificate

Final Report

Rating Date: 2024-10-03
Registry ID: 133401224
Ekotrope ID: dq3EZ572

HERS® Index Score:

50

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

$1,588

*Relative to an average U.S. home

Home:
21685 Romans Drive Unit 214
Ashburn, VA 20147

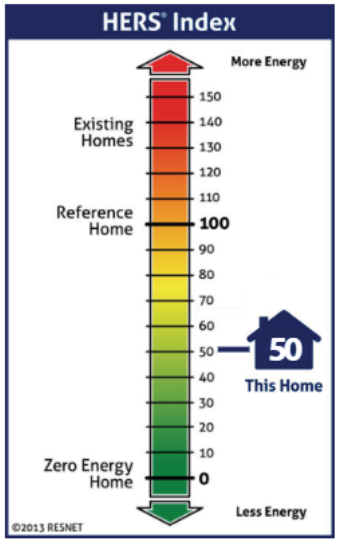
Builder:
KBS

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	8.8	$354
Cooling	2.0	$83
Hot Water	5.7	$232
Lights/Appliances	12.8	$518
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**29.4**	**$1,278**

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	N/A
Community:	Waxpool
Conditioned Floor Area:	1,069 ft²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.2 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 UEF
House Tightness:	4.9 ACH50 (Adjusted Infiltration: 1.41 ACH50)
Ventilation:	49.3 CFM • 23 Watts • ERV
Duct Leakage to Outside:	2.9 CFM25 / 100 ft²
Above Grade Walls:	R-24
Ceiling:	Adiabatic, R 13
Window Type:	U-Value: 0.3, SHGC: 0.28
Foundation Walls:	N/A
Framed Floor:	R-10

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

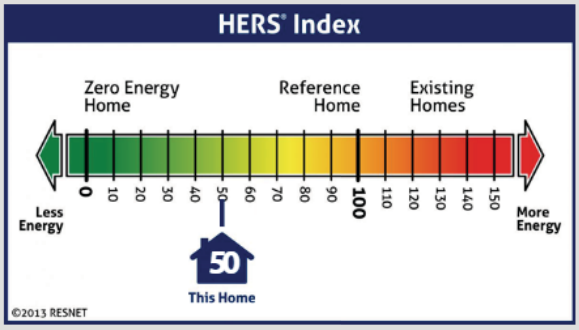
Rating Company: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Rating Provider: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Stacey Smith, Certified Energy Rater
Digitally signed: 10/8/24 at 1:45 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: KBS
Permit Date/Number:
Home/Unit Address: 21685 Romans Drive Unit 214, Ashburn, VA 20147
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-10-03
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 4.9 ACH50

Primary Insulation Levels:
Ceiling: R-13 Floor: R-10
Wall: R-24 Slab: N/A

Primary Window Efficiency:
U-Value: 0.3 SHGC: 0.28

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage: 7.8 CFM25 / 100 ft² (Post-Construction)
Duct Leakage to Outdoors: 2.9 CFM25 / 100 ft²

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 7.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 15.2 SEER2

Whole-House Ventilation Type (System Type):
Balanced

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:
Refrigerators: 0 Dishwashers: 0
Ceiling Fans: 0 Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.93 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

DOES NOT PASS

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

21685 Romans Drive Unit 214, Ashburn, VA 20147

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

KBS

ZERH PARTNER ID

3743

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-10-03

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.2.2.3496

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	50	N/A	53

Home Energy Rating Certificate

Final Report

Rating Date: 2024-10-03
Registry ID: 524627264
Ekotrope ID: dxmE6Zkv

HERS® Index Score:

52

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

$979

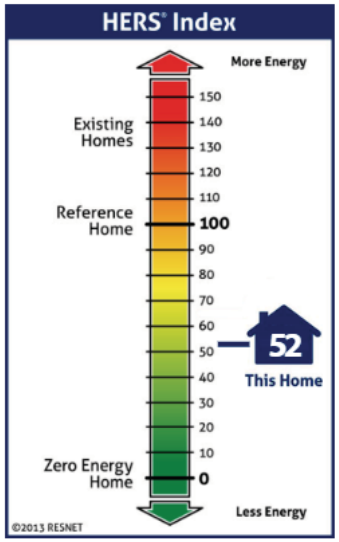
*Relative to an average U.S. home

Home:
21685 Romans Drive Unit 216
Ashburn, VA 20147

Builder:
KBS

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	4.2	$172
Cooling	1.1	$45
Hot Water	4.5	$183
Lights/Appliances	10.2	$417
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**20.1**	**$909**



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	Waxpool
Conditioned Floor Area:	717 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.92 UEF
House Tightness:	4.9 ACH50 (Adjusted Infiltration: 0.70 ACH50)
Ventilation:	46.4 CFM • 23 Watts • ERV
Duct Leakage to Outside:	2.9 CFM25 / 100 ft²
Above Grade Walls:	R-24
Ceiling:	Adiabatic, R 13
Window Type:	U-Value: 0.28, SHGC: 0.32
Foundation Walls:	N/A
Framed Floor:	R-10

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

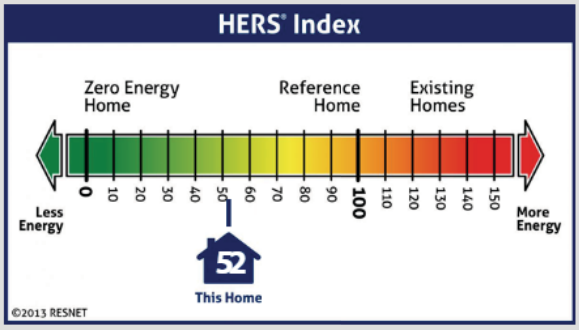
Rating Company: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Rating Provider: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Stacey Smith, Certified Energy Rater
Digitally signed: 10/8/24 at 1:45 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: KBS
Permit Date/Number:
Home/Unit Address: 21685 Romans Drive Unit 216, Ashburn, VA 20147
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-10-03
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 4.9 ACH50

Primary Insulation Levels:

Ceiling: R-13	Floor: R-10
Wall: R-24	Slab: N/A

Primary Window Efficiency:

U-Value: 0.28	SHGC: 0.32

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage:	**Duct Leakage to Outdoors:**
7.8 CFM25 / 100 ft² (Post-Construction)	**2.9 CFM25 / 100 ft²**

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 7.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 15 SEER2

Whole-House Ventilation Type (System Type):
Balanced

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:

Refrigerators: 0	Dishwashers: 0
Ceiling Fans: 0	Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.92 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

DOES NOT PASS

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

21685 Romans Drive Unit 216, Ashburn, VA 20147

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

KBS

ZERH PARTNER ID

3743

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-10-03

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.2.2.3496

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	52	N/A	57

Home Energy Rating Certificate

Final Report

Rating Date: 2024-10-03
Registry ID: 015126750
Ekotrope ID: LbpbWDyv

HERS® Index Score:

50

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

$1,588

*Relative to an average U.S. home

Home:
21685 Romans Drive Unit 218
Ashburn, VA 20147

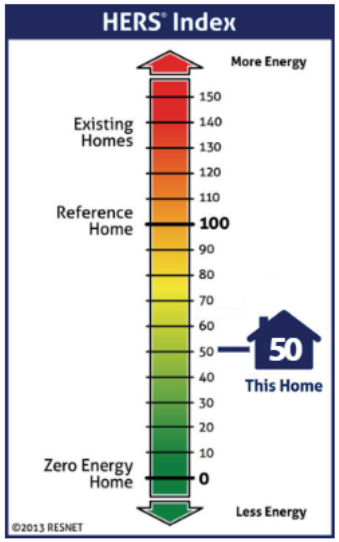
Builder:
KBS

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	8.8	$354
Cooling	2.0	$83
Hot Water	5.7	$232
Lights/Appliances	12.8	$518
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**29.4**	**$1,278**

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	N/A
Community:	Waxpool
Conditioned Floor Area:	1,069 ft²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.2 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 UEF
House Tightness:	4.9 ACH50 (Adjusted Infiltration: 1.41 ACH50)
Ventilation:	49.3 CFM • 23 Watts • ERV
Duct Leakage to Outside:	2.9 CFM25 / 100 ft²
Above Grade Walls:	R-24
Ceiling:	Adiabatic, R 13
Window Type:	U-Value: 0.3, SHGC: 0.28
Foundation Walls:	N/A
Framed Floor:	R-10

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

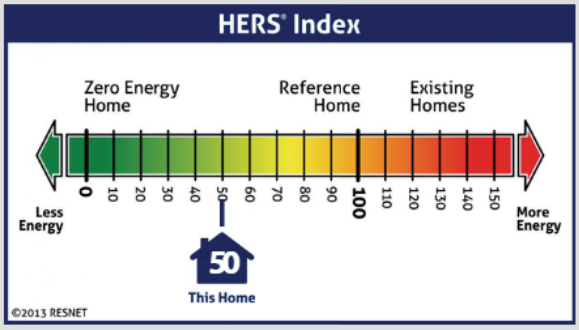
Rating Company: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Rating Provider: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Stacey Smith, Certified Energy Rater
Digitally signed: 10/8/24 at 1:41 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: KBS
Permit Date/Number:
Home/Unit Address: 21685 Romans Drive Unit 218, Ashburn, VA 20147
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-10-03
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 4.9 ACH50

Primary Insulation Levels:

Ceiling: R-13	Floor: R-10
Wall: R-24	Slab: N/A

Primary Window Efficiency:

U-Value: 0.3	SHGC: 0.28

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage:	**Duct Leakage to Outdoors:**
7.8 CFM25 / 100 ft² (Post-Construction)	**2.9 CFM25 / 100 ft²**

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 7.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 15.2 SEER2

Whole-House Ventilation Type (System Type):
Balanced

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:

Refrigerators: 0	Dishwashers: 0
Ceiling Fans: 0	Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.93 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

DOES NOT PASS

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

21685 Romans Drive Unit 218, Ashburn, VA 20147

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

KBS

ZERH PARTNER ID

3743

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-10-03

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.2.2.3496

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	50	N/A	53

Home Energy Rating Certificate

Final Report

Rating Date: 2024-10-03
Registry ID: 479395934
Ekotrope ID: dE1y765d

HERS® Index Score:

50

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

$1,588

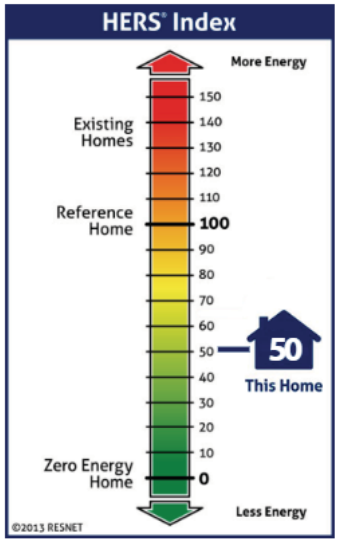
*Relative to an average U.S. home

Home:
21685 Romans Drive Unit 300
Ashburn, VA 20147

Builder:
KBS

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	8.8	$354
Cooling	2.0	$83
Hot Water	5.7	$232
Lights/Appliances	12.8	$518
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**29.4**	**$1,278**



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	N/A
Community:	Waxpool
Conditioned Floor Area:	1,069 ft²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.2 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 UEF
House Tightness:	4.9 ACH50 (Adjusted Infiltration: 1.41 ACH50)
Ventilation:	49.3 CFM • 23 Watts • ERV
Duct Leakage to Outside:	2.9 CFM25 / 100 ft²
Above Grade Walls:	R-24
Ceiling:	Adiabatic, R 13
Window Type:	U-Value: 0.3, SHGC: 0.28
Foundation Walls:	N/A
Framed Floor:	R-10

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

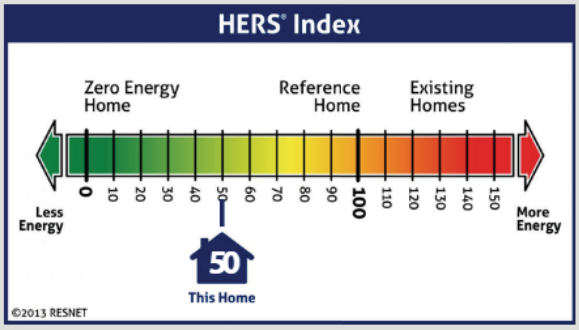
Rating Company: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Rating Provider: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Stacey Smith, Certified Energy Rater
Digitally signed: 10/8/24 at 1:41 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: KBS
Permit Date/Number:
Home/Unit Address: 21685 Romans Drive Unit 300, Ashburn, VA 20147
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-10-03
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 4.9 ACH50

Primary Insulation Levels:
Ceiling: R-13 Floor: R-10
Wall: R-24 Slab: N/A

Primary Window Efficiency:
U-Value: 0.3 SHGC: 0.28

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage: 7.8 CFM25 / 100 ft² (Post-Construction)
Duct Leakage to Outdoors: 2.9 CFM25 / 100 ft²

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 7.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 15.2 SEER2

Whole-House Ventilation Type (System Type):
Balanced

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:
Refrigerators: 0 Dishwashers: 0
Ceiling Fans: 0 Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.93 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

DOES NOT PASS

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

21685 Romans Drive Unit 300, Ashburn, VA 20147

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

KBS

ZERH PARTNER ID

3743

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-10-03

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.2.2.3496

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	50	N/A	53

Home Energy Rating Certificate

Final Report

Rating Date: 2024-10-03
Registry ID: 687149254
Ekotrope ID: LK57ogNv

HERS® Index Score:

52

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

$979

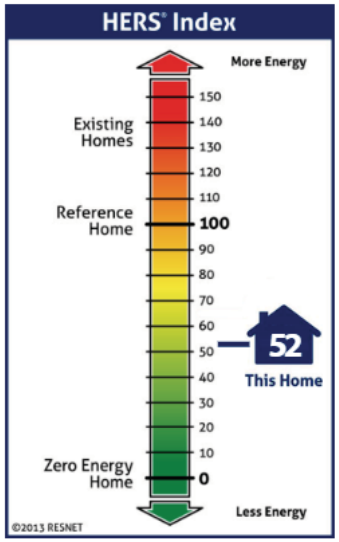
*Relative to an average U.S. home

Home:
21685 Romans Drive Unit 302
Ashburn, VA 20147

Builder:
KBS

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	4.2	$172
Cooling	1.1	$45
Hot Water	4.5	$183
Lights/Appliances	10.2	$417
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**20.1**	**$909**



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	Waxpool
Conditioned Floor Area:	717 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.92 UEF
House Tightness:	4.9 ACH50 (Adjusted Infiltration: 0.70 ACH50)
Ventilation:	46.4 CFM • 23 Watts • ERV
Duct Leakage to Outside:	2.9 CFM25 / 100 ft²
Above Grade Walls:	R-24
Ceiling:	Adiabatic, R 13
Window Type:	U-Value: 0.28, SHGC: 0.32
Foundation Walls:	N/A
Framed Floor:	R-10

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

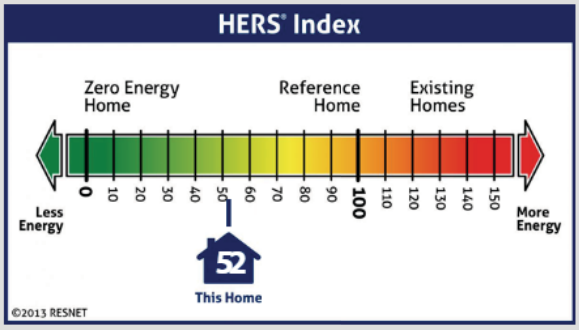
Rating Company: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Rating Provider: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Stacey Smith, Certified Energy Rater
Digitally signed: 10/8/24 at 1:41 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: KBS
Permit Date/Number:
Home/Unit Address: 21685 Romans Drive Unit 302, Ashburn, VA 20147
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-10-03
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 4.9 ACH50

Primary Insulation Levels:

Ceiling: R-13	Floor: R-10
Wall: R-24	Slab: N/A

Primary Window Efficiency:

U-Value: 0.28	SHGC: 0.32

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage:	**Duct Leakage to Outdoors:**
7.8 CFM25 / 100 ft² (Post-Construction)	**2.9 CFM25 / 100 ft²**

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 7.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 15 SEER2

Whole-House Ventilation Type (System Type):
Balanced

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:

Refrigerators: 0	Dishwashers: 0
Ceiling Fans: 0	Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.92 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

DOES NOT PASS

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

21685 Romans Drive Unit 302, Ashburn, VA 20147

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

KBS

ZERH PARTNER ID

3743

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-10-03

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.2.2.3496

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	52	N/A	57

Home Energy Rating Certificate

Final Report

Rating Date: 2024-10-03
Registry ID: 623372521
Ekotrope ID: LVp3kD3v

HERS® Index Score:

50

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

$1,588

*Relative to an average U.S. home

Home:
21685 Romans Drive Unit 304
Ashburn, VA 20147

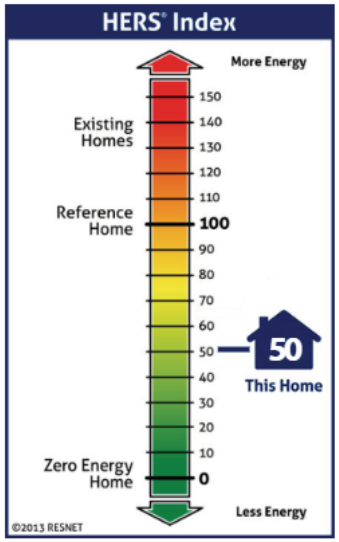
Builder:
KBS

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	8.8	$354
Cooling	2.0	$83
Hot Water	5.7	$232
Lights/Appliances	12.8	$518
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**29.4**	**$1,278**

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	N/A
Community:	Waxpool
Conditioned Floor Area:	1,069 ft²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.2 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 UEF
House Tightness:	4.9 ACH50 (Adjusted Infiltration: 1.41 ACH50)
Ventilation:	49.3 CFM • 23 Watts • ERV
Duct Leakage to Outside:	2.9 CFM25 / 100 ft²
Above Grade Walls:	R-24
Ceiling:	Adiabatic, R 13
Window Type:	U-Value: 0.3, SHGC: 0.28
Foundation Walls:	N/A
Framed Floor:	R-10

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

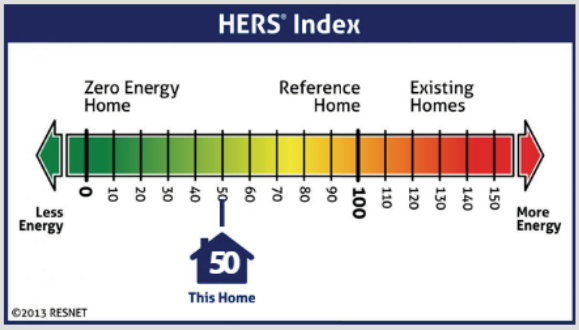
Rating Company: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Rating Provider: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Stacey Smith, Certified Energy Rater
Digitally signed: 10/8/24 at 1:41 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: KBS
Permit Date/Number:
Home/Unit Address: 21685 Romans Drive Unit 304, Ashburn, VA 20147
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-10-03
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 4.9 ACH50

Primary Insulation Levels:

Ceiling: R-13	Floor: R-10
Wall: R-24	Slab: N/A

Primary Window Efficiency:

U-Value: 0.3	SHGC: 0.28

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage:	**Duct Leakage to Outdoors:**
7.8 CFM25 / 100 ft² (Post-Construction)	**2.9 CFM25 / 100 ft²**

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 7.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 15.2 SEER2

Whole-House Ventilation Type (System Type):
Balanced

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:

Refrigerators: 0	Dishwashers: 0
Ceiling Fans: 0	Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.93 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

DOES NOT PASS

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

21685 Romans Drive Unit 304, Ashburn, VA 20147

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

KBS

ZERH PARTNER ID

3743

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-10-03

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.2.2.3496

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	50	N/A	53

Home Energy Rating Certificate

Final Report

Rating Date: 2024-10-03
Registry ID: 687826199
Ekotrope ID: LA54AJ6L

HERS® Index Score:

48

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

$1,413

*Relative to an average U.S. home

Home:
21685 Romans Drive Unit 306
Ashburn, VA 20147

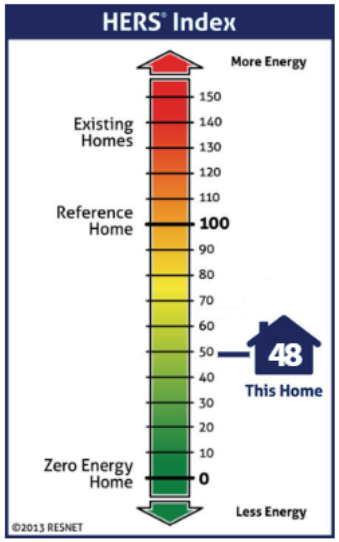
Builder:
KBS

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	5.1	$206
Cooling	1.5	$62
Hot Water	6.1	$247
Lights/Appliances	12.4	$505
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**25.1**	**$1,111**

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	Waxpool
Conditioned Floor Area:	983 ft²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.2 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 UEF
House Tightness:	4.9 ACH50 (Adjusted Infiltration: 0.57 ACH50)
Ventilation:	49.3 CFM • 23 Watts • ERV
Duct Leakage to Outside:	2.9 CFM25 / 100 ft²
Above Grade Walls:	R-24
Ceiling:	Adiabatic, R 13
Window Type:	U-Value: 0.3, SHGC: 0.28
Foundation Walls:	N/A
Framed Floor:	R-10

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

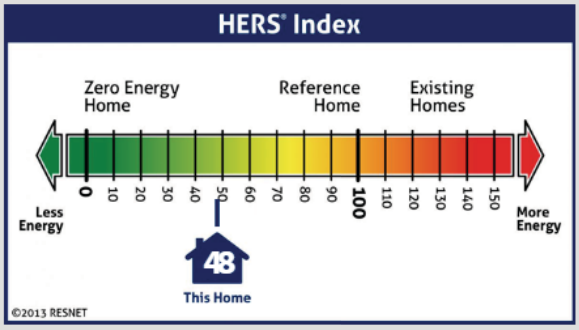
Rating Company: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Rating Provider: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Stacey Smith, Certified Energy Rater
Digitally signed: 10/8/24 at 1:41 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: KBS
Permit Date/Number:
Home/Unit Address: 21685 Romans Drive Unit 306, Ashburn, VA 20147
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-10-03
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 4.9 ACH50

Primary Insulation Levels:

Ceiling: R-13	Floor: R-10
Wall: R-24	Slab: N/A

Primary Window Efficiency:

U-Value: 0.3	SHGC: 0.28

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage:	**Duct Leakage to Outdoors:**
7.8 CFM25 / 100 ft² (Post-Construction)	**2.9 CFM25 / 100 ft²**

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 7.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 15.2 SEER2

Whole-House Ventilation Type (System Type):
Balanced

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:

Refrigerators: 0	Dishwashers: 0
Ceiling Fans: 0	Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.93 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

DOES NOT PASS

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

21685 Romans Drive Unit 306, Ashburn, VA 20147

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

KBS

ZERH PARTNER ID

3743

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-10-03

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.2.2.3496

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	48	N/A	54

Home Energy Rating Certificate

Final Report

Rating Date: 2024-10-03
Registry ID: 730352403
Ekotrope ID: vwYE3xGL

HERS® Index Score:

48

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

$1,181

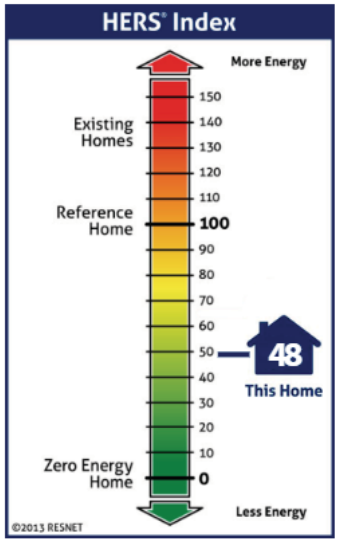
*Relative to an average U.S. home

Home:
21685 Romans Drive Unit 307
Ashburn, VA 20147

Builder:
KBS

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	4.4	$178
Cooling	1.2	$50
Hot Water	4.4	$181
Lights/Appliances	10.9	$442
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**20.9**	**$942**



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	Waxpool
Conditioned Floor Area:	827 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.92 UEF
House Tightness:	4.9 ACH50 (Adjusted Infiltration: 0.46 ACH50)
Ventilation:	46.4 CFM • 23 Watts • ERV
Duct Leakage to Outside:	2.9 CFM25 / 100 ft²
Above Grade Walls:	R-24
Ceiling:	Adiabatic, R 13
Window Type:	U-Value: 0.28, SHGC: 0.32
Foundation Walls:	N/A
Framed Floor:	R-10

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

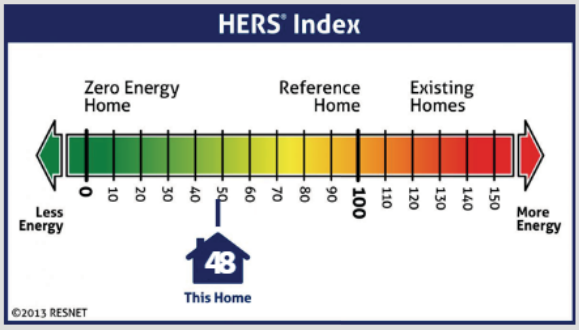
Rating Company: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Rating Provider: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Stacey Smith, Certified Energy Rater
Digitally signed: 10/8/24 at 1:41 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: KBS
Permit Date/Number:
Home/Unit Address: 21685 Romans Drive Unit 307, Ashburn, VA 20147
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-10-03
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 4.9 ACH50

Primary Insulation Levels:

Ceiling: R-13	Floor: R-10
Wall: R-24	Slab: N/A

Primary Window Efficiency:

U-Value: 0.28	SHGC: 0.32

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage:	**Duct Leakage to Outdoors:**
7.8 CFM25 / 100 ft² (Post-Construction)	**2.9 CFM25 / 100 ft²**

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 7.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 15 SEER2

Whole-House Ventilation Type (System Type):
Balanced

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:

Refrigerators: 0	Dishwashers: 0
Ceiling Fans: 0	Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.92 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

DOES NOT PASS

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

21685 Romans Drive Unit 307, Ashburn, VA 20147

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

KBS

ZERH PARTNER ID

3743

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-10-03

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.2.2.3496

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	48	N/A	55

Home Energy Rating Certificate

Final Report

Rating Date: 2024-10-03
Registry ID: 537652447
Ekotrope ID: dmaEpWnd

HERS® Index Score:

52

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

$979

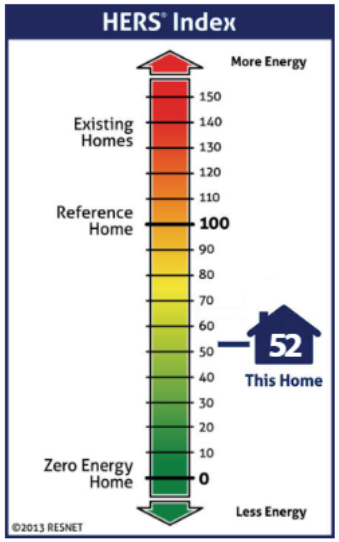
*Relative to an average U.S. home

Home:
21685 Romans Drive Unit 308
Ashburn, VA 20147

Builder:
KBS

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	4.2	$172
Cooling	1.1	$45
Hot Water	4.5	$183
Lights/Appliances	10.2	$417
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**20.1**	**$909**



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	Waxpool
Conditioned Floor Area:	717 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.92 UEF
House Tightness:	4.9 ACH50 (Adjusted Infiltration: 0.70 ACH50)
Ventilation:	46.4 CFM • 23 Watts • ERV
Duct Leakage to Outside:	2.9 CFM25 / 100 ft²
Above Grade Walls:	R-24
Ceiling:	Adiabatic, R 13
Window Type:	U-Value: 0.28, SHGC: 0.32
Foundation Walls:	N/A
Framed Floor:	R-10

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

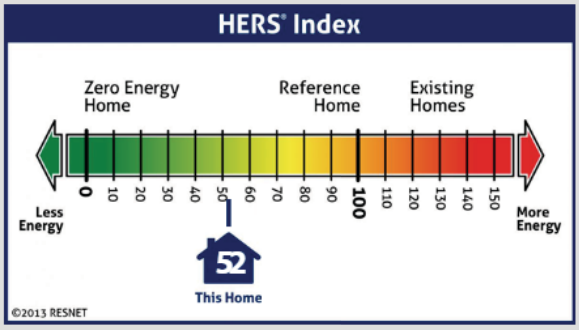
Rating Company: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Rating Provider: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Stacey Smith, Certified Energy Rater
Digitally signed: 10/8/24 at 1:41 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: KBS
Permit Date/Number:
Home/Unit Address: 21685 Romans Drive Unit 308, Ashburn, VA 20147
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-10-03
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 4.9 ACH50

Primary Insulation Levels:

Ceiling: R-13	Floor: R-10
Wall: R-24	Slab: N/A

Primary Window Efficiency:

U-Value: 0.28	SHGC: 0.32

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage:	**Duct Leakage to Outdoors:**
7.8 CFM25 / 100 ft² (Post-Construction)	**2.9 CFM25 / 100 ft²**

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 7.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 15 SEER2

Whole-House Ventilation Type (System Type):
Balanced

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:

Refrigerators: 0	Dishwashers: 0
Ceiling Fans: 0	Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.92 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

DOES NOT PASS

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

21685 Romans Drive Unit 308, Ashburn, VA 20147

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

KBS

ZERH PARTNER ID

3743

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-10-03

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.2.2.3496

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	52	N/A	57

Home Energy Rating Certificate

Final Report

Rating Date: 2024-10-03
Registry ID: 369430159
Ekotrope ID: LXEPnD5d

HERS® Index Score:

52

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

$979

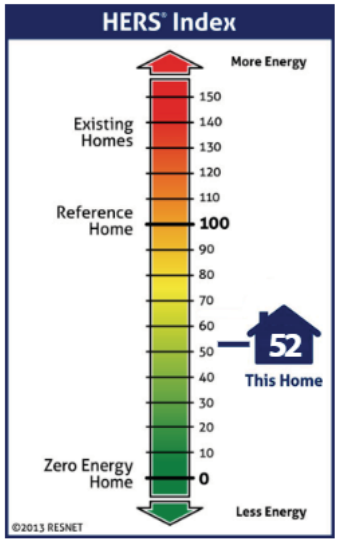
*Relative to an average U.S. home

Home:
21685 Romans Drive Unit 309
Ashburn, VA 20147

Builder:
KBS

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	4.2	$172
Cooling	1.1	$45
Hot Water	4.5	$183
Lights/Appliances	10.2	$417
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**20.1**	**$909**



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	Waxpool
Conditioned Floor Area:	717 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.92 UEF
House Tightness:	4.9 ACH50 (Adjusted Infiltration: 0.70 ACH50)
Ventilation:	46.4 CFM • 23 Watts • ERV
Duct Leakage to Outside:	2.9 CFM25 / 100 ft²
Above Grade Walls:	R-24
Ceiling:	Adiabatic, R 13
Window Type:	U-Value: 0.28, SHGC: 0.32
Foundation Walls:	N/A
Framed Floor:	R-10

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

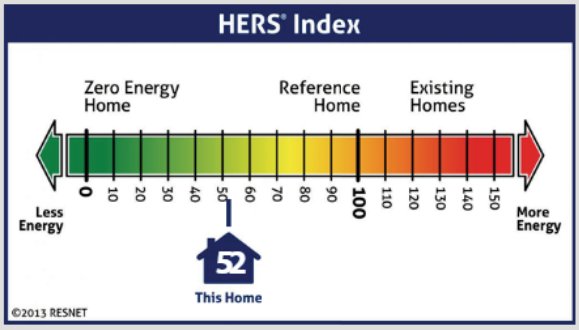
Rating Company: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Rating Provider: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Stacey Smith, Certified Energy Rater
Digitally signed: 10/8/24 at 1:45 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: KBS
Permit Date/Number:
Home/Unit Address: 21685 Romans Drive Unit 309, Ashburn, VA 20147
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-10-03
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 4.9 ACH50

Primary Insulation Levels:

Ceiling: R-13	Floor: R-10
Wall: R-24	Slab: N/A

Primary Window Efficiency:

U-Value: 0.28	SHGC: 0.32

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage:	**Duct Leakage to Outdoors:**
7.8 CFM25 / 100 ft² (Post-Construction)	**2.9 CFM25 / 100 ft²**

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 7.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 15 SEER2

Whole-House Ventilation Type (System Type):
Balanced

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:

Refrigerators: 0	Dishwashers: 0
Ceiling Fans: 0	Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.92 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

DOES NOT PASS

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

21685 Romans Drive Unit 309, Ashburn, VA 20147

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

KBS

ZERH PARTNER ID

3743

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-10-03

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.2.2.3496

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	52	N/A	57

Home Energy Rating Certificate

Final Report

Rating Date: 2024-10-03
Registry ID: 331571311
Ekotrope ID: 25Yx1R52

HERS® Index Score:

48

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

$1,413

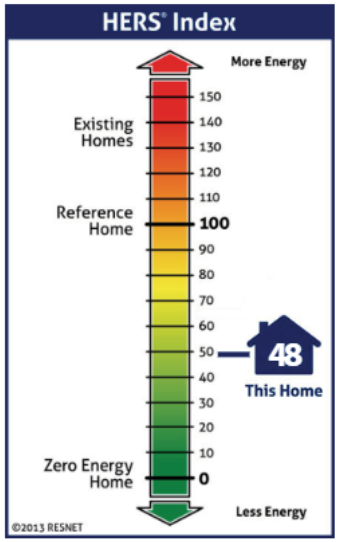
*Relative to an average U.S. home

Home:
21685 Romans Drive Unit 310
Ashburn, VA 20147

Builder:
KBS

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	5.1	$206
Cooling	1.5	$62
Hot Water	6.1	$247
Lights/Appliances	12.4	$505
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**25.1**	**$1,111**



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	Waxpool
Conditioned Floor Area:	983 ft²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.2 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 UEF
House Tightness:	4.9 ACH50 (Adjusted Infiltration: 0.57 ACH50)
Ventilation:	49.3 CFM • 23 Watts • ERV
Duct Leakage to Outside:	2.9 CFM25 / 100 ft²
Above Grade Walls:	R-24
Ceiling:	Adiabatic, R 13
Window Type:	U-Value: 0.3, SHGC: 0.28
Foundation Walls:	N/A
Framed Floor:	R-10

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

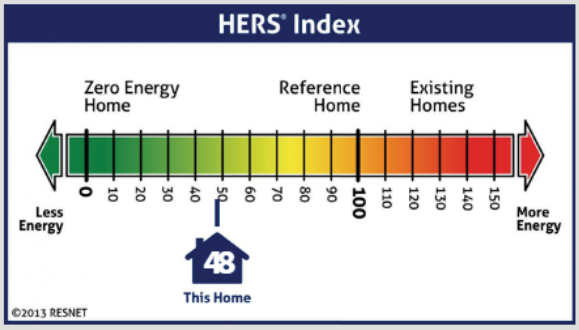
Rating Company: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Rating Provider: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Stacey Smith, Certified Energy Rater
Digitally signed: 10/8/24 at 1:41 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: KBS
Permit Date/Number:
Home/Unit Address: 21685 Romans Drive Unit 310, Ashburn, VA 20147
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-10-03
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 4.9 ACH50

Primary Insulation Levels:

Ceiling: R-13	Floor: R-10
Wall: R-24	Slab: N/A

Primary Window Efficiency:

U-Value: 0.3	SHGC: 0.28

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage:	**Duct Leakage to Outdoors:**
7.8 CFM25 / 100 ft² (Post-Construction)	**2.9 CFM25 / 100 ft²**

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 7.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 15.2 SEER2

Whole-House Ventilation Type (System Type):
Balanced

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:

Refrigerators: 0	Dishwashers: 0
Ceiling Fans: 0	Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.93 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

DOES NOT PASS

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

21685 Romans Drive Unit 310, Ashburn, VA 20147

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

KBS

ZERH PARTNER ID

3743

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-10-03

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.2.2.3496

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	48	N/A	54

Home Energy Rating Certificate

Final Report

Rating Date: 2024-10-03
Registry ID: 856927673
Ekotrope ID: dNBXGzwd

HERS® Index Score:

52

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

$979

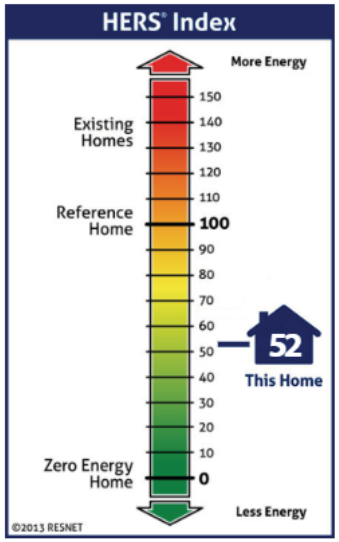
*Relative to an average U.S. home

Home:
21685 Romans Drive Unit 311
Ashburn, VA 20147

Builder:
KBS

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	4.2	$172
Cooling	1.1	$45
Hot Water	4.5	$183
Lights/Appliances	10.2	$417
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**20.1**	**$909**



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	Waxpool
Conditioned Floor Area:	717 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.92 UEF
House Tightness:	4.9 ACH50 (Adjusted Infiltration: 0.70 ACH50)
Ventilation:	46.4 CFM • 23 Watts • ERV
Duct Leakage to Outside:	2.9 CFM25 / 100 ft²
Above Grade Walls:	R-24
Ceiling:	Adiabatic, R 13
Window Type:	U-Value: 0.28, SHGC: 0.32
Foundation Walls:	N/A
Framed Floor:	R-10

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

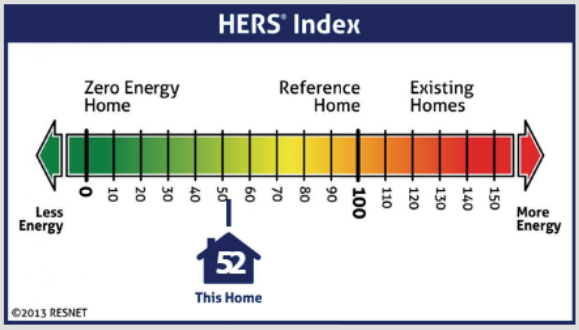
Rating Company: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Rating Provider: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Stacey Smith, Certified Energy Rater
Digitally signed: 10/8/24 at 1:45 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: KBS
Permit Date/Number:
Home/Unit Address: 21685 Romans Drive Unit 311, Ashburn, VA 20147
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-10-03
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 4.9 ACH50

Primary Insulation Levels:

Ceiling: R-13	Floor: R-10
Wall: R-24	Slab: N/A

Primary Window Efficiency:

U-Value: 0.28	SHGC: 0.32

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage:	**Duct Leakage to Outdoors:**
7.8 CFM25 / 100 ft² (Post-Construction)	**2.9 CFM25 / 100 ft²**

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 7.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 15 SEER2

Whole-House Ventilation Type (System Type):
Balanced

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:

Refrigerators: 0	Dishwashers: 0
Ceiling Fans: 0	Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.92 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

DOES NOT PASS

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

21685 Romans Drive Unit 311, Ashburn, VA 20147

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

KBS

ZERH PARTNER ID

3743

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-10-03

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.2.2.3496

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	52	N/A	57

Home Energy Rating Certificate

Final Report

Rating Date: 2024-10-03
Registry ID: 852692028
Ekotrope ID: 2RMjPDDv

HERS® Index Score:

48

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

$1,413

*Relative to an average U.S. home

Home:
21685 Romans Drive Unit 312
Ashburn, VA 20147

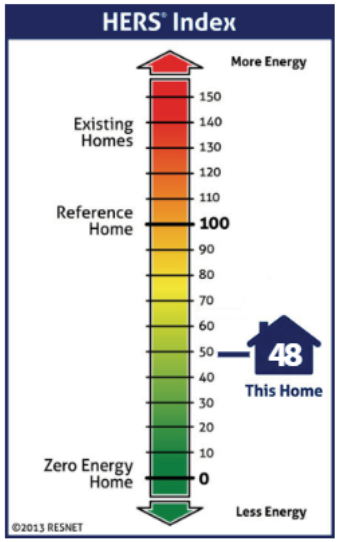
Builder:
KBS

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	5.1	$206
Cooling	1.5	$62
Hot Water	6.1	$247
Lights/Appliances	12.4	$505
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**25.1**	**$1,111**

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	Waxpool
Conditioned Floor Area:	983 ft²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.2 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 UEF
House Tightness:	4.9 ACH50 (Adjusted Infiltration: 0.57 ACH50)
Ventilation:	49.3 CFM • 23 Watts • ERV
Duct Leakage to Outside:	2.9 CFM25 / 100 ft²
Above Grade Walls:	R-24
Ceiling:	Adiabatic, R 13
Window Type:	U-Value: 0.3, SHGC: 0.28
Foundation Walls:	N/A
Framed Floor:	R-10

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

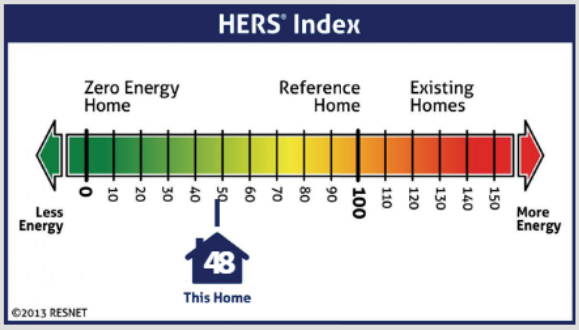
Rating Company: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Rating Provider: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Stacey Smith, Certified Energy Rater
Digitally signed: 10/8/24 at 1:41 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: KBS
Permit Date/Number:
Home/Unit Address: 21685 Romans Drive Unit 312, Ashburn, VA 20147
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-10-03
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 4.9 ACH50

Primary Insulation Levels:
Ceiling: R-13 Floor: R-10
Wall: R-24 Slab: N/A

Primary Window Efficiency:
U-Value: 0.3 SHGC: 0.28

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage: 7.8 CFM25 / 100 ft² (Post-Construction)
Duct Leakage to Outdoors: 2.9 CFM25 / 100 ft²

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 7.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 15.2 SEER2

Whole-House Ventilation Type (System Type):
Balanced

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:
Refrigerators: 0 Dishwashers: 0
Ceiling Fans: 0 Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.93 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

DOES NOT PASS

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

21685 Romans Drive Unit 312, Ashburn, VA 20147

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

KBS

ZERH PARTNER ID

3743

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-10-03

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.2.2.3496

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	48	N/A	54

Home Energy Rating Certificate

Final Report

Rating Date: 2024-10-03
Registry ID: 617911257
Ekotrope ID: vpOEA5Kd

HERS® Index Score:

48

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

$1,181

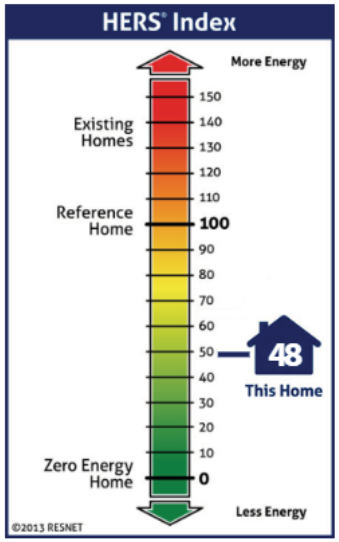
*Relative to an average U.S. home

Home:
21685 Romans Drive Unit 313
Ashburn, VA 20147

Builder:
KBS

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	4.4	$178
Cooling	1.2	$50
Hot Water	4.4	$181
Lights/Appliances	10.9	$442
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**20.9**	**$942**



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	Waxpool
Conditioned Floor Area:	827 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.92 UEF
House Tightness:	4.9 ACH50 (Adjusted Infiltration: 0.46 ACH50)
Ventilation:	46.4 CFM • 23 Watts • ERV
Duct Leakage to Outside:	2.9 CFM25 / 100 ft²
Above Grade Walls:	R-24
Ceiling:	Adiabatic, R 13
Window Type:	U-Value: 0.28, SHGC: 0.32
Foundation Walls:	N/A
Framed Floor:	R-10

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

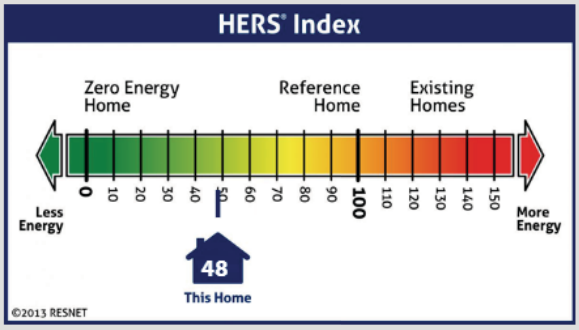
Rating Company: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Rating Provider: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Stacey Smith, Certified Energy Rater
Digitally signed: 10/8/24 at 1:45 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: KBS
Permit Date/Number:
Home/Unit Address: 21685 Romans Drive Unit 313, Ashburn, VA 20147
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-10-03
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 4.9 ACH50

Primary Insulation Levels:
Ceiling: R-13 Floor: R-10
Wall: R-24 Slab: N/A

Primary Window Efficiency:
U-Value: 0.28 SHGC: 0.32

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage: 7.8 CFM25 / 100 ft² (Post-Construction)
Duct Leakage to Outdoors: 2.9 CFM25 / 100 ft²

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 7.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 15 SEER2

Whole-House Ventilation Type (System Type):
Balanced

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:
Refrigerators: 0 Dishwashers: 0
Ceiling Fans: 0 Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.92 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

DOES NOT PASS

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

21685 Romans Drive Unit 313, Ashburn, VA 20147

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

KBS

ZERH PARTNER ID

3743

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-10-03

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.2.2.3496

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	48	N/A	55

Home Energy Rating Certificate

Final Report

Rating Date: 2024-10-03
Registry ID: 924271452
Ekotrope ID: Le6EOAKd

HERS® Index Score:

50

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

$1,588

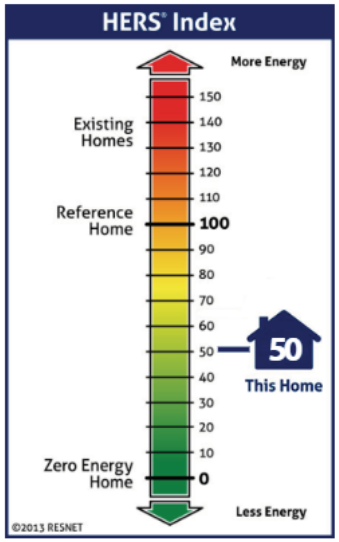
*Relative to an average U.S. home

Home:
21685 Romans Drive Unit 314
Ashburn, VA 20147

Builder:
KBS

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	8.8	$354
Cooling	2.0	$83
Hot Water	5.7	$232
Lights/Appliances	12.8	$518
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**29.4**	**$1,278**



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	N/A
Community:	Waxpool
Conditioned Floor Area:	1,069 ft²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.2 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 UEF
House Tightness:	4.9 ACH50 (Adjusted Infiltration: 1.41 ACH50)
Ventilation:	49.3 CFM • 23 Watts • ERV
Duct Leakage to Outside:	2.9 CFM25 / 100 ft²
Above Grade Walls:	R-24
Ceiling:	Adiabatic, R 13
Window Type:	U-Value: 0.3, SHGC: 0.28
Foundation Walls:	N/A
Framed Floor:	R-10

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

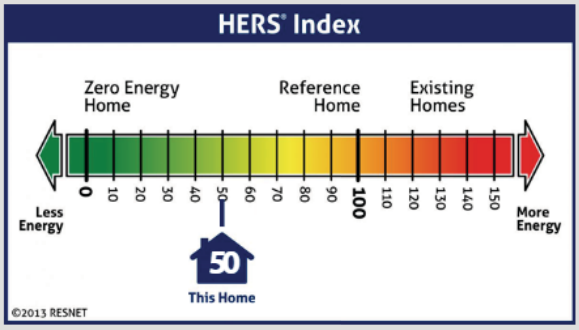
Rating Company: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Rating Provider: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Stacey Smith, Certified Energy Rater
Digitally signed: 10/8/24 at 1:41 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: KBS
Permit Date/Number:
Home/Unit Address: 21685 Romans Drive Unit 314, Ashburn, VA 20147
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-10-03
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 4.9 ACH50

Primary Insulation Levels:

Ceiling: R-13	Floor: R-10
Wall: R-24	Slab: N/A

Primary Window Efficiency:

U-Value: 0.3	SHGC: 0.28

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage:	**Duct Leakage to Outdoors:**
7.8 CFM25 / 100 ft² (Post-Construction)	**2.9 CFM25 / 100 ft²**

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 7.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 15.2 SEER2

Whole-House Ventilation Type (System Type):
Balanced

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:

Refrigerators: 0	Dishwashers: 0
Ceiling Fans: 0	Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.93 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

DOES NOT PASS

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

21685 Romans Drive Unit 314, Ashburn, VA 20147

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

KBS

ZERH PARTNER ID

3743

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-10-03

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.2.2.3496

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	50	N/A	53

Home Energy Rating Certificate

Final Report

Rating Date: 2024-10-03
Registry ID: 944682243
Ekotrope ID: dq3EZe62

HERS® Index Score:

52

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

$979

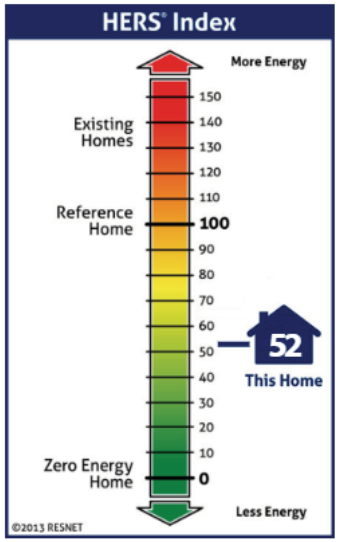
*Relative to an average U.S. home

Home:
21685 Romans Drive Unit 316
Ashburn, VA 20147

Builder:
KBS

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	4.2	$172
Cooling	1.1	$45
Hot Water	4.5	$183
Lights/Appliances	10.2	$417
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**20.1**	**$909**



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	Waxpool
Conditioned Floor Area:	717 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.92 UEF
House Tightness:	4.9 ACH50 (Adjusted Infiltration: 0.70 ACH50)
Ventilation:	46.4 CFM • 23 Watts • ERV
Duct Leakage to Outside:	2.9 CFM25 / 100 ft²
Above Grade Walls:	R-24
Ceiling:	Adiabatic, R 13
Window Type:	U-Value: 0.28, SHGC: 0.32
Foundation Walls:	N/A
Framed Floor:	R-10

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

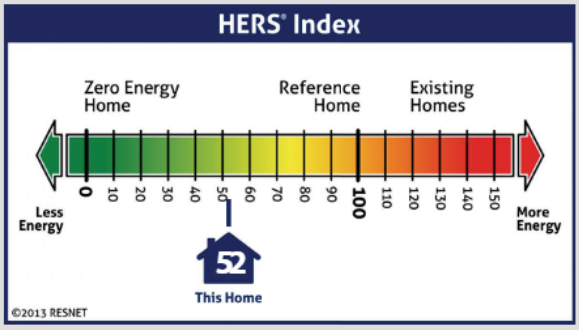
Rating Company: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Rating Provider: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Stacey Smith, Certified Energy Rater
Digitally signed: 10/8/24 at 1:41 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: KBS
Permit Date/Number:
Home/Unit Address: 21685 Romans Drive Unit 316, Ashburn, VA 20147
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-10-03
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 4.9 ACH50

Primary Insulation Levels:

Ceiling: R-13	Floor: R-10
Wall: R-24	Slab: N/A

Primary Window Efficiency:

U-Value: 0.28	SHGC: 0.32

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage:	**Duct Leakage to Outdoors:**
7.8 CFM25 / 100 ft² (Post-Construction)	**2.9 CFM25 / 100 ft²**

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 7.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 15 SEER2

Whole-House Ventilation Type (System Type):
Balanced

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:

Refrigerators: 0	Dishwashers: 0
Ceiling Fans: 0	Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.92 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

DOES NOT PASS

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

21685 Romans Drive Unit 316, Ashburn, VA 20147

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

KBS

ZERH PARTNER ID

3743

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-10-03

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.2.2.3496

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	52	N/A	57

Home Energy Rating Certificate

Final Report

Rating Date: 2024-10-03
Registry ID: 219001354
Ekotrope ID: L7aoDe1v

HERS® Index Score:

50

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

$1,588

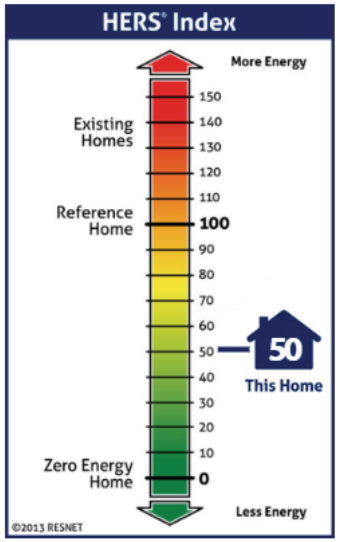
*Relative to an average U.S. home

Home:
21685 Romans Drive Unit 318
Ashburn, VA 20147

Builder:
KBS

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	8.8	$354
Cooling	2.0	$83
Hot Water	5.7	$232
Lights/Appliances	12.8	$518
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**29.4**	**$1,278**



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	N/A
Community:	Waxpool
Conditioned Floor Area:	1,069 ft²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.2 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 UEF
House Tightness:	4.9 ACH50 (Adjusted Infiltration: 1.41 ACH50)
Ventilation:	49.3 CFM • 23 Watts • ERV
Duct Leakage to Outside:	2.9 CFM25 / 100 ft²
Above Grade Walls:	R-24
Ceiling:	Adiabatic, R 13
Window Type:	U-Value: 0.3, SHGC: 0.28
Foundation Walls:	N/A
Framed Floor:	R-10

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

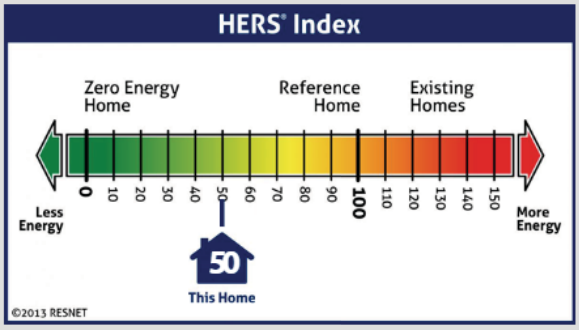
Rating Company: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Rating Provider: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Stacey Smith, Certified Energy Rater
Digitally signed: 10/8/24 at 1:41 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: KBS
Permit Date/Number:
Home/Unit Address: 21685 Romans Drive Unit 318, Ashburn, VA 20147
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-10-03
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 4.9 ACH50

Primary Insulation Levels:
Ceiling: R-13 Floor: R-10
Wall: R-24 Slab: N/A

Primary Window Efficiency:
U-Value: 0.3 SHGC: 0.28

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage: 7.8 CFM25 / 100 ft² (Post-Construction)
Duct Leakage to Outdoors: 2.9 CFM25 / 100 ft²

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 7.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 15.2 SEER2

Whole-House Ventilation Type (System Type):
Balanced

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:
Refrigerators: 0 Dishwashers: 0
Ceiling Fans: 0 Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.93 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

DOES NOT PASS

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

21685 Romans Drive Unit 318, Ashburn, VA 20147

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

KBS

ZERH PARTNER ID

3743

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-10-03

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.2.2.3496

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	50	N/A	53

Home Energy Rating Certificate

Final Report

Rating Date: 2024-10-03
Registry ID: 344247158
Ekotrope ID: LZg0zKnd

HERS® Index Score:

50

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

$1,588

*Relative to an average U.S. home

Home:
21685 Romans Drive Unit 400
Ashburn, VA 20147

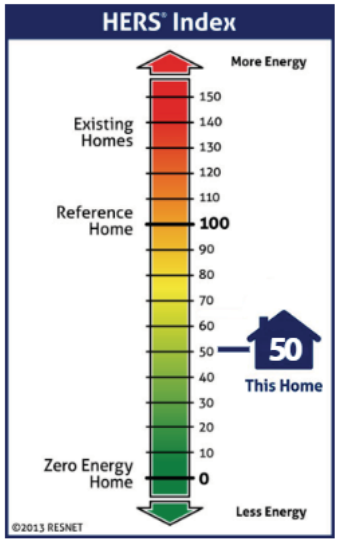
Builder:
KBS

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	8.8	$354
Cooling	2.0	$83
Hot Water	5.7	$232
Lights/Appliances	12.8	$518
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**29.4**	**$1,278**

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	N/A
Community:	Waxpool
Conditioned Floor Area:	1,069 ft²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.2 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 UEF
House Tightness:	4.9 ACH50 (Adjusted Infiltration: 1.41 ACH50)
Ventilation:	49.3 CFM • 23 Watts • ERV
Duct Leakage to Outside:	2.9 CFM25 / 100 ft²
Above Grade Walls:	R-24
Ceiling:	Adiabatic, R 13
Window Type:	U-Value: 0.3, SHGC: 0.28
Foundation Walls:	N/A
Framed Floor:	R-10

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

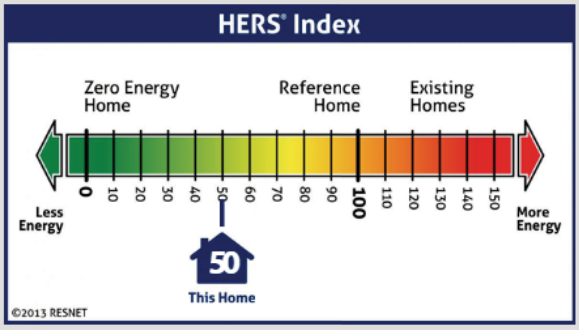
Rating Company: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Rating Provider: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Stacey Smith, Certified Energy Rater
Digitally signed: 10/8/24 at 1:45 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: KBS
Permit Date/Number:
Home/Unit Address: 21685 Romans Drive Unit 400, Ashburn, VA 20147
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-10-03
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 4.9 ACH50

Primary Insulation Levels:
Ceiling: R-13 Floor: R-10
Wall: R-24 Slab: N/A

Primary Window Efficiency:
U-Value: 0.3 SHGC: 0.28

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage: 7.8 CFM25 / 100 ft² (Post-Construction)
Duct Leakage to Outdoors: 2.9 CFM25 / 100 ft²

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 7.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 15.2 SEER2

Whole-House Ventilation Type (System Type):
Balanced

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:
Refrigerators: 0 Dishwashers: 0
Ceiling Fans: 0 Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.93 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

DOES NOT PASS

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

21685 Romans Drive Unit 400, Ashburn, VA 20147

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

KBS

ZERH PARTNER ID

3743

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-10-03

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.2.2.3496

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	50	N/A	53

Home Energy Rating Certificate

Final Report

Rating Date: 2024-10-03
Registry ID: 350067903
Ekotrope ID: vobWXRXd

HERS® Index Score:

52

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

$979

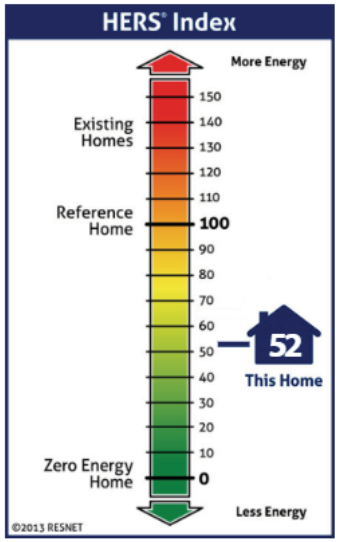
*Relative to an average U.S. home

Home:
21685 Romans Drive Unit 402
Ashburn, VA 20147

Builder:
KBS

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	4.2	$172
Cooling	1.1	$45
Hot Water	4.5	$183
Lights/Appliances	10.2	$417
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**20.1**	**$909**



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	Waxpool
Conditioned Floor Area:	717 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.92 UEF
House Tightness:	4.9 ACH50 (Adjusted Infiltration: 0.70 ACH50)
Ventilation:	46.4 CFM • 23 Watts • ERV
Duct Leakage to Outside:	2.9 CFM25 / 100 ft²
Above Grade Walls:	R-24
Ceiling:	Adiabatic, R 13
Window Type:	U-Value: 0.28, SHGC: 0.32
Foundation Walls:	N/A
Framed Floor:	R-10

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

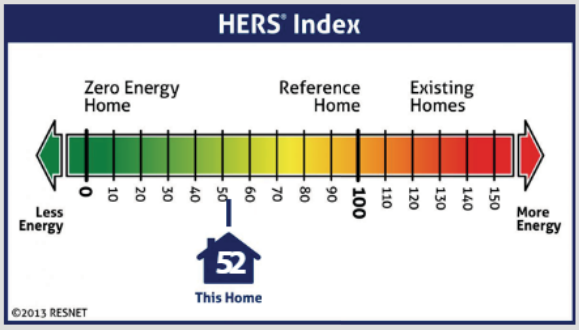
Rating Company: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Rating Provider: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Stacey Smith, Certified Energy Rater
Digitally signed: 10/8/24 at 1:45 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: KBS
Permit Date/Number:
Home/Unit Address: 21685 Romans Drive Unit 402, Ashburn, VA 20147
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-10-03
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 4.9 ACH50

Primary Insulation Levels:

Ceiling: R-13	Floor: R-10
Wall: R-24	Slab: N/A

Primary Window Efficiency:

U-Value: 0.28	SHGC: 0.32

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage:	**Duct Leakage to Outdoors:**
7.8 CFM25 / 100 ft² (Post-Construction)	**2.9 CFM25 / 100 ft²**

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 7.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 15 SEER2

Whole-House Ventilation Type (System Type):
Balanced

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:

Refrigerators: 0	Dishwashers: 0
Ceiling Fans: 0	Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.92 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

DOES NOT PASS

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

21685 Romans Drive Unit 402, Ashburn, VA 20147

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

KBS

ZERH PARTNER ID

3743

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-10-03

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.2.2.3496

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	52	N/A	57

Home Energy Rating Certificate

Final Report

Rating Date: 2024-10-03
Registry ID: 343764273
Ekotrope ID: dmaEpWXd

HERS® Index Score:

50

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

$1,588

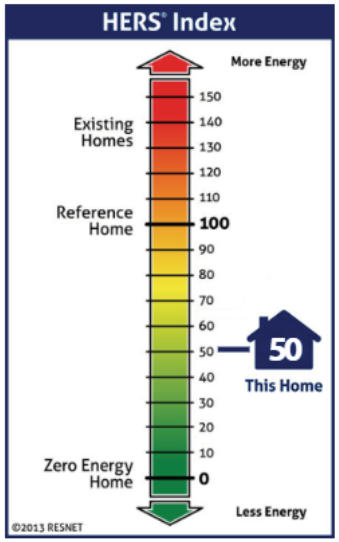
*Relative to an average U.S. home

Home:
21685 Romans Drive Unit 404
Ashburn, VA 20147

Builder:
KBS

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	8.8	$354
Cooling	2.0	$83
Hot Water	5.7	$232
Lights/Appliances	12.8	$518
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**29.4**	**$1,278**



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	N/A
Community:	Waxpool
Conditioned Floor Area:	1,069 ft²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.2 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 UEF
House Tightness:	4.9 ACH50 (Adjusted Infiltration: 1.41 ACH50)
Ventilation:	49.3 CFM • 23 Watts • ERV
Duct Leakage to Outside:	2.9 CFM25 / 100 ft²
Above Grade Walls:	R-24
Ceiling:	Adiabatic, R 13
Window Type:	U-Value: 0.3, SHGC: 0.28
Foundation Walls:	N/A
Framed Floor:	R-10

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

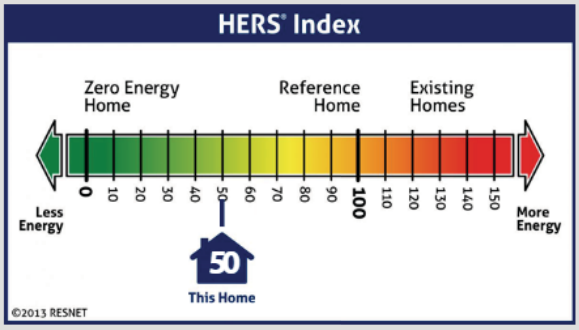
Rating Company: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Rating Provider: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Stacey Smith, Certified Energy Rater
Digitally signed: 10/8/24 at 1:45 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: KBS
Permit Date/Number:
Home/Unit Address: 21685 Romans Drive Unit 404, Ashburn, VA 20147
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-10-03
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 4.9 ACH50

Primary Insulation Levels:
Ceiling: R-13 Floor: R-10
Wall: R-24 Slab: N/A

Primary Window Efficiency:
U-Value: 0.3 SHGC: 0.28

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage: 7.8 CFM25 / 100 ft² (Post-Construction)
Duct Leakage to Outdoors: 2.9 CFM25 / 100 ft²

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 7.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 15.2 SEER2

Whole-House Ventilation Type (System Type):
Balanced

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:
Refrigerators: 0 Dishwashers: 0
Ceiling Fans: 0 Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.93 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

DOES NOT PASS

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

21685 Romans Drive Unit 404, Ashburn, VA 20147

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

KBS

ZERH PARTNER ID

3743

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-10-03

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.2.2.3496

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	50	N/A	53

Home Energy Rating Certificate

Final Report

Rating Date: 2024-10-03
Registry ID: 850955584
Ekotrope ID: 2RMjPDgv

HERS® Index Score:

48

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

$1,413

*Relative to an average U.S. home

Home:
21685 Romans Drive Unit 406
Ashburn, VA 20147

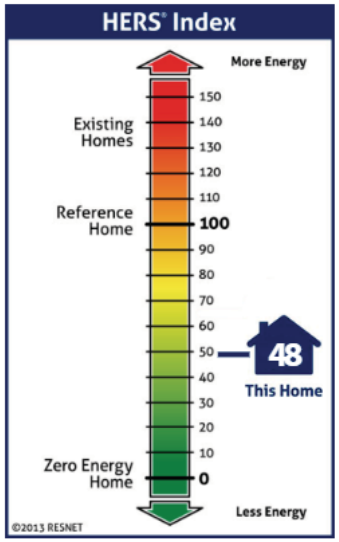
Builder:
KBS

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	5.1	$206
Cooling	1.5	$62
Hot Water	6.1	$247
Lights/Appliances	12.4	$505
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**25.1**	**$1,111**

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	Waxpool
Conditioned Floor Area:	983 ft²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.2 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 UEF
House Tightness:	4.9 ACH50 (Adjusted Infiltration: 0.57 ACH50)
Ventilation:	49.3 CFM • 23 Watts • ERV
Duct Leakage to Outside:	2.9 CFM25 / 100 ft²
Above Grade Walls:	R-24
Ceiling:	Adiabatic, R 13
Window Type:	U-Value: 0.3, SHGC: 0.28
Foundation Walls:	N/A
Framed Floor:	R-10

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

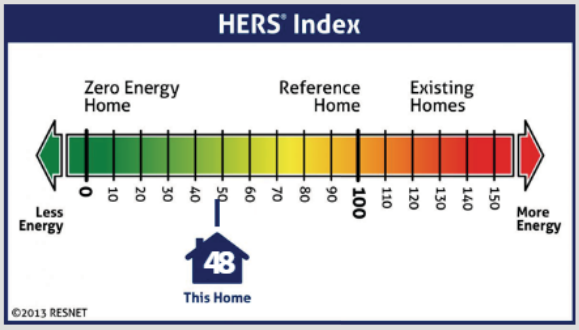
Rating Company: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Rating Provider: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Stacey Smith, Certified Energy Rater
Digitally signed: 10/8/24 at 1:45 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: KBS
Permit Date/Number:
Home/Unit Address: 21685 Romans Drive Unit 406, Ashburn, VA 20147
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-10-03
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 4.9 ACH50

Primary Insulation Levels:
Ceiling: R-13 Floor: R-10
Wall: R-24 Slab: N/A

Primary Window Efficiency:
U-Value: 0.3 SHGC: 0.28

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage: 7.8 CFM25 / 100 ft² (Post-Construction)
Duct Leakage to Outdoors: 2.9 CFM25 / 100 ft²

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 7.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 15.2 SEER2

Whole-House Ventilation Type (System Type):
Balanced

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:
Refrigerators: 0 Dishwashers: 0
Ceiling Fans: 0 Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.93 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

DOES NOT PASS

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

21685 Romans Drive Unit 406, Ashburn, VA 20147

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

KBS

ZERH PARTNER ID

3743

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-10-03

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.2.2.3496

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	48	N/A	54

Home Energy Rating Certificate

Final Report

Rating Date: 2024-10-03
Registry ID: 999400967
Ekotrope ID: dxmE6xBv

HERS® Index Score:

48

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

$1,181

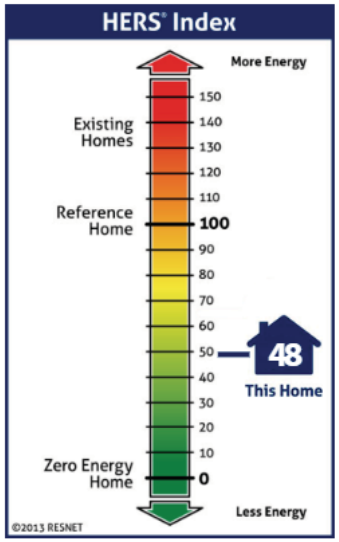
*Relative to an average U.S. home

Home:
21685 Romans Drive Unit 407
Ashburn, VA 20147

Builder:
KBS

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	4.4	$178
Cooling	1.2	$50
Hot Water	4.4	$181
Lights/Appliances	10.9	$442
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**20.9**	**$942**



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	Waxpool
Conditioned Floor Area:	827 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.92 UEF
House Tightness:	4.9 ACH50 (Adjusted Infiltration: 0.46 ACH50)
Ventilation:	46.4 CFM • 23 Watts • ERV
Duct Leakage to Outside:	2.9 CFM25 / 100 ft²
Above Grade Walls:	R-24
Ceiling:	Adiabatic, R 13
Window Type:	U-Value: 0.28, SHGC: 0.32
Foundation Walls:	N/A
Framed Floor:	R-10

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

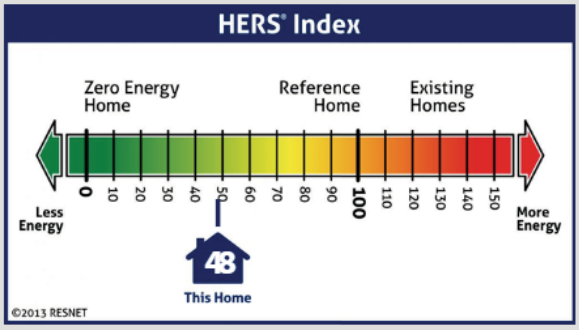
Rating Company: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Rating Provider: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Stacey Smith, Certified Energy Rater
Digitally signed: 10/8/24 at 1:45 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: KBS
Permit Date/Number:
Home/Unit Address: 21685 Romans Drive Unit 407, Ashburn, VA 20147
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-10-03
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 4.9 ACH50

Primary Insulation Levels:

Ceiling: R-13	Floor: R-10
Wall: R-24	Slab: N/A

Primary Window Efficiency:

U-Value: 0.28	SHGC: 0.32

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage:	**Duct Leakage to Outdoors:**
7.8 CFM25 / 100 ft² (Post-Construction)	**2.9 CFM25 / 100 ft²**

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 7.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 15 SEER2

Whole-House Ventilation Type (System Type):
Balanced

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:

Refrigerators: 0	Dishwashers: 0
Ceiling Fans: 0	Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.92 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

DOES NOT PASS

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

21685 Romans Drive Unit 407, Ashburn, VA 20147

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

KBS

ZERH PARTNER ID

3743

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-10-03

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.2.2.3496

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	48	N/A	55

Home Energy Rating Certificate

Final Report

Rating Date: 2024-10-03
Registry ID: 802717971
Ekotrope ID: vDKnq3Od

HERS® Index Score:

48

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

$1,413

*Relative to an average U.S. home

Home:
21685 Romans Drive Unit 408
Ashburn, VA 20147

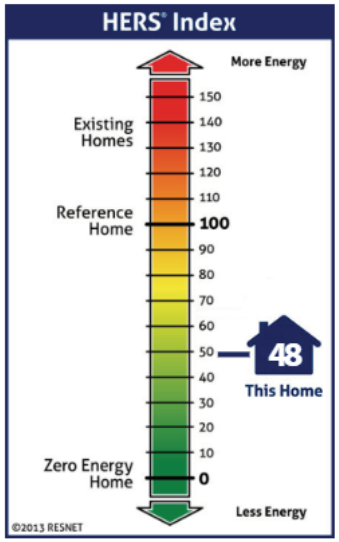
Builder:
KBS

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	5.1	$206
Cooling	1.5	$62
Hot Water	6.1	$247
Lights/Appliances	12.4	$505
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**25.1**	**$1,111**

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	Waxpool
Conditioned Floor Area:	983 ft²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.2 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 UEF
House Tightness:	4.9 ACH50 (Adjusted Infiltration: 0.57 ACH50)
Ventilation:	49.3 CFM • 23 Watts • ERV
Duct Leakage to Outside:	2.9 CFM25 / 100 ft²
Above Grade Walls:	R-24
Ceiling:	Adiabatic, R 13
Window Type:	U-Value: 0.3, SHGC: 0.28
Foundation Walls:	N/A
Framed Floor:	R-10

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

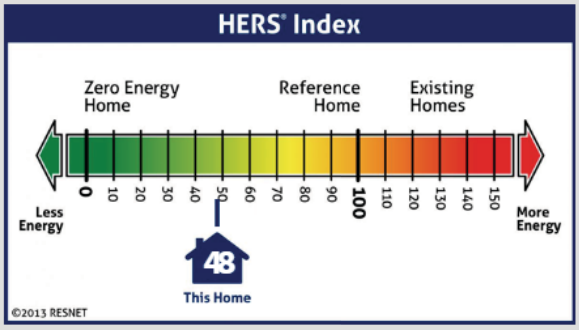
Rating Company: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Rating Provider: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Stacey Smith, Certified Energy Rater
Digitally signed: 10/8/24 at 1:41 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: KBS
Permit Date/Number:
Home/Unit Address: 21685 Romans Drive Unit 408, Ashburn, VA 20147
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-10-03
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 4.9 ACH50

Primary Insulation Levels:

Ceiling: R-13	Floor: R-10
Wall: R-24	Slab: N/A

Primary Window Efficiency:

U-Value: 0.3	SHGC: 0.28

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage:	**Duct Leakage to Outdoors:**
7.8 CFM25 / 100 ft² (Post-Construction)	**2.9 CFM25 / 100 ft²**

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 7.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 15.2 SEER2

Whole-House Ventilation Type (System Type):
Balanced

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:

Refrigerators: 0	Dishwashers: 0
Ceiling Fans: 0	Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.93 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

DOES NOT PASS

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

21685 Romans Drive Unit 408, Ashburn, VA 20147

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

KBS

ZERH PARTNER ID

3743

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-10-03

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.2.2.3496

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	48	N/A	54

Home Energy Rating Certificate

Final Report

Rating Date: 2024-10-03
Registry ID: 419168822
Ekotrope ID: LXEPnNXd

HERS® Index Score:

52

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

$979

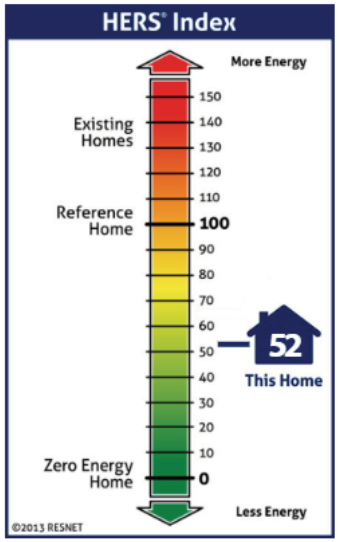
*Relative to an average U.S. home

Home:
21685 Romans Drive Unit 409
Ashburn, VA 20147

Builder:
KBS

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	4.2	$172
Cooling	1.1	$45
Hot Water	4.5	$183
Lights/Appliances	10.2	$417
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**20.1**	**$909**



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	Waxpool
Conditioned Floor Area:	717 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.92 UEF
House Tightness:	4.9 ACH50 (Adjusted Infiltration: 0.70 ACH50)
Ventilation:	46.4 CFM • 23 Watts • ERV
Duct Leakage to Outside:	2.9 CFM25 / 100 ft²
Above Grade Walls:	R-24
Ceiling:	Adiabatic, R 13
Window Type:	U-Value: 0.28, SHGC: 0.32
Foundation Walls:	N/A
Framed Floor:	R-10

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

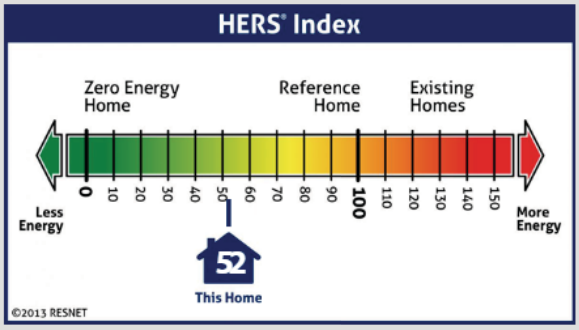
Rating Company: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Rating Provider: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Stacey Smith, Certified Energy Rater
Digitally signed: 10/8/24 at 1:45 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: KBS
Permit Date/Number:
Home/Unit Address: 21685 Romans Drive Unit 409, Ashburn, VA 20147
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-10-03
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 4.9 ACH50

Primary Insulation Levels:

Ceiling: R-13	Floor: R-10
Wall: R-24	Slab: N/A

Primary Window Efficiency:

U-Value: 0.28	SHGC: 0.32

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage:	**Duct Leakage to Outdoors:**
7.8 CFM25 / 100 ft² (Post-Construction)	**2.9 CFM25 / 100 ft²**

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 7.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 15 SEER2

Whole-House Ventilation Type (System Type):
Balanced

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:

Refrigerators: 0	Dishwashers: 0
Ceiling Fans: 0	Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.92 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

DOES NOT PASS

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

21685 Romans Drive Unit 409, Ashburn, VA 20147

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

KBS

ZERH PARTNER ID

3743

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-10-03

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.2.2.3496

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	52	N/A	57

Home Energy Rating Certificate

Final Report

Rating Date: 2024-10-03
Registry ID: 635140641
Ekotrope ID: 25Yx1Rq2

HERS® Index Score:

48

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

$1,413

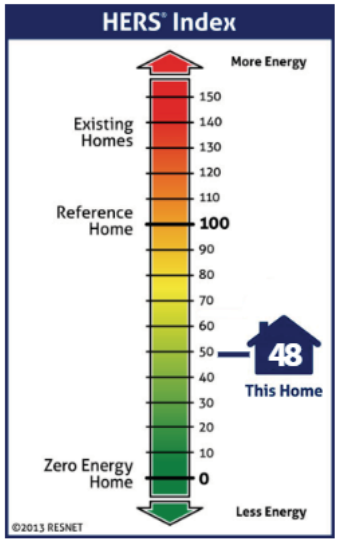
*Relative to an average U.S. home

Home:
21685 Romans Drive Unit 410
Ashburn, VA 20147

Builder:
KBS

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	5.1	$206
Cooling	1.5	$62
Hot Water	6.1	$247
Lights/Appliances	12.4	$505
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**25.1**	**$1,111**



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	Waxpool
Conditioned Floor Area:	983 ft²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.2 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 UEF
House Tightness:	4.9 ACH50 (Adjusted Infiltration: 0.57 ACH50)
Ventilation:	49.3 CFM • 23 Watts • ERV
Duct Leakage to Outside:	2.9 CFM25 / 100 ft²
Above Grade Walls:	R-24
Ceiling:	Adiabatic, R 13
Window Type:	U-Value: 0.3, SHGC: 0.28
Foundation Walls:	N/A
Framed Floor:	R-10

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

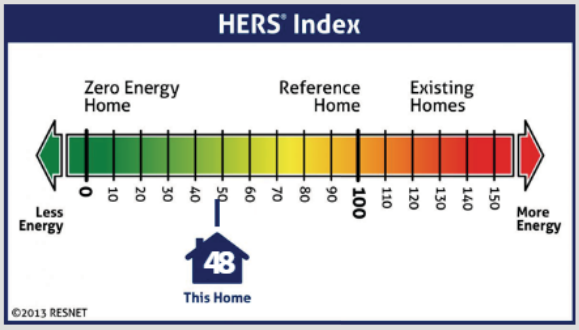
Rating Company: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Rating Provider: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Stacey Smith, Certified Energy Rater
Digitally signed: 10/8/24 at 1:45 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: KBS
Permit Date/Number:
Home/Unit Address: 21685 Romans Drive Unit 410, Ashburn, VA 20147
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-10-03
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 4.9 ACH50

Primary Insulation Levels:

Ceiling: R-13	Floor: R-10
Wall: R-24	Slab: N/A

Primary Window Efficiency:

U-Value: 0.3	SHGC: 0.28

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage:	**Duct Leakage to Outdoors:**
7.8 CFM25 / 100 ft² (Post-Construction)	**2.9 CFM25 / 100 ft²**

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 7.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 15.2 SEER2

Whole-House Ventilation Type (System Type):
Balanced

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:

Refrigerators: 0	Dishwashers: 0
Ceiling Fans: 0	Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.93 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

DOES NOT PASS

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

21685 Romans Drive Unit 410, Ashburn, VA 20147

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

KBS

ZERH PARTNER ID

3743

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-10-03

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.2.2.3496

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	48	N/A	54

Home Energy Rating Certificate

Final Report

Rating Date: 2024-10-03
Registry ID: 276137257
Ekotrope ID: dBMk5GnL

HERS® Index Score:

52

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

$979

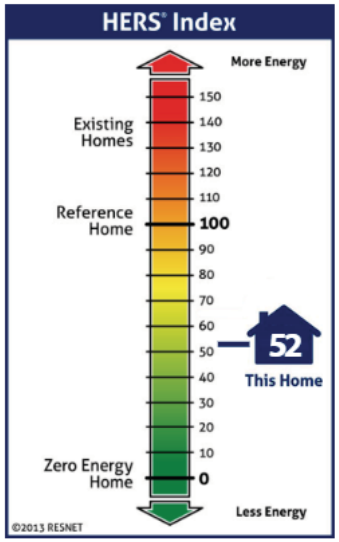
*Relative to an average U.S. home

Home:
21685 Romans Drive Unit 411
Ashburn, VA 20147

Builder:
KBS

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	4.2	$172
Cooling	1.1	$45
Hot Water	4.5	$183
Lights/Appliances	10.2	$417
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**20.1**	**$909**



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	Waxpool
Conditioned Floor Area:	717 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.92 UEF
House Tightness:	4.9 ACH50 (Adjusted Infiltration: 0.70 ACH50)
Ventilation:	46.4 CFM • 23 Watts • ERV
Duct Leakage to Outside:	2.9 CFM25 / 100 ft²
Above Grade Walls:	R-24
Ceiling:	Adiabatic, R 13
Window Type:	U-Value: 0.28, SHGC: 0.32
Foundation Walls:	N/A
Framed Floor:	R-10

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

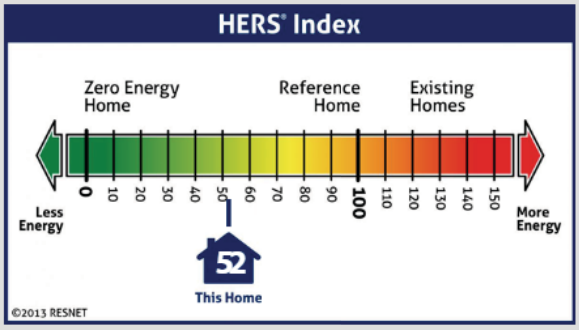
Rating Company: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Rating Provider: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Stacey Smith, Certified Energy Rater
Digitally signed: 10/8/24 at 1:41 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: KBS
Permit Date/Number:
Home/Unit Address: 21685 Romans Drive Unit 411, Ashburn, VA 20147
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-10-03
Oversight By: RESNET
Program/Version Number: Multifamily V1



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Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 4.9 ACH50

Primary Insulation Levels:

Ceiling: R-13	Floor: R-10
Wall: R-24	Slab: N/A

Primary Window Efficiency:

U-Value: 0.28	SHGC: 0.32

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage:	**Duct Leakage to Outdoors:**
7.8 CFM25 / 100 ft² (Post-Construction)	**2.9 CFM25 / 100 ft²**

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 7.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 15 SEER2

Whole-House Ventilation Type (System Type):
Balanced

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:

Refrigerators: 0	Dishwashers: 0
Ceiling Fans: 0	Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.92 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

DOES NOT PASS

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

21685 Romans Drive Unit 411, Ashburn, VA 20147

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

KBS

ZERH PARTNER ID

3743

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-10-03

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.2.2.3496

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	52	N/A	57

Home Energy Rating Certificate

Final Report

Rating Date: 2024-10-03
Registry ID: 701596884
Ekotrope ID: Le6EOADd

HERS® Index Score:

48

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

$1,413

*Relative to an average U.S. home

Home:
21685 Romans Drive Unit 412
Ashburn, VA 20147

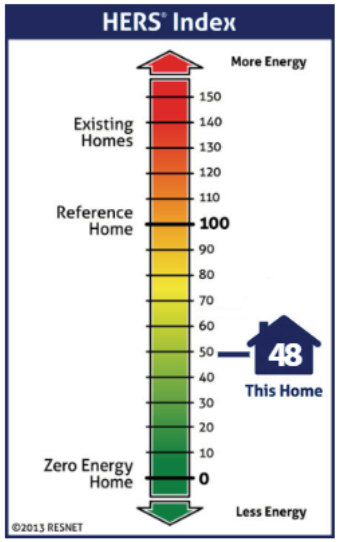
Builder:
KBS

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	5.1	$206
Cooling	1.5	$62
Hot Water	6.1	$247
Lights/Appliances	12.4	$505
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**25.1**	**$1,111**

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	Waxpool
Conditioned Floor Area:	983 ft²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.2 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 UEF
House Tightness:	4.9 ACH50 (Adjusted Infiltration: 0.57 ACH50)
Ventilation:	49.3 CFM • 23 Watts • ERV
Duct Leakage to Outside:	2.9 CFM25 / 100 ft²
Above Grade Walls:	R-24
Ceiling:	Adiabatic, R 13
Window Type:	U-Value: 0.3, SHGC: 0.28
Foundation Walls:	N/A
Framed Floor:	R-10

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

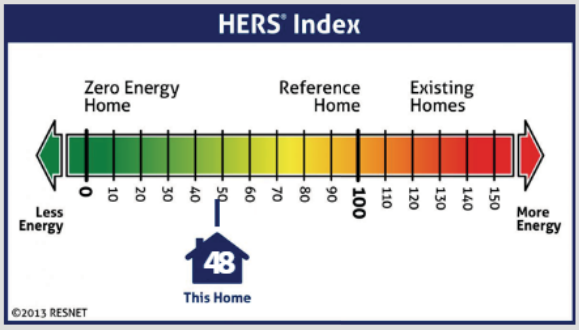
Rating Company: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Rating Provider: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Stacey Smith, Certified Energy Rater
Digitally signed: 10/8/24 at 1:45 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: KBS
Permit Date/Number:
Home/Unit Address: 21685 Romans Drive Unit 412, Ashburn, VA 20147
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-10-03
Oversight By: RESNET
Program/Version Number: Multifamily V1



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Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 4.9 ACH50

Primary Insulation Levels:
Ceiling: R-13 Floor: R-10
Wall: R-24 Slab: N/A

Primary Window Efficiency:
U-Value: 0.3 SHGC: 0.28

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage: 7.8 CFM25 / 100 ft² (Post-Construction)
Duct Leakage to Outdoors: 2.9 CFM25 / 100 ft²

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 7.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 15.2 SEER2

Whole-House Ventilation Type (System Type):
Balanced

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:
Refrigerators: 0 Dishwashers: 0
Ceiling Fans: 0 Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.93 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

DOES NOT PASS

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

21685 Romans Drive Unit 412, Ashburn, VA 20147

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

KBS

ZERH PARTNER ID

3743

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-10-03

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.2.2.3496

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	48	N/A	54

Home Energy Rating Certificate

Final Report

Rating Date: 2024-10-03
Registry ID: 147763729
Ekotrope ID: d1W7nzx2

HERS® Index Score:

48

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

$1,181

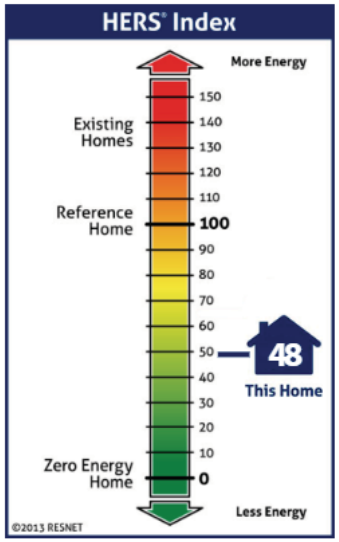
*Relative to an average U.S. home

Home:
21685 Romans Drive Unit 413
Ashburn, VA 20147

Builder:
KBS

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	4.4	$178
Cooling	1.2	$50
Hot Water	4.4	$181
Lights/Appliances	10.9	$442
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**20.9**	**$942**



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	Waxpool
Conditioned Floor Area:	827 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.92 UEF
House Tightness:	4.9 ACH50 (Adjusted Infiltration: 0.46 ACH50)
Ventilation:	46.4 CFM • 23 Watts • ERV
Duct Leakage to Outside:	2.9 CFM25 / 100 ft²
Above Grade Walls:	R-24
Ceiling:	Adiabatic, R 13
Window Type:	U-Value: 0.28, SHGC: 0.32
Foundation Walls:	N/A
Framed Floor:	R-10

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

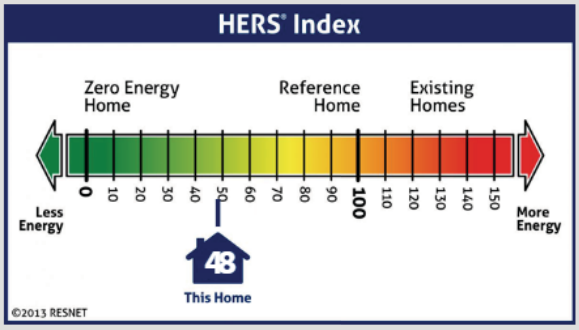
Rating Company: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Rating Provider: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Stacey Smith, Certified Energy Rater
Digitally signed: 10/8/24 at 1:41 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: KBS
Permit Date/Number:
Home/Unit Address: 21685 Romans Drive Unit 413, Ashburn, VA 20147
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-10-03
Oversight By: RESNET
Program/Version Number: Multifamily V1



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Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 4.9 ACH50

Primary Insulation Levels:

Ceiling: R-13	Floor: R-10
Wall: R-24	Slab: N/A

Primary Window Efficiency:

U-Value: 0.28	SHGC: 0.32

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage:	**Duct Leakage to Outdoors:**
7.8 CFM25 / 100 ft² (Post-Construction)	**2.9 CFM25 / 100 ft²**

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 7.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 15 SEER2

Whole-House Ventilation Type (System Type):
Balanced

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:

Refrigerators: 0	Dishwashers: 0
Ceiling Fans: 0	Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.92 UEF

About this certificate

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U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

DOES NOT PASS

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

21685 Romans Drive Unit 413, Ashburn, VA 20147

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

KBS

ZERH PARTNER ID

3743

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-10-03

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.2.2.3496

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	48	N/A	55

Home Energy Rating Certificate

Final Report

Rating Date: 2024-10-03
Registry ID: 296996297
Ekotrope ID: vQxo6D3d

HERS® Index Score:

50

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

$1,588

*Relative to an average U.S. home

Home:
21685 Romans Drive Unit 414
Ashburn, VA 20147

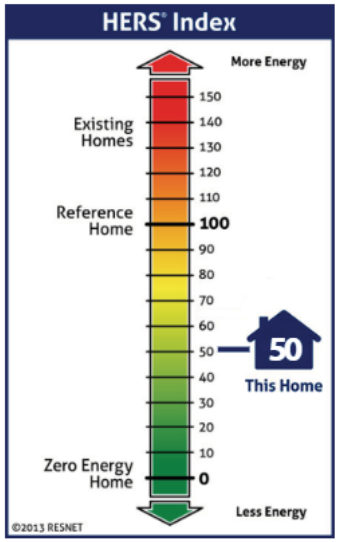
Builder:
KBS

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	8.8	$354
Cooling	2.0	$83
Hot Water	5.7	$232
Lights/Appliances	12.8	$518
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**29.4**	**$1,278**

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	N/A
Community:	Waxpool
Conditioned Floor Area:	1,069 ft²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.2 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 UEF
House Tightness:	4.9 ACH50 (Adjusted Infiltration: 1.41 ACH50)
Ventilation:	49.3 CFM • 23 Watts • ERV
Duct Leakage to Outside:	2.9 CFM25 / 100 ft²
Above Grade Walls:	R-24
Ceiling:	Adiabatic, R 13
Window Type:	U-Value: 0.3, SHGC: 0.28
Foundation Walls:	N/A
Framed Floor:	R-10

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

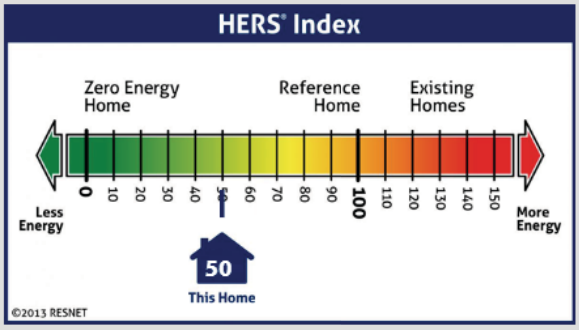
Rating Company: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Rating Provider: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Stacey Smith, Certified Energy Rater
Digitally signed: 10/8/24 at 1:41 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: KBS
Permit Date/Number:
Home/Unit Address: 21685 Romans Drive Unit 414, Ashburn, VA 20147
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-10-03
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 4.9 ACH50

Primary Insulation Levels:
Ceiling: R-13 Floor: R-10
Wall: R-24 Slab: N/A

Primary Window Efficiency:
U-Value: 0.3 SHGC: 0.28

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage: 7.8 CFM25 / 100 ft² (Post-Construction)
Duct Leakage to Outdoors: 2.9 CFM25 / 100 ft²

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 7.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 15.2 SEER2

Whole-House Ventilation Type (System Type):
Balanced

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:
Refrigerators: 0 Dishwashers: 0
Ceiling Fans: 0 Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.93 UEF

About this certificate

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U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

DOES NOT PASS

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

21685 Romans Drive Unit 414, Ashburn, VA 20147

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

KBS

ZERH PARTNER ID

3743

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-10-03

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.2.2.3496

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	50	N/A	53

Home Energy Rating Certificate

Final Report

Rating Date: 2024-10-03
Registry ID: 301829742
Ekotrope ID: L7aoDqav

HERS® Index Score:

52

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

$979

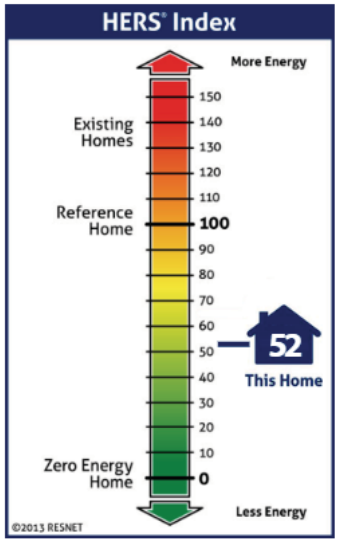
*Relative to an average U.S. home

Home:
21685 Romans Drive Unit 416
Ashburn, VA 20147

Builder:
KBS

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	4.2	$172
Cooling	1.1	$45
Hot Water	4.5	$183
Lights/Appliances	10.2	$417
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**20.1**	**$909**



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	Waxpool
Conditioned Floor Area:	717 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.92 UEF
House Tightness:	4.9 ACH50 (Adjusted Infiltration: 0.70 ACH50)
Ventilation:	46.4 CFM • 23 Watts • ERV
Duct Leakage to Outside:	2.9 CFM25 / 100 ft²
Above Grade Walls:	R-24
Ceiling:	Adiabatic, R 13
Window Type:	U-Value: 0.28, SHGC: 0.32
Foundation Walls:	N/A
Framed Floor:	R-10

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

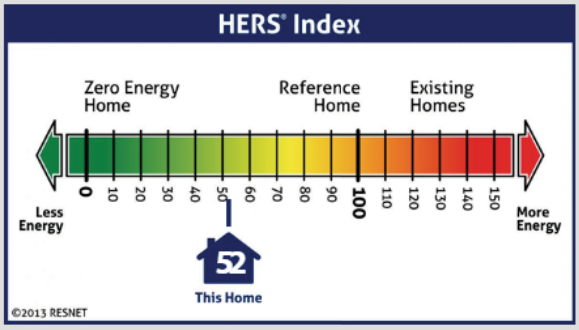
Rating Company: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Rating Provider: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Stacey Smith, Certified Energy Rater
Digitally signed: 10/8/24 at 1:45 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: KBS
Permit Date/Number:
Home/Unit Address: 21685 Romans Drive Unit 416, Ashburn, VA 20147
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-10-03
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 4.9 ACH50

Primary Insulation Levels:

Ceiling: R-13	Floor: R-10
Wall: R-24	Slab: N/A

Primary Window Efficiency:

U-Value: 0.28	SHGC: 0.32

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage:	**Duct Leakage to Outdoors:**
7.8 CFM25 / 100 ft² (Post-Construction)	**2.9 CFM25 / 100 ft²**

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 7.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 15 SEER2

Whole-House Ventilation Type (System Type):
Balanced

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:

Refrigerators: 0	Dishwashers: 0
Ceiling Fans: 0	Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.92 UEF

About this certificate

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U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

DOES NOT PASS

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

21685 Romans Drive Unit 416, Ashburn, VA 20147

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

KBS

ZERH PARTNER ID

3743

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-10-03

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.2.2.3496

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	52	N/A	57

Home Energy Rating Certificate

Final Report

Rating Date: 2024-10-03
Registry ID: 778578139
Ekotrope ID: dNBXGA7d

HERS® Index Score:

50

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

$1,588

*Relative to an average U.S. home

Home:
21685 Romans Drive Unit 418
Ashburn, VA 20147

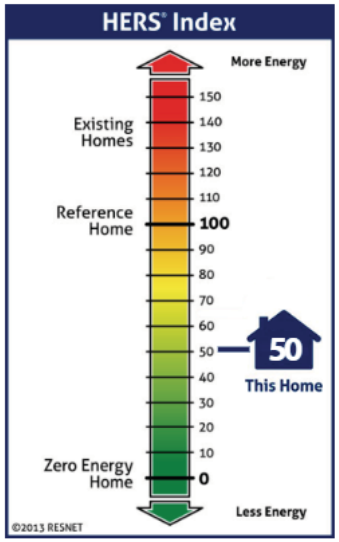
Builder:
KBS

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	8.8	$354
Cooling	2.0	$83
Hot Water	5.7	$232
Lights/Appliances	12.8	$518
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**29.4**	**$1,278**

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	N/A
Community:	Waxpool
Conditioned Floor Area:	1,069 ft²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.2 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 UEF
House Tightness:	4.9 ACH50 (Adjusted Infiltration: 1.41 ACH50)
Ventilation:	49.3 CFM • 23 Watts • ERV
Duct Leakage to Outside:	2.9 CFM25 / 100 ft²
Above Grade Walls:	R-24
Ceiling:	Adiabatic, R 13
Window Type:	U-Value: 0.3, SHGC: 0.28
Foundation Walls:	N/A
Framed Floor:	R-10

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

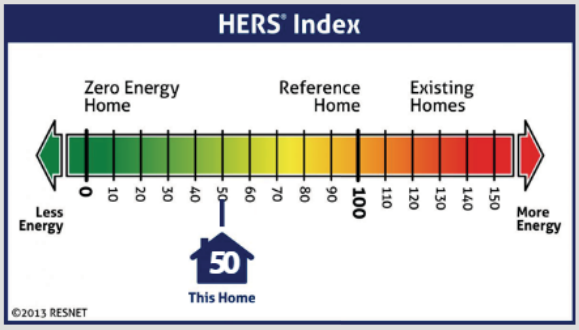
Rating Company: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Rating Provider: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Stacey Smith, Certified Energy Rater
Digitally signed: 10/8/24 at 1:45 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: KBS
Permit Date/Number:
Home/Unit Address: 21685 Romans Drive Unit 418, Ashburn, VA 20147
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-10-03
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 4.9 ACH50

Primary Insulation Levels:

Ceiling: R-13	Floor: R-10
Wall: R-24	Slab: N/A

Primary Window Efficiency:

U-Value: 0.3	SHGC: 0.28

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage:	**Duct Leakage to Outdoors:**
7.8 CFM25 / 100 ft² (Post-Construction)	**2.9 CFM25 / 100 ft²**

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 7.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 15.2 SEER2

Whole-House Ventilation Type (System Type):
Balanced

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:

Refrigerators: 0	Dishwashers: 0
Ceiling Fans: 0	Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.93 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

DOES NOT PASS

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

21685 Romans Drive Unit 418, Ashburn, VA 20147

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

KBS

ZERH PARTNER ID

3743

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-10-03

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.2.2.3496

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	50	N/A	53

Home Energy Rating Certificate

Final Report

Rating Date: 2024-10-03
Registry ID: 853063512
Ekotrope ID: vngENmD2

HERS® Index Score:

50

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

$1,543

*Relative to an average U.S. home

Home:
21685 Romans Drive Unit 500
Ashburn, VA 20147

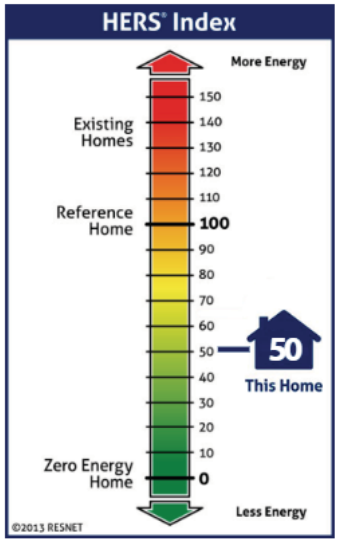
Builder:
KBS

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	7.7	$308
Cooling	2.4	$97
Hot Water	5.7	$232
Lights/Appliances	12.8	$521
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**28.6**	**$1,248**

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	N/A
Community:	Waxpool
Conditioned Floor Area:	1,069 ft²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.2 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 UEF
House Tightness:	4.9 ACH50 (Adjusted Infiltration: 2.61 ACH50)
Ventilation:	49.3 CFM • 23 Watts • ERV
Duct Leakage to Outside:	2.9 CFM25 / 100 ft²
Above Grade Walls:	R-24
Ceiling:	Vaulted Roof, R-31
Window Type:	U-Value: 0.3, SHGC: 0.28
Foundation Walls:	N/A
Framed Floor:	R-13

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

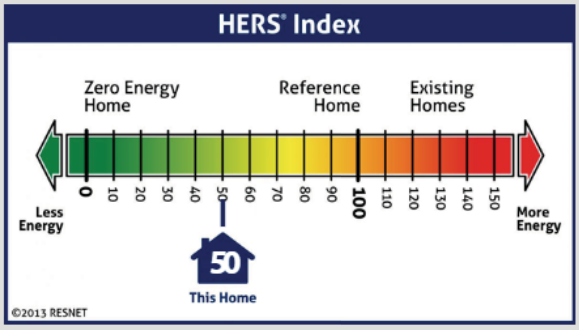
Rating Company: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Rating Provider: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Stacey Smith, Certified Energy Rater
Digitally signed: 10/8/24 at 1:41 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: KBS
Permit Date/Number:
Home/Unit Address: 21685 Romans Drive Unit 500, Ashburn, VA 20147
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-10-03
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 4.9 ACH50

Primary Insulation Levels:

Ceiling: R-31	Floor: R-13
Wall: R-24	Slab: N/A

Primary Window Efficiency:

U-Value: 0.3	SHGC: 0.28

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage:	**Duct Leakage to Outdoors:**
7.8 CFM25 / 100 ft² (Post-Construction)	**2.9 CFM25 / 100 ft²**

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 7.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 15.2 SEER2

Whole-House Ventilation Type (System Type):
Balanced

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:

Refrigerators: 0	Dishwashers: 0
Ceiling Fans: 0	Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.93 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

21685 Romans Drive Unit 500, Ashburn, VA 20147

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

KBS

ZERH PARTNER ID

3743

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-10-03

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.2.2.3496

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	50	N/A	54

Home Energy Rating Certificate

Final Report

Rating Date: 2024-10-03
Registry ID: 043258011
Ekotrope ID: vyJEPoO2

HERS® Index Score:

50

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

$1,036

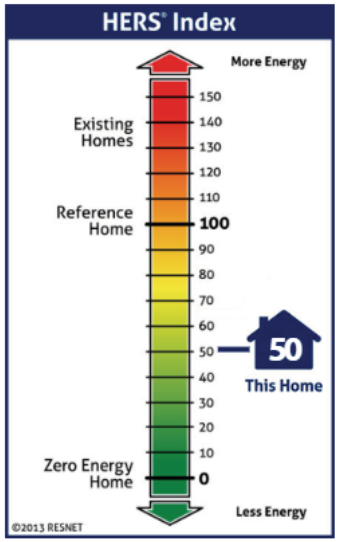
*Relative to an average U.S. home

Home:
21685 Romans Drive Unit 502
Ashburn, VA 20147

Builder:
KBS

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	3.3	$136
Cooling	1.4	$58
Hot Water	4.6	$185
Lights/Appliances	10.6	$429
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**19.9**	**$900**



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	Waxpool
Conditioned Floor Area:	717 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.92 UEF
House Tightness:	4.9 ACH50 (Adjusted Infiltration: 1.84 ACH50)
Ventilation:	46.4 CFM • 23 Watts • ERV
Duct Leakage to Outside:	2.9 CFM25 / 100 ft²
Above Grade Walls:	R-24
Ceiling:	Vaulted Roof, R-31
Window Type:	U-Value: 0.28, SHGC: 0.32
Foundation Walls:	N/A
Framed Floor:	R-13

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

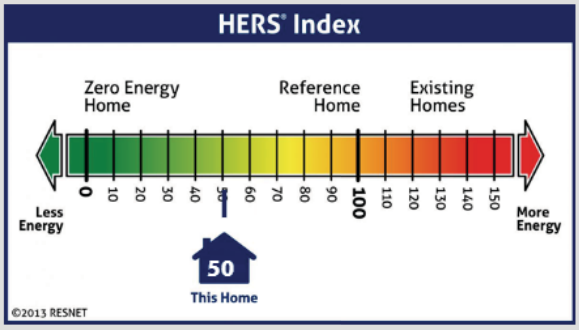
Rating Company: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Rating Provider: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Stacey Smith, Certified Energy Rater
Digitally signed: 10/8/24 at 1:41 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: KBS
Permit Date/Number:
Home/Unit Address: 21685 Romans Drive Unit 502, Ashburn, VA 20147
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-10-03
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 4.9 ACH50

Primary Insulation Levels:

Ceiling: R-31	Floor: R-13
Wall: R-24	Slab: N/A

Primary Window Efficiency:

U-Value: 0.28	SHGC: 0.32

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage:	**Duct Leakage to Outdoors:**
7.8 CFM25 / 100 ft² (Post-Construction)	**2.9 CFM25 / 100 ft²**

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 7.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 15 SEER2

Whole-House Ventilation Type (System Type):
Balanced

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:

Refrigerators: 0	Dishwashers: 0
Ceiling Fans: 0	Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.92 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

21685 Romans Drive Unit 502, Ashburn, VA 20147

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

KBS

ZERH PARTNER ID

3743

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-10-03

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.2.2.3496

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	50	N/A	56

Home Energy Rating Certificate

Final Report

Rating Date: 2024-10-03
Registry ID: 948729511
Ekotrope ID: LZg0zxGd

HERS® Index Score:

50

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

$1,543

*Relative to an average U.S. home

Home:
21685 Romans Drive Unit 504
Ashburn, VA 20147

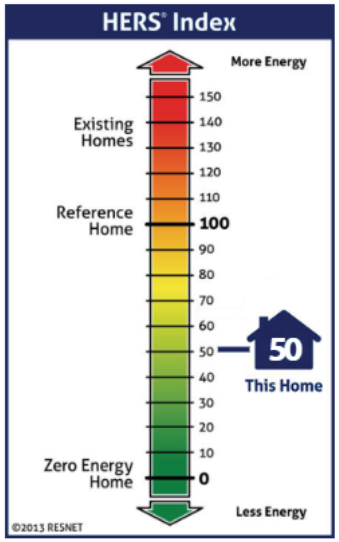
Builder:
KBS

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	7.7	$308
Cooling	2.4	$97
Hot Water	5.7	$232
Lights/Appliances	12.8	$521
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**28.6**	**$1,248**

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	N/A
Community:	Waxpool
Conditioned Floor Area:	1,069 ft²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.2 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 UEF
House Tightness:	4.9 ACH50 (Adjusted Infiltration: 2.61 ACH50)
Ventilation:	49.3 CFM • 23 Watts • ERV
Duct Leakage to Outside:	2.9 CFM25 / 100 ft²
Above Grade Walls:	R-24
Ceiling:	Vaulted Roof, R-31
Window Type:	U-Value: 0.3, SHGC: 0.28
Foundation Walls:	N/A
Framed Floor:	R-13

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

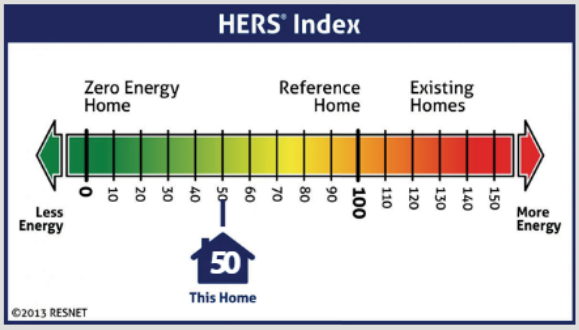
Rating Company: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Rating Provider: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Stacey Smith, Certified Energy Rater
Digitally signed: 10/8/24 at 1:45 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: KBS
Permit Date/Number:
Home/Unit Address: 21685 Romans Drive Unit 504, Ashburn, VA 20147
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-10-03
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 4.9 ACH50

Primary Insulation Levels:

Ceiling: R-31	Floor: R-13
Wall: R-24	Slab: N/A

Primary Window Efficiency:

U-Value: 0.3	SHGC: 0.28

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage:	**Duct Leakage to Outdoors:**
7.8 CFM25 / 100 ft² (Post-Construction)	**2.9 CFM25 / 100 ft²**

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 7.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 15.2 SEER2

Whole-House Ventilation Type (System Type):
Balanced

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:

Refrigerators: 0	Dishwashers: 0
Ceiling Fans: 0	Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.93 UEF

About this certificate

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U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

21685 Romans Drive Unit 504, Ashburn, VA 20147

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

KBS

ZERH PARTNER ID

3743

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-10-03

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.2.2.3496

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	50	N/A	54

Home Energy Rating Certificate

Final Report

Rating Date: 2024-10-03
Registry ID: 317800551
Ekotrope ID: vobWXm5d

HERS® Index Score:

49

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

$1,357

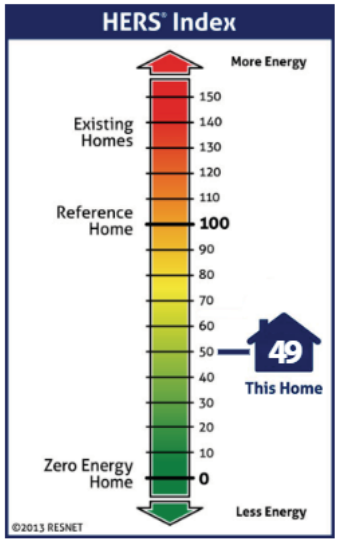
*Relative to an average U.S. home

Home:
21685 Romans Drive Unit 506
Ashburn, VA 20147

Builder:
KBS

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	3.8	$156
Cooling	2.1	$85
Hot Water	6.1	$247
Lights/Appliances	12.5	$509
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**24.5**	**$1,088**



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	N/A
Community:	Waxpool
Conditioned Floor Area:	983 ft²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.2 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 UEF
House Tightness:	4.9 ACH50 (Adjusted Infiltration: 2.00 ACH50)
Ventilation:	49.3 CFM • 24 Watts • ERV
Duct Leakage to Outside:	2.9 CFM25 / 100 ft²
Above Grade Walls:	R-24
Ceiling:	Vaulted Roof, R-31
Window Type:	U-Value: 0.3, SHGC: 0.28
Foundation Walls:	N/A
Framed Floor:	R-13

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

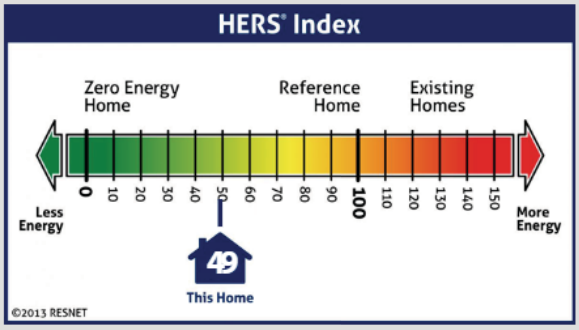
Rating Company: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Rating Provider: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Stacey Smith, Certified Energy Rater
Digitally signed: 10/8/24 at 1:45 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: KBS
Permit Date/Number:
Home/Unit Address: 21685 Romans Drive Unit 506, Ashburn, VA 20147
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-10-03
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 4.9 ACH50

Primary Insulation Levels:

Ceiling: R-31	Floor: R-13
Wall: R-24	Slab: N/A

Primary Window Efficiency:

U-Value: 0.3	SHGC: 0.28

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage:	**Duct Leakage to Outdoors:**
7.8 CFM25 / 100 ft² (Post-Construction)	**2.9 CFM25 / 100 ft²**

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 7.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 15.2 SEER2

Whole-House Ventilation Type (System Type):
Balanced

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:

Refrigerators: 0	Dishwashers: 0
Ceiling Fans: 0	Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.93 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

21685 Romans Drive Unit 506, Ashburn, VA 20147

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

KBS

ZERH PARTNER ID

3743

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-10-03

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.2.2.3496

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	49	N/A	56

Home Energy Rating Certificate

Final Report

Rating Date: 2024-10-03
Registry ID: 921564184
Ekotrope ID: Lz1aMjR2

HERS® Index Score:

49

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

$1,130

*Relative to an average U.S. home

Home:
21685 Romans Drive Unit 507
Ashburn, VA 20147

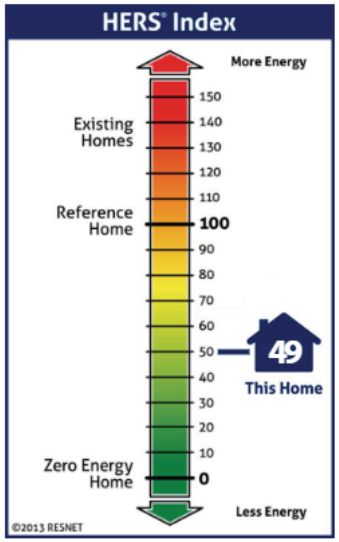
Builder:
KBS

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	3.7	$149
Cooling	1.5	$62
Hot Water	4.4	$181
Lights/Appliances	11.0	$446
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**20.6**	**$928**

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	Waxpool
Conditioned Floor Area:	827 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.92 UEF
House Tightness:	4.9 ACH50 (Adjusted Infiltration: 1.82 ACH50)
Ventilation:	46.4 CFM • 23 Watts • ERV
Duct Leakage to Outside:	2.9 CFM25 / 100 ft²
Above Grade Walls:	R-24
Ceiling:	Vaulted Roof, R-31
Window Type:	U-Value: 0.28, SHGC: 0.32
Foundation Walls:	N/A
Framed Floor:	R-13

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

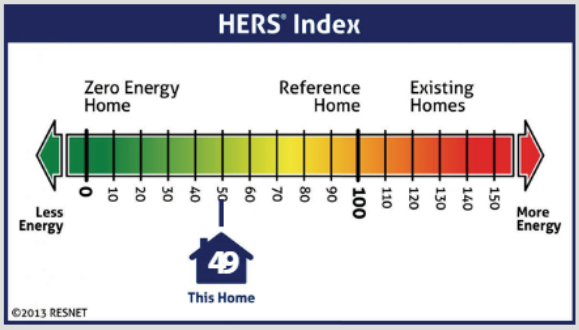
Rating Company: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Rating Provider: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Stacey Smith, Certified Energy Rater
Digitally signed: 10/8/24 at 1:41 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: KBS
Permit Date/Number:
Home/Unit Address: 21685 Romans Drive Unit 507, Ashburn, VA 20147
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-10-03
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 4.9 ACH50

Primary Insulation Levels:

Ceiling: R-31	Floor: R-13
Wall: R-24	Slab: N/A

Primary Window Efficiency:

U-Value: 0.28	SHGC: 0.32

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage:	**Duct Leakage to Outdoors:**
7.8 CFM25 / 100 ft² (Post-Construction)	**2.9 CFM25 / 100 ft²**

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 7.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 15 SEER2

Whole-House Ventilation Type (System Type):
Balanced

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:

Refrigerators: 0	Dishwashers: 0
Ceiling Fans: 0	Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.92 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

21685 Romans Drive Unit 507, Ashburn, VA 20147

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

KBS

ZERH PARTNER ID

3743

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-10-03

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.2.2.3496

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	49	N/A	56

Home Energy Rating Certificate

Final Report

Rating Date: 2024-10-03
Registry ID: 699681553
Ekotrope ID: 2JoqZgWL

HERS® Index Score:

50

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

$1,036

*Relative to an average U.S. home

Home:
21685 Romans Drive Unit 508
Ashburn, VA 20147

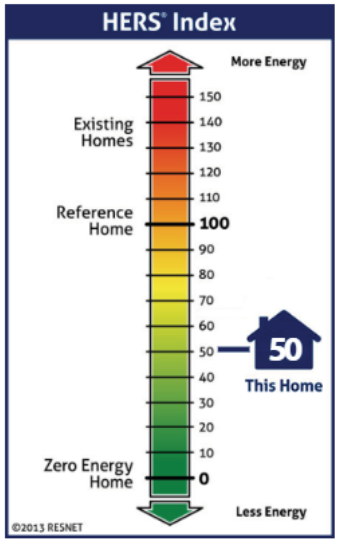
Builder:
KBS

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	3.3	$136
Cooling	1.4	$58
Hot Water	4.6	$185
Lights/Appliances	10.6	$429
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**19.9**	**$900**

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	Waxpool
Conditioned Floor Area:	717 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.92 UEF
House Tightness:	4.9 ACH50 (Adjusted Infiltration: 1.84 ACH50)
Ventilation:	46.4 CFM • 23 Watts • ERV
Duct Leakage to Outside:	2.9 CFM25 / 100 ft²
Above Grade Walls:	R-24
Ceiling:	Vaulted Roof, R-31
Window Type:	U-Value: 0.28, SHGC: 0.32
Foundation Walls:	N/A
Framed Floor:	R-13

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

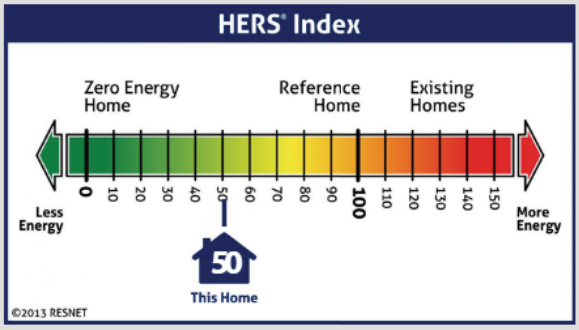
Rating Company: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Rating Provider: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Stacey Smith, Certified Energy Rater
Digitally signed: 10/8/24 at 1:45 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: KBS
Permit Date/Number:
Home/Unit Address: 21685 Romans Drive Unit 508, Ashburn, VA 20147
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-10-03
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 4.9 ACH50

Primary Insulation Levels:

Ceiling: R-31	Floor: R-13
Wall: R-24	Slab: N/A

Primary Window Efficiency:

U-Value: 0.28	SHGC: 0.32

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage:	**Duct Leakage to Outdoors:**
7.8 CFM25 / 100 ft² (Post-Construction)	**2.9 CFM25 / 100 ft²**

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 7.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 15 SEER2

Whole-House Ventilation Type (System Type):
Balanced

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:

Refrigerators: 0	Dishwashers: 0
Ceiling Fans: 0	Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.92 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

21685 Romans Drive Unit 508, Ashburn, VA 20147

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

KBS

ZERH PARTNER ID

3743

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-10-03

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.2.2.3496

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	50	N/A	56

Home Energy Rating Certificate

Final Report

Rating Date: 2024-10-03
Registry ID: 653340943
Ekotrope ID: 28ajBqZL

HERS® Index Score:

50

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

$1,036

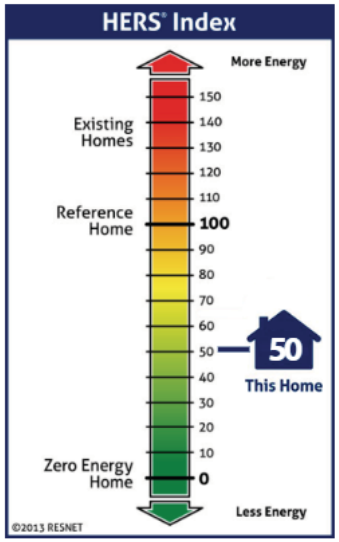
*Relative to an average U.S. home

Home:
21685 Romans Drive Unit 509
Ashburn, VA 20147

Builder:
KBS

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	3.3	$136
Cooling	1.4	$58
Hot Water	4.6	$185
Lights/Appliances	10.6	$429
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**19.9**	**$900**



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	Waxpool
Conditioned Floor Area:	717 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.92 UEF
House Tightness:	4.9 ACH50 (Adjusted Infiltration: 1.84 ACH50)
Ventilation:	46.4 CFM • 23 Watts • ERV
Duct Leakage to Outside:	2.9 CFM25 / 100 ft²
Above Grade Walls:	R-24
Ceiling:	Vaulted Roof, R-31
Window Type:	U-Value: 0.28, SHGC: 0.32
Foundation Walls:	N/A
Framed Floor:	R-13

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

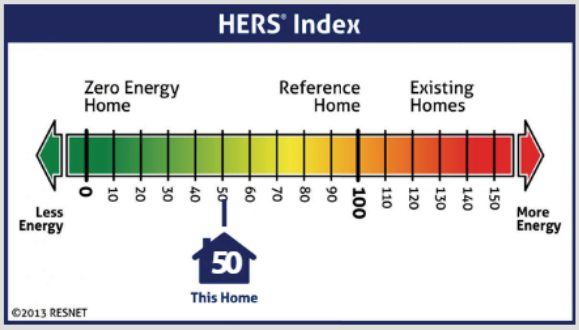
Rating Company: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Rating Provider: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Stacey Smith, Certified Energy Rater
Digitally signed: 10/8/24 at 1:41 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: KBS
Permit Date/Number:
Home/Unit Address: 21685 Romans Drive Unit 509, Ashburn, VA 20147
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-10-03
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 4.9 ACH50

Primary Insulation Levels:

Ceiling: R-31	Floor: R-13
Wall: R-24	Slab: N/A

Primary Window Efficiency:

U-Value: 0.28	SHGC: 0.32

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage:	**Duct Leakage to Outdoors:**
7.8 CFM25 / 100 ft² (Post-Construction)	**2.9 CFM25 / 100 ft²**

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 7.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 15 SEER2

Whole-House Ventilation Type (System Type):
Balanced

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:

Refrigerators: 0	Dishwashers: 0
Ceiling Fans: 0	Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.92 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

21685 Romans Drive Unit 509, Ashburn, VA 20147

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

KBS

ZERH PARTNER ID

3743

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-10-03

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.2.2.3496

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	50	N/A	56

Home Energy Rating Certificate

Final Report

Rating Date: 2024-10-03
Registry ID: 318804638
Ekotrope ID: dG5RN0D2

HERS® Index Score:

49

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

$1,357

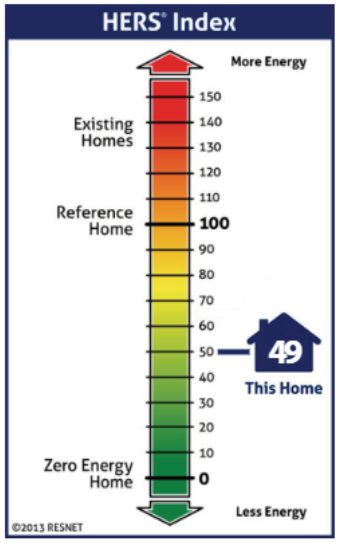
*Relative to an average U.S. home

Home:
21685 Romans Drive Unit 510
Ashburn, VA 20147

Builder:
KBS

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	3.8	$156
Cooling	2.1	$85
Hot Water	6.1	$247
Lights/Appliances	12.5	$509
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**24.5**	**$1,088**



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	N/A
Community:	Waxpool
Conditioned Floor Area:	983 ft²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.2 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 UEF
House Tightness:	4.9 ACH50 (Adjusted Infiltration: 2.00 ACH50)
Ventilation:	49.3 CFM • 24 Watts • ERV
Duct Leakage to Outside:	2.9 CFM25 / 100 ft²
Above Grade Walls:	R-24
Ceiling:	Vaulted Roof, R-31
Window Type:	U-Value: 0.3, SHGC: 0.28
Foundation Walls:	N/A
Framed Floor:	R-13

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

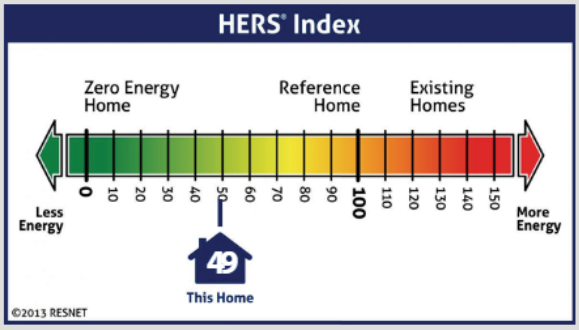
Rating Company: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Rating Provider: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Stacey Smith, Certified Energy Rater
Digitally signed: 10/8/24 at 1:45 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: KBS
Permit Date/Number:
Home/Unit Address: 21685 Romans Drive Unit 510, Ashburn, VA 20147
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-10-03
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 4.9 ACH50

Primary Insulation Levels:

Ceiling: R-31	Floor: R-13
Wall: R-24	Slab: N/A

Primary Window Efficiency:

U-Value: 0.3	SHGC: 0.28

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage:	**Duct Leakage to Outdoors:**
7.8 CFM25 / 100 ft² (Post-Construction)	**2.9 CFM25 / 100 ft²**

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 7.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 15.2 SEER2

Whole-House Ventilation Type (System Type):
Balanced

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:

Refrigerators: 0	Dishwashers: 0
Ceiling Fans: 0	Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.93 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

21685 Romans Drive Unit 510, Ashburn, VA 20147

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

KBS

ZERH PARTNER ID

3743

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-10-03

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.2.2.3496

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	49	N/A	56

Home Energy Rating Certificate

Final Report

Rating Date: 2024-10-03
Registry ID: 472894419
Ekotrope ID: dkgEqzad

HERS® Index Score:

50

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

$1,036

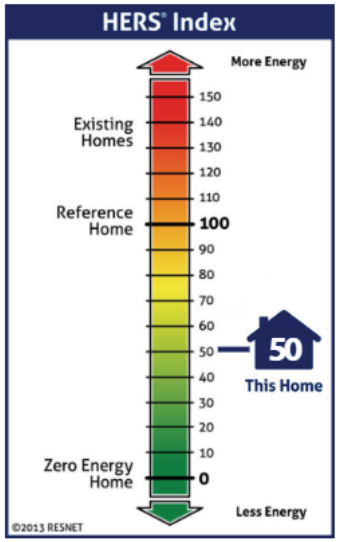
*Relative to an average U.S. home

Home:
21685 Romans Drive Unit 511
Ashburn, VA 20147

Builder:
KBS

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	3.3	$136
Cooling	1.4	$58
Hot Water	4.6	$185
Lights/Appliances	10.6	$429
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**19.9**	**$900**



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	Waxpool
Conditioned Floor Area:	717 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.92 UEF
House Tightness:	4.9 ACH50 (Adjusted Infiltration: 1.84 ACH50)
Ventilation:	46.4 CFM • 23 Watts • ERV
Duct Leakage to Outside:	2.9 CFM25 / 100 ft²
Above Grade Walls:	R-24
Ceiling:	Vaulted Roof, R-31
Window Type:	U-Value: 0.28, SHGC: 0.32
Foundation Walls:	N/A
Framed Floor:	R-13

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

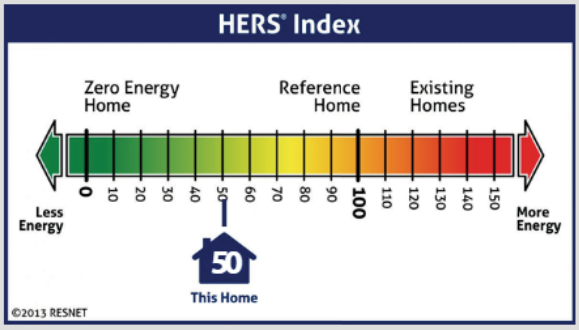
Rating Company: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Rating Provider: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Stacey Smith, Certified Energy Rater
Digitally signed: 10/8/24 at 1:47 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: KBS
Permit Date/Number:
Home/Unit Address: 21685 Romans Drive Unit 511, Ashburn, VA 20147
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-10-03
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 4.9 ACH50

Primary Insulation Levels:

Ceiling: R-31	Floor: R-13
Wall: R-24	Slab: N/A

Primary Window Efficiency:

U-Value: 0.28	SHGC: 0.32

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage:	**Duct Leakage to Outdoors:**
7.8 CFM25 / 100 ft² (Post-Construction)	**2.9 CFM25 / 100 ft²**

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 7.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 15 SEER2

Whole-House Ventilation Type (System Type):
Balanced

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:

Refrigerators: 0	Dishwashers: 0
Ceiling Fans: 0	Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.92 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

21685 Romans Drive Unit 511, Ashburn, VA 20147

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

KBS

ZERH PARTNER ID

3743

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-10-03

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.2.2.3496

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	50	N/A	56

Home Energy Rating Certificate

Final Report

Rating Date: 2024-10-03
Registry ID: 542103921
Ekotrope ID: 2lmE78JL

HERS® Index Score:

49

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

$1,357

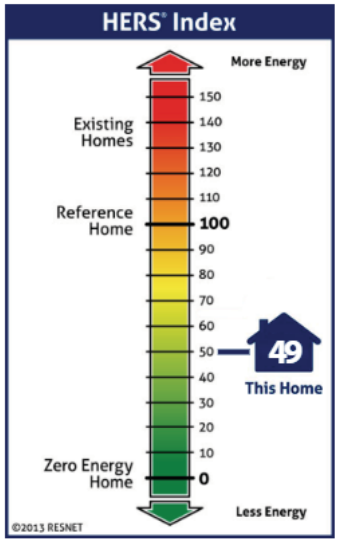
*Relative to an average U.S. home

Home:
21685 Romans Drive Unit 512
Ashburn, VA 20147

Builder:
KBS

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	3.8	$156
Cooling	2.1	$85
Hot Water	6.1	$247
Lights/Appliances	12.5	$509
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**24.5**	**$1,088**



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	N/A
Community:	Waxpool
Conditioned Floor Area:	983 ft²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.2 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 UEF
House Tightness:	4.9 ACH50 (Adjusted Infiltration: 2.00 ACH50)
Ventilation:	49.3 CFM • 24 Watts • ERV
Duct Leakage to Outside:	2.9 CFM25 / 100 ft²
Above Grade Walls:	R-24
Ceiling:	Vaulted Roof, R-31
Window Type:	U-Value: 0.3, SHGC: 0.28
Foundation Walls:	N/A
Framed Floor:	R-13

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

Rating Company: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Rating Provider: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Stacey Smith, Certified Energy Rater
Digitally signed: 10/8/24 at 1:45 PM

Home Energy Rating Certificate
Final Report

Rating Date: 2024-10-03
Registry ID: 948729511
Ekotrope ID: LZg0zxGd

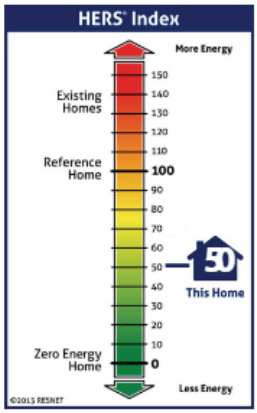
HERS® Index Score:
50
Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit www.hersindex.com

Annual Savings
$1,543
*Relative to an average U.S. home

Home:
21685 Romans Drive Unit 504
Ashburn, VA 20147
Builder:
KBS

Your Home's Estimated Energy Use:

	Use (MBtu)	Annual Cost
Heating	7.7	$308
Cooling	2.4	$97
Hot Water	5.7	$232
Lights/Appliances	12.8	$521
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total	**28.6**	**$1,248**



Home Feature Summary:

Home Type	Apartment, end unit
Model	N/A
Community	Waxpool
Conditioned Floor Area	1,069 ft²
Number of Bedrooms	2
Primary Heating System	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System	Air Source Heat Pump • Electric • 15.2 SEER2
Primary Water Heating	Residential Water Heater • Electric • 0.93 UEF
House Tightness	4.9 ACH50 (Adjusted Infiltration: 2.61 ACH50)
Ventilation	49.3 CFM • 23 Watts • ERV
Duct Leakage to Outside	2.9 CFM25 / 100 ft²
Above Grade Walls	R-24
Ceiling	Vaulted Roof, R-31
Window Type	U-Value: 0.3, SHGC: 0.28
Foundation Walls	N/A
Frame Floor	R-13

This home meets or exceeds the criteria of the following:
ENERGY STAR MF v1.1
ENERGY STAR MF v1.0

Rating Completed by:
Energy Rater: Stacey Smith
RESNET ID: 2279819

Rating Company: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Rating Provider: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Stacey Smith, Certified Energy Rater
Digitally signed 10/8/24 at 1:45 PM

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

21685 Romans Drive Unit 512, Ashburn, VA 20147

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

KBS

ZERH PARTNER ID

3743

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-10-03

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.2.2.3496

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	49	N/A	56

Home Energy Rating Certificate

Final Report

Rating Date: 2024-10-03
Registry ID: 155691912
Ekotrope ID: d4rX8RE2

HERS® Index Score:

49

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

$1,130

*Relative to an average U.S. home

Home:
21685 Romans Drive Unit 513
Ashburn, VA 20147

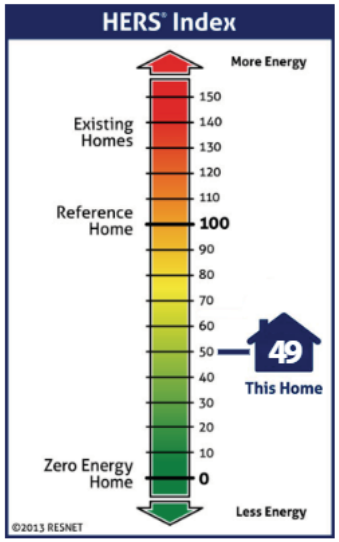
Builder:
KBS

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	3.7	$149
Cooling	1.5	$62
Hot Water	4.4	$181
Lights/Appliances	11.0	$446
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**20.6**	**$928**

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	Waxpool
Conditioned Floor Area:	827 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.92 UEF
House Tightness:	4.9 ACH50 (Adjusted Infiltration: 1.82 ACH50)
Ventilation:	46.4 CFM • 23 Watts • ERV
Duct Leakage to Outside:	2.9 CFM25 / 100 ft²
Above Grade Walls:	R-24
Ceiling:	Vaulted Roof, R-31
Window Type:	U-Value: 0.28, SHGC: 0.32
Foundation Walls:	N/A
Framed Floor:	R-13

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

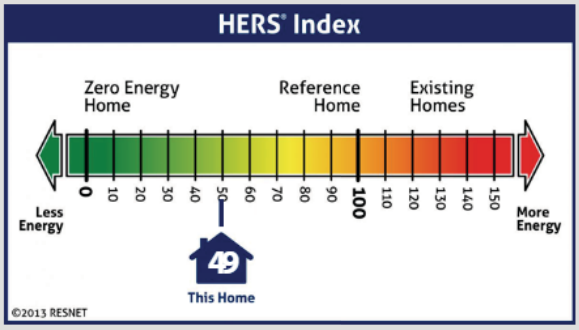
Rating Company: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Rating Provider: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Stacey Smith, Certified Energy Rater
Digitally signed: 10/8/24 at 1:47 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: KBS
Permit Date/Number:
Home/Unit Address: 21685 Romans Drive Unit 513, Ashburn, VA 20147
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-10-03
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 4.9 ACH50

Primary Insulation Levels:

Ceiling: R-31	Floor: R-13
Wall: R-24	Slab: N/A

Primary Window Efficiency:

U-Value: 0.28	SHGC: 0.32

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage:	**Duct Leakage to Outdoors:**
7.8 CFM25 / 100 ft² (Post-Construction)	**2.9 CFM25 / 100 ft²**

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 7.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 15 SEER2

Whole-House Ventilation Type (System Type):
Balanced

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:

Refrigerators: 0	Dishwashers: 0
Ceiling Fans: 0	Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.92 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

21685 Romans Drive Unit 513, Ashburn, VA 20147

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

KBS

ZERH PARTNER ID

3743

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-10-03

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.2.2.3496

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	49	N/A	56

Home Energy Rating Certificate

Final Report

Rating Date: 2024-10-03
Registry ID: 734758557
Ekotrope ID: 23JNzmov

HERS® Index Score:

50

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

$1,543

*Relative to an average U.S. home

Home:
21685 Romans Drive Unit 514
Ashburn, VA 20147

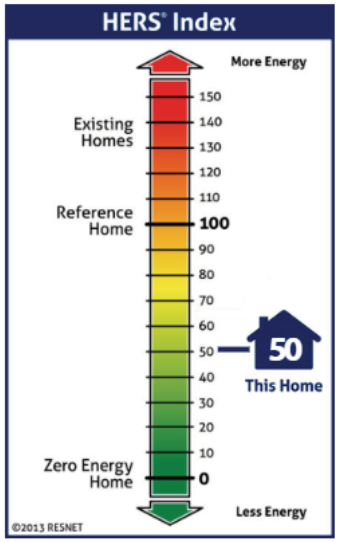
Builder:
KBS

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	7.7	$308
Cooling	2.4	$97
Hot Water	5.7	$232
Lights/Appliances	12.8	$521
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**28.6**	**$1,248**

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	N/A
Community:	Waxpool
Conditioned Floor Area:	1,069 ft²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.2 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 UEF
House Tightness:	4.9 ACH50 (Adjusted Infiltration: 2.61 ACH50)
Ventilation:	49.3 CFM • 23 Watts • ERV
Duct Leakage to Outside:	2.9 CFM25 / 100 ft²
Above Grade Walls:	R-24
Ceiling:	Vaulted Roof, R-31
Window Type:	U-Value: 0.3, SHGC: 0.28
Foundation Walls:	N/A
Framed Floor:	R-13

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

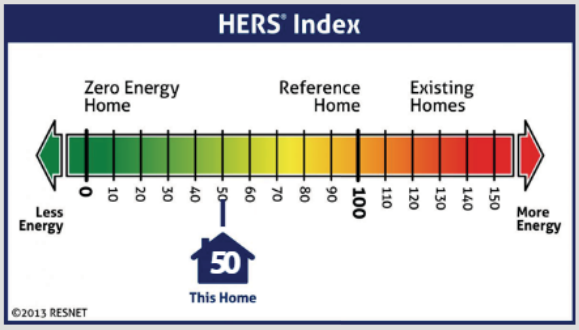
Rating Company: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Rating Provider: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Stacey Smith, Certified Energy Rater
Digitally signed: 10/8/24 at 1:45 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: KBS
Permit Date/Number:
Home/Unit Address: 21685 Romans Drive Unit 514, Ashburn, VA 20147
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-10-03
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 4.9 ACH50

Primary Insulation Levels:

Ceiling: R-31	Floor: R-13
Wall: R-24	Slab: N/A

Primary Window Efficiency:

U-Value: 0.3	SHGC: 0.28

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage:	**Duct Leakage to Outdoors:**
7.8 CFM25 / 100 ft² (Post-Construction)	**2.9 CFM25 / 100 ft²**

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 7.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 15.2 SEER2

Whole-House Ventilation Type (System Type):
Balanced

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:

Refrigerators: 0	Dishwashers: 0
Ceiling Fans: 0	Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.93 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

21685 Romans Drive Unit 514, Ashburn, VA 20147

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

KBS

ZERH PARTNER ID

3743

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-10-03

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.2.2.3496

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	50	N/A	54

Home Energy Rating Certificate

Final Report

Rating Date: 2024-10-03
Registry ID: 475496554
Ekotrope ID: 26rZQeV2

HERS® Index Score:

50

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

$1,036

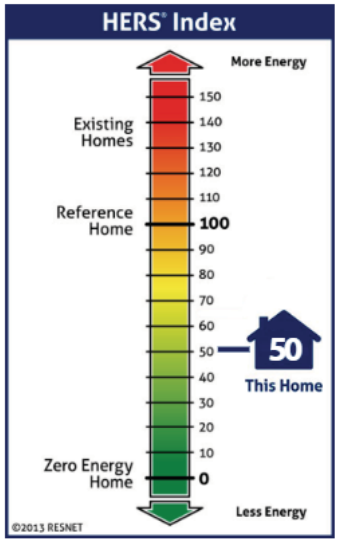
*Relative to an average U.S. home

Home:
21685 Romans Drive Unit 516
Ashburn, VA 20147

Builder:
KBS

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	3.3	$136
Cooling	1.4	$58
Hot Water	4.6	$185
Lights/Appliances	10.6	$429
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**19.9**	**$900**



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	Waxpool
Conditioned Floor Area:	717 ft²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.92 UEF
House Tightness:	4.9 ACH50 (Adjusted Infiltration: 1.84 ACH50)
Ventilation:	46.4 CFM • 23 Watts • ERV
Duct Leakage to Outside:	2.9 CFM25 / 100 ft²
Above Grade Walls:	R-24
Ceiling:	Vaulted Roof, R-31
Window Type:	U-Value: 0.28, SHGC: 0.32
Foundation Walls:	N/A
Framed Floor:	R-13

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

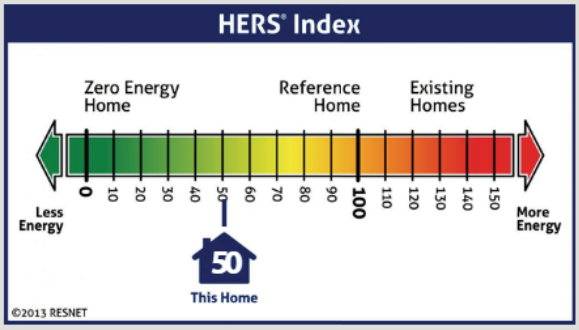
Rating Company: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Rating Provider: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Stacey Smith, Certified Energy Rater
Digitally signed: 10/8/24 at 1:45 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: KBS
Permit Date/Number:
Home/Unit Address: 21685 Romans Drive Unit 516, Ashburn, VA 20147
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-10-03
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 4.9 ACH50

Primary Insulation Levels:

Ceiling: R-31	Floor: R-13
Wall: R-24	Slab: N/A

Primary Window Efficiency:

U-Value: 0.28	SHGC: 0.32

Water Management System

A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

Water-resistant materials on below-grade walls and underneath slabs to reduce the potential for water entering the home or building.

Management of moisture levels in building materials during construction.

Heating, Cooling, and Ventilation System

A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

Total Duct Leakage:	**Duct Leakage to Outdoors:**
7.8 CFM25 / 100 ft² (Post-Construction)	**2.9 CFM25 / 100 ft²**

Primary Heating (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 7.5 HSPF2

Primary Cooling (System Type • Fuel Type • Efficiency):
Air Source Heat Pump • Electric • 15 SEER2

Whole-House Ventilation Type (System Type):
Balanced

Energy Efficient Lighting and Appliances

Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:

Refrigerators: 0	Dishwashers: 0
Ceiling Fans: 0	Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.92 UEF

About this certificate

The certificate provides a summary of the major energy efficiency and other construction features that contribute to this home or apartment earning the ENERGY STAR, as determined through independent inspection and verification performed by a trained professional. The Energy Rating Index or HERS index for this home, if reported, is calculated in accordance with ANSI/RESNET/ICC Standard 301, with any exceptions approved by EPA. Because the version of Standard 301 used to calculate this index may not align with the version referenced by code, this value is not intended to be used to demonstrate compliance with code. Note that when a home or apartment contains multiple performance levels for a particular feature (e.g., window efficiency or insulation levels), the predominant value is shown. Also, homes and apartments may be certified to earn the ENERGY STAR using a sampling protocol, whereby one home or apartment is randomly selected from a set for representative inspections and testing. In such cases, the features found in each home or apartment within the set are intended to meet or exceed the values presented on this certificate. The actual values for your home or apartment may differ, but offer equivalent or better performance.

U.S. DEPARTMENT OF ENERGY

Zero Energy Ready Home Program Certified Home

SPECIFICATION
Version 1

ZERO ENERGY READY HOME
U.S. DEPARTMENT OF ENERGY

ADDRESS

21685 Romans Drive Unit 516, Ashburn, VA 20147

CERTIFICATION ID NUMBER

Under Development

BUILDER OF RECORD

KBS

ZERH PARTNER ID

3743

ENERGY RATING COMPANY

Viridiant

RATER OF RECORD

Stacey Smith

CERTIFIED UNDER DOE-RECOGNIZED HCO FOR ZERH

RESNET

DATE HOME CERTIFIED

2024-10-03

SOFTWARE USED TO CALCULATE ENERGY RATING INDEX (ERI) SCORE

Ekotrope RATER - Version 4.2.2.3496

	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	50	N/A	56

Home Energy Rating Certificate

Final Report

Rating Date: 2024-10-03
Registry ID: 622488029
Ekotrope ID: LMkNJzQv

HERS® Index Score:

50

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

$1,543

*Relative to an average U.S. home

Home:
21685 Romans Drive Unit 518
Ashburn, VA 20147

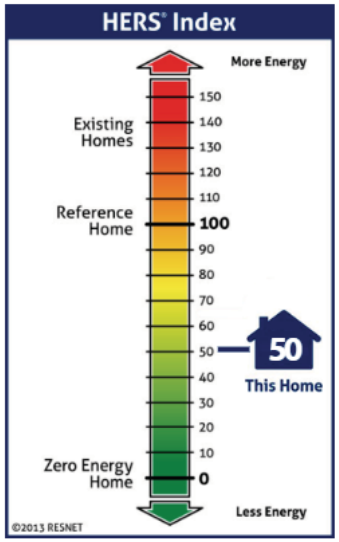
Builder:
KBS

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	7.7	$308
Cooling	2.4	$97
Hot Water	5.7	$232
Lights/Appliances	12.8	$521
Service Charges		$91
Generation (e.g. Solar)	0.0	$0
Total:	**28.6**	**$1,248**

This home meets or exceeds the criteria of the following:

ENERGY STAR MF v1.1
ENERGY STAR MF v1.0



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	N/A
Community:	Waxpool
Conditioned Floor Area:	1,069 ft²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 7.5 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 15.2 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.93 UEF
House Tightness:	4.9 ACH50 (Adjusted Infiltration: 2.61 ACH50)
Ventilation:	49.3 CFM • 23 Watts • ERV
Duct Leakage to Outside:	2.9 CFM25 / 100 ft²
Above Grade Walls:	R-24
Ceiling:	Vaulted Roof, R-31
Window Type:	U-Value: 0.3, SHGC: 0.28
Foundation Walls:	N/A
Framed Floor:	R-13

Rating Completed by:

Energy Rater: Stacey Smith
RESNET ID: 2279319

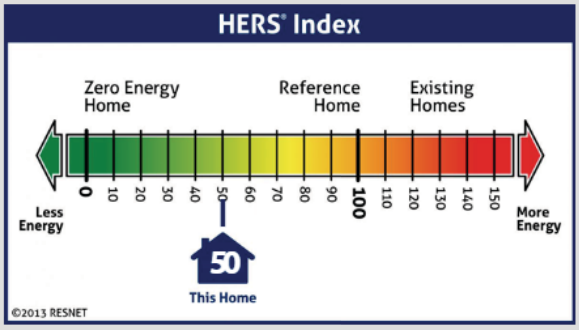
Rating Company: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Rating Provider: Viridiant
1601 Rolling Hills Drive, Henrico, VA 23229

Stacey Smith, Certified Energy Rater
Digitally signed: 10/8/24 at 1:45 PM

ENERGY STAR® CERTIFIED
NEW CONSTRUCTION

Builder/Developer: KBS
Permit Date/Number:
Home/Unit Address: 21685 Romans Drive Unit 518, Ashburn, VA 20147
Rating Company: Viridiant
Rater ID Number: 2279319
Rating Date: 2024-10-03
Oversight By: RESNET
Program/Version Number: Multifamily V1



This value is not intended to be used for code compliance.

Standard Features of ENERGY STAR Certified New Homes and Apartments

Your ENERGY STAR certified new home or apartment has been designed, constructed, and independently verified to meet rigorous requirements for energy efficiency set by the U.S. Environmental Protection Agency (EPA), including:

Thermal Enclosure System

A complete thermal enclosure system that includes comprehensive air sealing, quality-installed insulation, and high-performing windows to deliver improved comfort and lower utility bills.

Air Infiltration Test: 4.9 ACH50

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Wall: R-24	Slab: N/A

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U-Value: 0.3	SHGC: 0.28

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A comprehensive water management system to protect roofs, walls, and foundations.

Flashing, a drainage plane, and site grading to move water from the roof to the ground and then away from the home or building.

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Management of moisture levels in building materials during construction.

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A high-efficiency heating, cooling, and ventilation system that is designed and installed for optimal performance.

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Energy efficient products to help reduce utility bills, while providing high-quality performance.

Energy Efficient Lighting: 100%

ENERGY STAR Certified Appliances and Fans:

Refrigerators: 0	Dishwashers: 0
Ceiling Fans: 0	Exhaust Fans: 0

Primary Water Heater (System Type • Fuel Type • Efficiency):
Residential Water Heater • Electric • 0.93 UEF

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	HOME'S ERI SCORE (WITHOUT ONSITE POWER PRODUCTION)	HOME'S ERI SCORE (INCLUDING ONSITE POWER PRODUCTION)	ZERH TARGET ERI SCORE
SCORES	50	N/A	54

Tab Q:

Documentation of Rental Assistance, Tax Abatement and/or existing RD or HUD Property

NOTIFICATION OF SECTION 8 CONTRACT RENTS AND FUNDING

For (Check one): ☐ Initial Renewal ☑ Subsequent Renewal ☐ Amend Rent/BA Only

Section 8 Contract Number: VA36M000083 Current Contract Expires On: 04/30/2025

Owner Name: Gretna Village MF IV LLC

Project Name: GRETNA VILLAGE APTS

Project Location: 327 Payne Street Gretna Virginia 24557-4986

FHA Project Number:

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

Rent Effective Date: 05/01/2025 UEI #: K9FEL44416F8

Number of Contract Units	Number of Bedrooms	Contract Rent	Utility Allowance	Gross Rent
5	1	$540	$119	$659
10	2	$672	$197	$869
23	3	$785	$274	$1,059
9	4	$887	$336	$1,223

FUNDING

Budget Authority Increase: 222111

Contract/Renewal Effective Date: 5/1/2025 Expiration Date: 4/30/2045

For HUD Use Only:

Notice to Owner executed by: HUD or CONTRACT ADMINISTRATOR

By: Robert J. McLaughlin, Jr.

(Signature)

Robert J. McLaughlin, Jr.

(Printed Name)

Director of Quality Control

(Official Title)

04/25/2025

(Date)

OMB Control Number 2502–0587
form HUD–9637; exp. 04/30/2027

Project-Based Section 8 Housing Assistance Payments
Basic Renewal Contract
Multi-Year Term

This form is used for the renewal of Section 8 Housing Assistance Payments contracts as authorized under the Multifamily Assisted Housing Reform and Affordability Act of 1997 (MAHRA), 42 U.S.C. § 1437f note. The public reporting burden for completing this form is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, and gathering and maintaining the data needed. The information collected is required to obtain benefits. HUD may disclose certain information to Federal, State, or local agencies when relevant to civil, criminal, or regulatory investigations and prosecutions. Information collected will not otherwise be disclosed or released outside of HUD, except as required and permitted by law. HUD may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

Preparation of HAP Contract

Reference numbers in this form refer to notes at the end of the contract text. These endnotes are instructions for preparation of the Basic Renewal Contract. The instructions are not part of the Basic Renewal Contract.

This form of Renewal Contract is to be used for initial and subsequent renewals of an expiring Section 8 project-based HAP contract under the authority of Section 524(a) or 524(b)(1) of MAHRA for a term of 2 or more years. Form HUD–9636 is to be used for renewals under the authority of Section 524(a) or 524(b)(1) of MAHRA for a renewal term of 1 year.

This form may not be used for Mark-Up-To-Market renewals. The HUD-prescribed form of Mark-Up-To-Market Renewal Contract (form HUD–9638) must be used for this purpose.

Section 2 of the Basic Renewal Contract specifies the contract term.

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1. Contract Information[1]

a. Project

Section 8 Project Number: VA36M000083

Section 8 Project Number of Expiring Contract: VA36M000083

FHA Project Number (if applicable): _____

Project Name: GRETNA VILLAGE APARTMENTS

Project Description:[2]

GRETNA VILLAGE APTS is located at 327 Payne Street, Gretna, VA 24557 in Pittsylvania County. The property has 47 Section 8 units with 5 1BR units, 10 2BR units, 23 3BR units, and 9 4BR units.

b. Type of renewal

☑ Check this box for a project renewed under Section 524(a) of MAHRA (not including a Mark-Up-To-Market renewal).

☐ Check this box for a project renewed at exception rents under Section 524(b)(1) of MAHRA.

c. Parties to renewal contract

Name of Contract Administrator[3]: Navigate Affordable Housing Partners

Address of Contract Administrator: 2701 1st Avenue South, Suite 200, Birmingham, AL 35233

Name of Owner[4]: Gretna Village MF IV LLC

Address of Owner: 3280 PEACHTREE RD. STE 2700, Atlanta, GA 30305

2. Term and Funding of Renewal Contract

a. The Renewal Contract begins on 05/01/2025[5] and shall run for a period of 20[6] years.

b. Execution of the Renewal Contract by the Contract Administrator is an obligation by HUD of $ $ 222,111.00,[7] an amount sufficient to provide housing assistance payments for approximately 12[8] months of the first annual increment of the Renewal Contract term.

c. HUD will provide additional funding for the remainder of the first annual increment and for subsequent annual increments, including for any remainder of such subsequent annual increments, subject to the availability of sufficient appropriations. When such appropriations are available, HUD will obligate additional funding and provide the Owner written notification of (i) the amount of such additional funding, and (ii) the approximate period of time within the Renewal Contract term to which it will be applied.

3. Definitions

ACC. Annual contributions contract.

Anniversary. The annual recurrence of the date of the first day of the term of the Renewal Contract.

Contract rent. The total monthly rent to owner for a contract unit, including the tenant rent (the portion of rent to owner paid by the assisted family).

Contract units. The units in the Project which are identified in Exhibit A by size and applicable contract rents.

Fifth-year anniversary. The Renewal Contract annual anniversary that falls at expiration of each 5-year period of the Renewal Contract term.

Fifth-year comparability adjustment. An adjustment of contract rents by the contract administrator at the Fifth-Year anniversary. The contract rent for each unit size is set at comparable rent as shown by comparability analysis.

HAP contract. A housing assistance payments contract between the Contract Administrator and the Owner.

HUD. The United States Department of Housing and Urban Development.

HUD requirements. HUD regulations and other requirements, including changes in HUD regulations and other requirements during the term of the Renewal Contract.

MAHRA. The Multifamily Assisted Housing Reform and Affordability Act of 1997 (Title V of Public Law No. 105–65, October 27, 1997, 111 Stat. 1384), as amended.

Mid-term comparability adjustment. An adjustment of contract rents by the contract administrator within each 5-year period of the Renewal Contract term (in addition to the comparability analysis and adjustment at the Fifth-Year anniversary). The contract rent for each unit size is set at comparable rent as shown by comparability analysis.

OCAF. An operating cost adjustment factor established by HUD.

PHA. Public housing agency (as defined and qualified in accordance with the United States Housing Act of 1937. 42 U.S.C. 1437 et seq.).

Project. The housing described in section 1 of the Renewal Contract.

Renewal Contract. This contract, including applicable provisions of the Expiring Contract (as determined in accordance with section 5 of the Renewal Contract).

Section 8. Section 8 of the United States Housing Act of 1937 (42 U.S.C. 1437f).

4. Renewal Contract

a. Parties

(1) The Renewal Contract is a housing assistance payments contract (“HAP Contract”) between the Contract Administrator and the Owner of the Project (see section 1).

(2) If HUD is the Contract Administrator, HUD may assign the Renewal Contract to a public housing agency (“PHA”) for the purpose of PHA administration of the Renewal Contract, as Contract Administrator, in accordance with the Renewal Contract (during the term of the annual contributions contract (“ACC”) between HUD and the PHA).

Notwithstanding such assignment, HUD shall remain a party to the provisions of the Renewal Contract that specify HUD's role pursuant to the Renewal Contract, including such provisions of section 9 (HUD requirements), section 10 (statutory changes during term) and section 11 (PHA default), of the Renewal Contract.

b. Statutory authority

The Renewal Contract is entered pursuant to section 8 of the United States Housing Act of 1937 (42 U.S.C. 1437f), and section 524 of MAHRA.

c. Expiring Contract

Previously, the Contract Administrator and the Owner had entered into a HAP Contract ("expiring contract") to make Section 8 housing assistance payments to the Owner for eligible families living in the Project. The term of the expiring contract will expire prior to the beginning of the term of the Renewal Contract.

d. Purpose of Renewal Contract

(1) The purpose of the Renewal Contract is to renew the expiring contract for an additional term. During the term of the Renewal Contract, the Contract Administrator shall make housing assistance payments to the Owner in accordance with the provisions of the Renewal Contract.

(2) Housing assistance payments shall only be paid to the Owner for contract units occupied by eligible families leasing decent, safe and sanitary units from the Owner in accordance with statutory requirements, and with all HUD regulations and other requirements. If the Contract Administrator determines that the Owner has failed to maintain one or more contract units in decent, safe and sanitary condition, and has abated housing assistance payments to the Owner for such units, the Contract Administrator may use amounts otherwise payable to the Owner pursuant to the Renewal Contract for the purpose of relocating or rehousing assisted residents in other housing.

e. Contract units

The Renewal Contract applies to the Contract units.

5. Expiring Contract: Provisions Renewed

a. Except as specifically modified by the Renewal Contract, all provisions of the Expiring Contract are renewed (to the extent such provisions are consistent with statutory requirements in effect at the beginning of the Renewal Contract term).

b. All provisions of the Expiring Contract concerning any of the following subjects are not renewed, and shall not be applicable during the renewal term:

(1) Identification of contract units by size and applicable contract rents;

(2) The amount of the monthly contract rents;

(3) Contract rent adjustments; and

(4) Project account (sometimes called “HAP reserve” or “project reserve”) as previously established and maintained by HUD pursuant to former Section 8(c)(6) of the United States Housing Act of 1937 (currently Section 8(c)(5) of the Act, 42 U.S.C. 1437f(c)(5)). Section 8(c)(5) does not apply to the Renewal Contract, or to payment of housing assistance payments during the Renewal Contract term.

c. The Renewal Contract includes those provisions of the Expiring Contract that are renewed in accordance with this section 5.

6. Contract Rent

a. Initial contract rents

At the beginning of the Renewal Contract term, and until contract rents for units in the Project are adjusted in accordance with section 6b, the contract rent for each bedroom size (number of bedrooms) shall be the initial contract rent amount listed in Exhibit A of the Renewal Contract.

b. Contract rent adjustments

(1) OCAF or Budget-Based Rent Adjustments

(a) Except as provided in section 6b(2) below (concerning comparability adjustments at each Fifth-Year Anniversary and discretionary comparability adjustments within each five-year term), during the term of the Renewal Contract the Contract Administrator shall annually, on the anniversary of the Renewal Contract, adjust the amounts of the monthly contract rents in accordance with HUD requirements by either of the following methods (as determined by the Contract Administrator in accordance with HUD requirements):

(i) Using an OCAF; or

(ii) At the request of the owner, based on the budget for the Project, as approved by the Contract Administrator in accordance with HUD requirements.

(b) Adjustments by use of the OCAF shall not result in a negative adjustment (decrease) of the contract rents. The OCAF shall not be used for adjustment of rent at each Fifth-Year Anniversary (as determined in accordance with section 6b(2)(b) below).

(2) Comparability adjustments

(a) Applicability. This section 6b(2) is applicable only if the contract has been renewed pursuant to Section 524(a) of MAHRA. This section 6b(2) does not apply to a project renewed at exception rents under Section 524(b)(1) of MAHRA (See section 1 of the Renewal Contract).

(b) Fifth-Year adjustment (comparability adjustment at expiration of each 5-year period, if applicable).

(i) This section 6b(2)(b) is only applicable if the term of the Renewal Contract is longer than five (5) years (from the first day of the term specified in section 2a).

(ii) At the expiration of each 5-year period of the Renewal Contract term ("Fifth-Year Anniversary"), the Contract Administrator shall conduct a comparability analysis of existing contract rents. At such Fifth-Year Anniversary of the Renewal Contract, the Contract Administrator shall make any adjustments in the monthly contract rents, as reasonably determined by the Contract Administrator in accordance with HUD requirements, necessary to set the contract rent for each unit size at comparable market rent. Such adjustment may result in a negative adjustment (decrease) or positive adjustment (increase) of the contract rents for one or more unit sizes.

(iii) To assist in the redetermination of contract rents at each Fifth-Year Anniversary, the Contract Administrator may require that the Owner submit to the Contract Administrator a rent comparability study prepared (at the Owner's expense) in accordance with HUD requirements.

(c) Mid-term adjustment (discretionary comparability adjustment within 5-year term)

In addition to the comparability analysis and adjustment of contract rents at the Fifth-Year Anniversary, HUD may, at HUD's discretion, require or permit the Contract Administrator to conduct a comparability analysis and adjustment of contract rents ("mid-term adjustment"), one more time within each 5-year period of the Renewal Contract term.

(d) Adjusting contract rent

At the time of a Fifth-Year or mid-term comparability adjustment, the Contract Administrator shall make any adjustments in the monthly contract rents, as reasonably determined by the Contract Administrator in accordance with HUD requirements, necessary to set the contract rent for each unit size at comparable rent. Such adjustment may result in a negative adjustment (decrease) or positive adjustment (increase) of the contract rents for one or more unit sizes.

(3) Procedure for rent adjustments during renewal term

(a) To adjust contract rents during the term of the Renewal Contract (including an OCAF or budget-based adjustment in accordance with section 6b(1), or a Fifth-Year or midterm adjustment in accordance with section 6b(2)), the Contract Administrator shall

give the Owner notice with a revised Exhibit A that specifies the adjusted contract rent amounts.

(b) The revised Exhibit A shall specify the adjusted contract rent amount for each bedroom size as determined by the Contract Administrator in accordance with this section. The adjustment notice by the Contract Administrator to the Owner shall specify when the adjustment of contract rent is effective.

(c) Notice of rent adjustment by the Contract Administrator to the Owner shall automatically constitute an amendment of the Renewal Contract.

(4) No other adjustments

Except for contract rent adjustments in accordance with this section, there shall not be any other adjustments of the contract rents during the term of the Renewal Contract. Special adjustments shall not be granted.

7. Owner Warranties

a. The Owner warrants that it has the legal right to execute the Renewal Contract and to lease dwelling units covered by the contract.

b. The Owner warrants that the rental units to be leased by the Owner under the Renewal Contract are in decent, safe and sanitary condition (as defined and determined in accordance with HUD regulations and procedures), and shall be maintained in such condition during the term of the Renewal Contract.

8. Owner Termination Notice

a. Before termination of the Renewal Contract, the Owner shall provide written notice to the Contract Administrator and each assisted family in accordance with HUD requirements.

b. If the Owner fails to provide such notice in accordance with the law and HUD requirements, the Owner may not increase the tenant rent payment for any assisted family until such time as the Owner has provided such notice for the required period.

9. HUD Requirements

The Renewal Contract shall be construed and administered in accordance with all statutory requirements, and with all HUD regulations and other requirements, including changes in HUD regulations and other requirements during the term of the Renewal Contract. However, any changes in HUD requirements that are inconsistent with the provisions of the Renewal Contract, including the provisions of section 6 (contract rent), shall not be applicable.

10. Statutory Changes During Term

If any statutory change during the term of the Renewal Contract is inconsistent with section 6 of the Renewal Contract, and if HUD determines, and so notifies the Contract Administrator and the Owner, that the Contract Administrator is unable to carry out the

provisions of section 6 because of such statutory change, then the Contract Administrator or the Owner may terminate the Renewal Contract upon notice to the other party.

11. PHA Default

a. This section 11 of the Renewal Contract applies if the Contract Administrator is a PHA acting as Contract Administrator pursuant to an annual contributions contract ("ACC") between the PHA and HUD. This includes a case where HUD has assigned the Renewal Contract to a PHA Contract Administrator, for the purpose of PHA administration of the Renewal Contract.

b. If HUD determines that the PHA has committed a material and substantial breach of the PHA's obligation, as Contract Administrator, to make housing assistance payments to the Owner in accordance with the provisions of the Renewal Contract, and that the Owner is not in default of its obligations under the Renewal Contract, HUD shall take any action HUD determines necessary for the continuation of housing assistance payments to the Owner in accordance with the Renewal Contract.

12. Exclusion of Third-Party Rights

a. The Contract Administrator does not assume any responsibility for injury to, or any liability to, any person injured as a result of the Owner's action or failure to act in connection with the Contract Administrator's implementation of the Renewal Contract, or as a result of any other action or failure to act by the Owner.

b. The Owner is not the agent of the Contract Administrator or HUD, and the Renewal Contract does not create or affect any relationship between the Contract Administrator or HUD and any lender to the Owner or any suppliers, employees, contractors or subcontractors used by the Owner in connection with implementation of the Renewal Contract.

c. If the Contract Administrator is a PHA acting as Contract Administrator pursuant to an annual contributions contract ("ACC") between the PHA and HUD, the Contract Administrator is not the agent of HUD, and the Renewal Contract does not create any relationship between HUD and any suppliers, employees, contractors or subcontractors used by the Contract Administrator to carry out functions or responsibilities in connection with contract administration under the ACC.

13. Written Notices

a. Any notice by the Contract Administrator or the Owner to the other party pursuant to the Renewal Contract shall be given in writing.

b. A party shall give notice at the other party's address specified in section 1 of the Renewal Contract, or at such other address as the other party has designated by a contract notice. A party gives a notice to the other party by taking steps reasonably required to deliver the notice in ordinary course of business. A party

receives notice when the notice is duly delivered at the party's designated address.

EXECUTION OF HAP CONTRACT

Contract Administrator (CA)

By:

Robert J. McLaughlin, Jr. Director of Quality Control

Signature of authorized representative

For Julie L. Reynolds, COO / Treasurer and Secretary

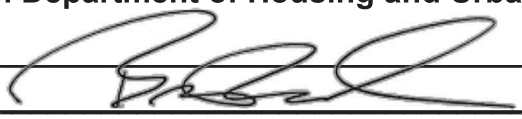
Name and official title (print or type)

04/25/2025

Date (mm/dd/yyyy)

U.S. Department of Housing and Urban Development (HUD)

By:



Signature of authorized representative

Brett Morash, Ph.D., Funding Branch Chief

Name and official title (print or type)

04/29/2025

Date (mm/dd/yyyy)

Owner

Gretna Village MF IV LLC

Name of Owner (print or type)

By:

Signature of authorized representative

Gregory B. Jones, Authorized Signatory

Name and title (print or type)

4/25/2025

Date (mm/dd/yyyy)

EXHIBIT A

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

Section 8 Contract Number: VA36M000083

FHA Project Number (if applicable): _____

Effective Date of the Rent Increase (if applicable): 05/01/2025

Number of Contract Units	Number of Bedrooms	Contract Rent	Utility Allowance	Gross Rent
5	1	$ 540.00	$ 119.00	$ 659.00
10	2	$ 672.00	$ 197.00	$ 869.00
23	3	$ 785.00	$ 274.00	$ 1,059.00
9	4	$ 887.00	$ 336.00	$ 1,223.00

NOTE: This Exhibit will be amended by Contract Administrator notice to the Owner to specify adjusted contract rent amounts as determined by the Contract Administrator in accordance with section 6b of the Renewal Contract.

Comments:

EXHIBIT B

DISTRIBUTIONS LIMITATION

FOR PROJECT NOT SUBJECT TO DISTRIBUTIONS LIMITATION:

If the project is not subject to any limitation on distributions of project funds, either pursuant to an FHA Regulatory Agreement or pursuant to the Expiring Contract, neither HUD nor the PHA may impose any additional limitation on distributions of project funds during the term of the Renewal Contract.

FOR PROJECT SUBJECT TO DISTRIBUTIONS LIMITATION:

If the project is subject to any limitation on distributions of project funds pursuant to an FHA Regulatory Agreement or pursuant to the Expiring Contract, such limitation on distributions shall continue to be applicable during the term of the Renewal Contract, provided that the owner may take an increased distribution in accordance with the *Section 8 Renewal Policy Guidance for Renewal of Project-Based Section 8 Contracts* (the "Guidebook").

However, owners of Section 8 properties must maintain the property in good condition, as demonstrated by a REAC score of 60 or higher, in order to take increased distributions.

The owner shall comply with the distribution limitations. The maximum distribution to the owner shall be equal to the total of:

1. The limited distribution permitted pursuant to the FHA Regulatory agreement or the Expiring Contract, plus
2. Any increased distribution as approved by HUD in accordance with the Guidebook.

[1] To prepare the Renewal Contract for execution by the parties, fill out all contract information in section 1 and section 2.

[2] Enter a description of housing that will be covered by the Renewal Contract. The description must clearly identify the Project by providing the Project's name, street address, city, county, state, and zip code, block and lot number (if known), and any other information, necessary to clearly designate the covered Project.

[3] Enter the name of the Contract Administrator that executes the Renewal Contract. If HUD is the Contract Administrator, enter "United States of America – Department of Housing and Urban Development (HUD)". If the Contract Administrator is a public housing agency ("PHA"), enter the full legal name of the PHA.

[4] Enter the full legal name of the Owner. For example: "ABC Corporation, Inc., a Maryland corporation."

[5] The Renewal Contract must be entered before expiration of the Expiring Contract. Enter the date of the first day after expiration of the term of the Expiring Contract.

[6] Enter a whole number of two or more years.

[7] Enter the amount of funding obligated.

[8] Enter a whole number of months.

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)
GRETNA VILLAGE APTS	N/A	05/01/2025

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. 3 Rent Per Unit	Contract Rents: Col. 4 Monthly Contract Rent Potential (Col. 2 x Col. 3)	Col. 5 Utility Allowances (Effective Date (mm/dd/yyyy) 05/01/2025)	Col. 6 Gross Rent (Col. 3 + Col. 5)	Market Rents (Sec. 236 Projects Only): Col. 7 Rent Per Unit	Market Rents (Sec. 236 Projects Only): Col. 8 Monthly Market Rent Potential (Col. 2 x Col. 7)
1 Bedroom, Family	5	540	2,700	119	659	0	0
2 Bedroom, Family	10	672	6,720	197	869	0	0
3 Bedroom, Family	23	785	18,055	274	1,059	0	0
4 Bedroom, Family	9	887	7,983	336	1,223	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	0
		0	0	0	0	0	0
		0	0	0	0	0	0
Total Units	47	Monthly Contract Rent Potential (Add Col. 4)*	$35,458			Monthly Market Rent Potential (Add Col. 8)*	$0
		Yearly Contract Rent Potential (Col. 4 Sum x 12)*	$425,496			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 theWorksheet 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.)

☑ Range	☑ Dishwasher	☐
☑ Refrigerator	☑ Carpet	☐
☑ Air Conditionar	☐ Drapes	☐
☑ Disposal	☐	☐

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 G	☐ Hot Water G	☐ Lights, etc. E
☐ Cooling E	☐ Cooking G	☐

Services/Facilities (check those included in rent)

☑ Parking	☑ Comm Room	☐ Nursing Care
☑ Laundry	☑ Picnic Area	☐ Linen/Maid Service
☐ Swimming Pool	☑ Playground	☐
☐ Tennis Courts	☐	☐

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

Purpose	Monthly Charge
	$0.00
	$0.00
	$0.00
	$0.00
	$0.00
	$0.00

Part D – Non-Revenue Producing Space

Col. 1 Use	Col. 2 Unit Type	Col. 3 Contract Rent
		0
		0
		0
		0
		0
Total Rent Loss Due to Non-Revenue Units		**$ 0**

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
			0
			0
			0
			0
	$0	Total Commercial Rent Potential	

Part F – Maximum Allowable Rent Potential

Enter Maximum Allowable Monthly Rent Potential From Rent Computation Worksheet (to be completed by HUD or lender) $35,458

Part G – Information on Mortgagor Entity

Name of Entity

Gretna Village MF IV 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

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	Authorized Official's Signature
Gregory B. Jones, Authorized Signatory	4/25/2025 Date (mm/dd/yyy)

Part I — HUD/Lender Approval

Addendum Number	Branch Chief/Lender Official Signature
	Date (mm/dd/yyy)
HAP Contract Number VA36M000083	Robert J. McLaughlin, Jr. 04/25/2025
Exhibit Number	Director, Housing Management Division Signature
Loan Servicer Signature Date (mm/dd/yyy)	Date (mm/dd/yyy)

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)
Gretna Village Apts.	NA	03/01/2026

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. 3 Rent Per Unit	Contract Rents: Col. 4 Monthly Contract Rent Potential (Col. 2 x Col. 3)	Col. 5 Utility Allowances (Effective Date (mm/dd/yyyy) ___ / ___ / _____	Col. 6 Gross Rent (Col. 3 + Col. 5)	Market Rents (Sec. 236 Projects Only): Col. 7 Rent Per Unit	Market Rents (Sec. 236 Projects Only): Col. 8 Monthly Market Rent Potential (Col. 2 x Col. 7)
1 Bedroom, Family	5	659	3,295		659		0
2 Bedroom, Family	10	869	8,690		869		0
3 Bedroom, Family	23	1,059	24,357		1,059		0
4 Bedroom, Family	9	1,223	11,007		1,223		0
			0		0		0
			0		0		0
			0		0		0
			0		0		0
			0		0		0
			0		0		0
			0		0		0
Total Units 47		Monthly Contract Rent Potential (Add Col. 4)* $47,349				Monthly Market Rent Potential (Add Col. 8)* $0	
		Yearly Contract Rent Potential (Col. 4 Sum x 12)* $568,188				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.)

☑ Range	☑ Dishwasher	☐ _____
☑ Refrigerator	☑ Carpet	☐ _____
☑ Air Conditioner	☐ Drapes	☐ _____
☑ Disposal	☐ _____	☐ _____

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 G	☐ Hot Water G	☐ Lights, etc. E
☐ Cooling E	☐ Cooking G	☐ Water

Services/Facilities (check those included in rent)

☑ Parking	☑ Community R	☐ Nursing Care
☑ Laundry	☑ Picnic Area	☐ Linen/Maid Service
☐ Swimming Pool	☑ Playground	☐ _____
☐ Tennis Courts	☐ _____	☐ _____

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

Purpose	Monthly Charge
	$
	$
	$
	$
	$
	$ 0

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

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 Worksheet (to be completed by HUD or lender) $

Part G – Information on Mortgagor Entity

Name of Entity

Gretna Village MF IV 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

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	Authorized Official's Signature	Date (mm/dd/yyyy)
Gregory B. Jones, Authorized Signatory		1/28/2026

Part I – HUD/Lender Approval

Addendum Number	Branch Chief/Lender Official Signature
HAP Contract Number: VA36M000083	Date (mm/dd/yyyy)
Exhibit Number	Director, Housing Management Division Signature
Loan Servicer Signature — Date (mm/dd/yyyy)	Date (mm/dd/yyyy)

Public reporting burden for this collection of information is estimated to average 20 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This collection of information is authorized under Section 207 of the National Housing Act. The information is necessary for the Department to ensure that project owners are not overcharging their tenants and to ensure that the rent levels approved by the Department are not exceeded. The Department uses this information to enforce rent regulations which otherwise would be difficult because there would be no clear record of the rents and charges that the Department had approved. In addition, the Department needs to periodically collect information regarding project principals, so unauthorized participation by previously excluded or otherwise undesirable owners can be detected. This information is required to obtain benefits. HUD may disclose certain information to Federal, State, and local agencies when relevant to civil, criminal, or regulatory investigations and prosecutions. It will not be otherwise disclosed or released outside of HUD, except as required and permitted by law.

Instructions

All project owners must submit the form HUD-92458 when requesting an adjustment to project rents. HUD establishes and approves rental charges and utility allowances on the Form. The owner is responsible for notifying tenants of the approved rents.

General. For projects with fully-insured or HUD-held mortgages, the owner/agent submits this Form to the HUD Field Office. For projects with coinsured mortgages, the owner/agent submits this Form to the lender.

Part A. If the monthly rent potential you are proposing is less than or equal to the Maximum Allowable Monthly Rent Potential approved by HUD/lender on your original Rent Formula or on your most recent Rent Computation Worksheet, complete all of Part A according to the instructions below. If the monthly rent potential you are requesting exceeds the Maximum Allowable Monthly Rent Potential approved by HUD/lender on your original Rent Formula or on your most recent Rent Computation Worksheet, complete only Columns 1 and 2 according to the instructions below. Show your proposed rents and monthly rent potential in the cover letter transmitting your rent increase request.

Column 1. Show each type of unit for which rents will vary. Show the number of bedrooms and bathrooms and other features that cause rents to vary (e.g., 2 BDM, 1 B, DA, KETTE, vs 2 BDM, 2B, DR, K). Use the following symbols:

BDM	- Bedroom	LR	- Living Room
B	- Bath	DR	- Dining Room
K	- Kitchen	DA	- Dining Alcove
KETTE	- Kitchenette		

Column 2. Show the number of units for each unit type. Include non-revenue producing units.

Column 3. For unsubsidized projects, show the rent you intend to charge for each unit type. For subsidized projects, show the contract rent (as defined in HUD Handbook 4350.3) for each unit type.

Column 4. For each line, multiply the contract rent in Column 3 by the number of units in Column 4. Add monthly contract rent potentials for each unit size to compute the total monthly contract rent potential. Multiply the monthly total by 12 to compute the annual contract rent potential.

Columns 5 and 6. Complete the Columns only if the project has a subsidy contract with HUD and some utilities are not included in the rent. In Column 5, show the utility allowance for each unit type. Compute the gross rent for each unit type by adding the contract rent in Column 3 and the utility allowance in Column 5. Show this amount in Column 6.

Columns 7 and 8. Complete these Columns only if the project is receiving Section 236 Interest Reduction Payments. In Column 7, show the market rent for each unit type. In Column 8, for each line multiply the market rent in Column 7 by the number of units in Column 2. Add the monthly market rent potentials for each unit size to compute the total monthly market rent potential. Multiply the monthly total by 12 to compute the annual market rent potential.

Parts B, C, D and E. Complete these Parts according to the instructions on the Rent Schedule.

Part F. Do not complete this Part. The HUD Field Office/lender will complete this Part.

Parts G and H. Complete these Parts according to the instructions on the Rent Schedule.

Part I. Do not complete this Part. The HUD Field Office/lender will complete this part.



GILL GROUP

NATIONWIDE VALUATION AND MARKET FEASIBILITY EXPERTS

Promises Kept. Deadlines Met.

Rent Comparability Study

on

Gretna Village



327 Payne Street
Gretna, Virginia 24557

Date of Report
March 6, 2026

Effective Date
February 13, 2026

Prepared For
Mr. Jake Lanza
Green Street Housing
212 East Main Street, Suite 200
Salisbury, VA 21801

Prepared By

GILL GROUP
Janice F. Gill, MAI, VA# 4001016982

©2007 Gill Group | ***Promises Kept. Deadlines Met.***
P.O. Box 784 | 2100 Gill Plaza Drive, Suite B | Dexter, MO 63841 | (m): (573) 624-6614 | (f): (573) 624-2942 | contact@gillgroup.com

March 6, 2026

Mr. Jake Lanza
Green Street Housing
212 East Main Street, Suite 200
Salisbury, VA 21801

RE: ***Rent Comparability Study***
Gretna Village
FHA# N/A
Contract# VA36M000083

Dear Mr. Lanza:

Attached is the Rent Comparability Study (RCS) you requested for Gretna Village in Gretna, Virginia.

The purpose of the study was to estimate the market rents for the units within the subject property. Market rent is the rent that a knowledgeable tenant would most probably pay for the units as of the date of this report, if the tenants were not receiving rental subsidies and rents were not restricted by HUD or other government agencies. At the request of the client, both "as is" and "as complete" analyses were completed. The following table lists the "as is" market rent we concluded for each Section 8 unit type, as of February 13, 2026.

			Estimated Market		
Unit Type	# of Units	Size (Sq. Ft)	Rent	$/Sq. Ft	Prepared Grid? (Y/N)
1/1	5	508	$815	$1.60	Y
2/1	10	783	$1,025	$1.31	Y
3/1	23	940	$1,245	$1.32	Y
4/1	9	1,149	$1,465	$1.28	Y
	47				

The following table lists the "as complete" market rent we concluded for each unit type, as of February 13, 2026.

			Estimated Market		
Unit Type	# of Units	Size (Sq. Ft)	Rent	$/Sq. Ft	Prepared Grid? (Y/N)
1/1	5	508	$1,075	$2.12	Y
2/1	10	783	$1,280	$1.63	Y
3/1	23	940	$1,495	$1.59	Y
4/1	9	1,149	$1,720	$1.50	Y
	47				

The RCS was prepared in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP) and Chapter Nine of the Section 8 Renewal Guide. Market Rents were defined and estimated in accordance with Sections 9-9 through 9-13 of Chapter Nine and the RCS report was prepared in accordance with Sections 9-8 through 9-14 of Chapter Nine of HUD's Section 8 Renewal Guide. We understand that HUD/the Section 8 Contract Administrator (CA) and the project owner will use our estimate of market rents to determine: 1) the owner's options for renewing the project's Section 8 contracts; and 2) the maximum rents allowed under any renewal contract.

Additionally, as required by Section 9-14 of the Chapter Nine guidance, we compared the project's gross renewal rent with HUD's threshold as shown below.

Mandatory Market Rent Threshold Test – As Is

Unit Size	# of Units	RCS Rent	Utility Allowance	Gross Rent Potential
1/1	5	$815	$119	$4,670
2/1	10	$1,025	$197	$12,220
3/1	23	$1,245	$274	$34,937
4/1	9	$1,465	$336	$16,209
		Total Gross Renewal Rent		**$68,036**

# of Bedrooms (For Section 8 Units)	# of Units	SAFMR Rents	Gross Rent
1/1	5	$850	$4,250
2/1	10	$940	$9,400
3/1	23	$1,200	$27,600
4/1	9	$1,380	$12,420
	Total Gross SAFMR Rent		**$53,670**
	150% of Total Gross SAFMR Rent		**$80,505**

Comparable "as is" gross rents are less than 150 percent of SAFMR rents. Therefore, the property does not exceed the mandatory market rent threshold.

Mandatory Market Rent Threshold Test – As Complete

Unit Size	# of Units	RCS Rent	Utility Allowance	Gross Rent Potential
1/1	5	$1,075	$119	$5,970
2/1	10	$1,280	$197	$14,770
3/1	23	$1,495	$274	$40,687
4/1	9	$1,720	$336	$18,504
		Total Gross Renewal Rent		**$79,931**

# of Bedrooms (For Section 8 Units)	# of Units	SAFMR Rents	Gross Rent
1/1	5	$850	$4,250
2/1	10	$940	$9,400
3/1	23	$1,200	$27,600
4/1	9	$1,380	$12,420
	Total Gross SAFMR Rent		**$53,670**
	150% of Total Gross SAFMR Rent		**$80,505**

Comparable “as complete” gross rents are less than 150 percent of SAFMR rents. Therefore, the property does not exceed the mandatory market rent threshold.

Should you have any questions or require more information, please contact us directly by mail at 2100 Gill Plaza Drive, Suite B, Dexter, Missouri 63841, by telephone at 573-624-6614 or by email at contact@gillgroup.com.

Sincerely,





Samuel T. Gill
State Certified General Real Estate Appraiser
VA# 4001O15446

Janice F. Gill, MAI
State Certified General Real Estate Appraiser
VA# 4001016982

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Scope of Work

The Scope of Work Rule requires us to gather and analyze information about those assignment elements that are necessary to properly identify the appraisal problem to be solved. According to the Standards Rule 1-2, identification of the problem to be solved requires us to identify the following assignment elements.

- Client and any other intended users: The client for this appraisal assignment is Green Street Housing. The intended users of the report are Green Street Housing, U.S. Department of Housing and Urban Development (HUD) and/or its assigns. No other users are intended.
- Intended use of the appraiser's opinions and conclusions: The intended use of this appraisal assignment is to assist the intended users to determine the market rental rates for the subject property "as is" and "as complete". No other use is intended.
- Effective date of the appraiser's opinions and conclusions: The effective date of the rental estimate is February 13, 2026.
- Subject of the assignment and its relevant characteristics: The subject property is an existing 47-unit apartment complex known as Gretna Village. The subject is located on the south side of Payne Street, west of Cheney Lane. Its physical address is 327 Payne Street.
- Assignment conditions: Assignment conditions include assumptions, extraordinary assumptions, hypothetical conditions, supplemental standards, jurisdictional exceptions and other conditions that affect the scope of work. The assumptions used in this appraisal assignment can be seen on the following pages.
- An environmental audit was not provided. I am not qualified to complete an environmental audit. The stated opinion of rental rates is predicated on the assumption that no hazardous substances or conditions materially affect the subject property.
- The Americans with Disabilities Act (ADA) became effective January 26, 1992. No specific compliance survey or analysis of the identified property has been made to determine whether it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property will not comply with one or more of the requirements of the Act. If so, this fact could have an adverse impact upon the value of the property. Since there is no direct evidence relating to this issue, it is assumed that no substantial immediate outlays will be mandated by governing authorities to meet ADA requirements.
- The building improvements meet all governing codes, unless otherwise noted in this report.

An ***extraordinary assumption***[1] is defined as follows:
An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions. Uncertain information might include physical, legal, or economic characteristics of the subject property; or conditions external to the property, such as market conditions or trends; or the integrity of data used in an analysis.

An extraordinary assumption may be used in an assignment only if:

- The extraordinary assumption is required to properly develop credible opinions and conclusions;
- The appraiser has a reasonable basis for the extraordinary assumption; and
- Use of the extraordinary assumption results in a credible analysis.[2]

The following extraordinary assumptions are used in this appraisal consultation assignment:

- The "prospective" value was determined under the extraordinary assumption that the rehabilitation is completed as detailed in the scope of work and that the proposed rents indicated in the report are approved.

A ***hypothetical condition***[3] is defined as follows:
A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market condition or trends; or about the integrity of data used in an analysis.

A hypothetical condition may be used in an assignment only if:

- Use of the hypothetical condition is clearly required for legal purposes, for purposes of reasonable analysis or for purposes of comparison; and
- Use of the hypothetical condition results in a credible analysis.[4]

The following ***hypothetical conditions*** are used in this appraisal assignment:

- This Rent Comparability Study was completed under the hypothetical condition that the tenants at the subject property were not receiving rental subsidies and the rents were not restricted by HUD or other government agencies.

[1]Uniform Standards of Professional Appraisal Practice, *2024 Edition* (The Appraisal Foundation, 2024), pg. 4
[2]Uniform Standards of Professional Appraisal Practice, *2024 Edition* (The Appraisal Foundation, 2024), pg. 19
[3]Uniform Standards of Professional Appraisal Practice, *2024 Edition* (The Appraisal Foundation, 2024), pg. 4
[4]Uniform Standards of Professional Appraisal Practice, *2024 Edition* (The Appraisal Foundation, 2024), pg. 20

This Rent Comparability Study was completed in accordance with the requirements set forth in Chapter Nine of the Department of Housing and Urban Development's Section 8 Renewal Guide. This Rent Comparability Study was completed under the hypothetical condition that the tenants at the subject property were not receiving rental subsidies and the rents were not restricted by HUD or other government agencies.

Janice F. Gill, MAI, a State Certified General Real Estate Appraiser employed by Gill Group, Inc., oversaw and supervised all data collection and analysis. The following actions were taken to complete this RCS.

- On February 13, 2026, Dane Patterson, a Market Analyst, conducted an interior and exterior inspection of the subject property to determine the property's physical and functional characteristics. Dane Patterson inspected all common areas and at least one unit of each varying type. In addition, Samuel T. Gill inspected the exterior of the property. Dane Patterson inspected common areas, mechanical rooms, exterior grounds and at least one unit of each type. He measured the units and/or viewed the plans to verify unit sizes. He interviewed Ashley Kollmann, property manager, to determine the rental rates, services and amenities offered to the tenants of the subject property. The following units were inspected:

Unit Number	Unit Type
7	Three-Bedroom
9	Two-Bedroom
17	Three-Bedroom
16	Three-Bedroom
18	Three-Bedroom
35	Four-Bedroom
39	Three-Bedroom
42	Two-Bedroom
23	Two-Bedroom
24	Two-Bedroom
31	Three-Bedroom
34	Three-Bedroom
21	Four-Bedroom
5	One-Bedroom
10	One-Bedroom
46	Three-Bedroom
48	Three-Bedroom
14	Three-Bedroom
15	Three-Bedroom
1	One-Bedroom

- Samuel T. Gill researched comparable apartment rental activity in the subject market and competing locations. The research retrieved data from several of the following: internet sites, local newspapers and rental publications, town records, owners and managers of local apartment properties, local real estate brokers, fellow appraisers and the appraiser's office files.

- During the week of February 9, 2026, to February 13, 2026, Dane Patterson inspected the exterior of each comparable property used in the analysis. When available, Dane Patterson inspected the interiors of the comparable properties. Unit sizes were measured when an interior inspection was available or were taken from floor plans (excluding balconies/patios and mechanical areas), if available.

- During the site inspections or in separate telephone interviews, Dane Patterson, Samuel T. Gill, Janice F. Gill, MAI, or one of their associates, talked with the managers of the comparable properties to confirm all data and to collect additional information about each comparable including size, age, amenities, occupancy rates and general market information. The property manager provided floor plans or other information describing the size of comparable units after it was explained that the interior size was needed. As no analysis of the data was performed by Dane Patterson, the activities did not constitute significant professional assistance as described in Advisory Opinion 2 of the Uniform Standards of Professional Appraisal Practice.

- Samuel T. Gill, State Certified General Real Estate Appraiser, completed the data and adjustment columns of the Rent Comparability Grid using the instructions in Appendix 9-1 of Chapter Nine and determined the final estimate of rents. After completing the rent comparability grid, Samuel T. Gill, State Certified General Real Estate Appraiser, derived an estimated market rent for each unit type.

Description of Subject Property

Gretna Village consists of six two-story townhouse buildings containing 47 units and an accessory building. The buildings have siding and brick veneer exteriors and asphalt shingle roofs. Exterior doors are solid core, and windows are aluminum single-hung. The complex is on a nearly level site located at 327 Payne Street, Gretna, Virginia, in Pittsylvania County. The subject is located on the south side of Payne Street, west of Cheney Lane. There are no defined neighborhoods within the city. The lot contains 5.08 acres and provides average visibility and access from Payne Street. The site has a density of 9.3 units per acre. The subject property is located in Flood Zone X, according to FEMA Community Panel #51143C0253E, dated September 29, 2010. The subject is zoned R-2, Multifamily District. The subject is a legal, conforming use. A zoning change is unlikely. The subject is currently owned by Gretna Village MF IV LLC.

The following table shows the unit mix for the subject property.

Unit Type	# of Units	Size (Sq. Ft)	Total Square Footage
1/1	5	508	2,540
2/1	10	783	7,830
3/1	23	940	21,620
4/1	9	1,149	10,341
	47		**42,331**

Each unit contains an individual exterior entrance, living area, kitchen, dining area, one or more bedrooms and one bath. The unit is located on two levels. The living area, kitchen and dining area are located on the first floor. The bedrooms and bath are located on the second floor. The units have wood composite or carpet flooring in the living area and bedrooms and vinyl or ceramic tile flooring in the kitchen and baths. The kitchens are equipped with refrigerator, electric range/oven, garbage disposal and dishwasher. The units also contain washer/dryer hook-ups. The bath is standard with sink, toilet, tub/shower, vanity, mirror and ceiling vent. The ADA units have roll-under sinks and safety bars in the tub. The interior doors are hollow core, and the interior walls and ceilings are painted sheetrock.

The table below describes the unit mix for all 47 units at the subject. This RCS applies to 47 units, as 47 units are included in the Section 8 contract.

Unit Type	# of Units	Size (Sq. Ft)	# of Pjt-Based Sec 8 Units	# Other Rent Restricted	# Units Not Rent Restricted
1/1	5	508	5	0	0
2/1	10	783	10	0	0
3/1	23	940	23	0	0
4/1	9	1,149	9	0	0
	47		47	0	0

The property was originally constructed in 1970 and was renovated in 2002. It appears to have been well-maintained. It is currently in average condition. Currently, the property is 77 percent occupied. The property typically maintains a stabilized occupancy rate. However, management is holding units vacant in preparation of the upcoming renovations. Of the total units, 47 units are Section 8, designated for families. There are 26 applicants on the waiting list. The breakdown of vacancies at the subject is shown in the following table.

Subject Vacancies		
Unit Type	# of Units	# of Vacant Units
1/1	5	0
2/1	10	3
3/1	23	7
4/1	9	1
	47	11

Gretna Village
327 Payne Street
Gretna, Virginia 24557

The property includes the following amenities:

Unit Amenities	Included	Fee	Project Amenities	Included	Fee
Refrigerator	x		Clubhouse	x	
Range/Oven	x		Meeting Room		
Garbage Disposal	x		Dining Room		
Dishwasher	x		Swimming Pool		
Microwave			Spa/Hot Tub		
Washer/Dryer			Exercise Room		
Washer/Dryer Hook-Ups	x		Picnic Area	x	
Carpet	x		Playground	x	
Vinyl			Tot Lot		
Wood			Volleyball Court		
Wood Composite	x		Basketball Court		
Ceramic Tile			Tennis Court		
Blinds	x		Extra Storage		
Drapes/Shades			Housekeeping		
Ceiling Fans			Business Center	x	
Vaulted Ceilings			Educational Classes		
Fireplace			Transportation		
Walk-In Closet			Service Coordinator/HUD Paid		
Coat Closet	x		Concierge Services		
Balcony			Computer Room		
Patio	x		Car Wash Area		
Pull Cords			Laundry Facility	x	
Emergency Call			On-Site Management	x	
Safety Bars			On-Site Maintenance	x	
Parking	**Included**	**Fee**	Intercom/Electronic Entry		
Parking Lot/# of Spaces	x/74	$0	Limited Access Gate		
Covered Parking/# of Spaces			Perimeter Fencing	x	
Garage/# of Spaces			Security Patrol		
Parking Garage/Underground/# of Spaces			Video Surveillance	x	
			Meals		
			Summer Programs		
			Library		
			Neighborhood Network/HUD Paid		
			Laundry Service		
			After School Care		
			Gazebo	x	

OWNER'S SCOPE OF REPAIRS

The property will undergo a substantial rehabilitation and will be in good condition upon completion. The proposed scope of work includes new property exterior lighting and signage, parking lot and sidewalk renovations, new mailboxes and dumpster area, new playground, and building exterior painting and repairs. In-unit renovations include foundational and mechanical repairs, new LVT plank flooring and carpet, new interior doors, new cabinets and countertops throughout, new sinks throughout, new appliances, new bathtubs, and new bathroom fixtures. In addition, the complex will remove all washer/dryer hook-ups from the units, and a new coin-operated laundry facility will be available for tenant use. The gazebo will also be demolished and a new seated gathering area will be constructed. A copy of the full scope of work has been included in the addendum for further review. The rehabilitation is anticipated to begin in January 2027 and end in February 2028. Once rehabilitation is complete, the property will include the following amenities:

Unit Amenities	Included	Fee	Project Amenities	Included	Fee
Refrigerator	x		Clubhouse	x	
Range/Oven	x		Meeting Room		
Garbage Disposal	x		Dining Room		
Dishwasher	x		Swimming Pool		
Microwave			Spa/Hot Tub		
Washer/Dryer			Exercise Room		
Washer/Dryer Hook-Ups			Picnic Area	x	
Carpet	x		Playground	x	
Vinyl	x		Tot Lot		
Wood			Volleyball Court		
Wood Composite			Basketball Court		
Ceramic Tile			Tennis Court		
Blinds	x		Extra Storage		
Drapes/Shades			Housekeeping		
Ceiling Fans			Business Center	x	
Vaulted Ceilings			Educational Classes		
Fireplace			Transportation		
Walk-In Closet			Service Coordinator/HUD Paid		
Coat Closet	x		Concierge Services		
Balcony			Computer Room		
Patio	x		Car Wash Area		
Pull Cords			Laundry Facility	x	
Emergency Call			On-Site Management	x	
Safety Bars			On-Site Maintenance	x	
Parking	**Included**	**Fee**	Intercom/Electronic Entry		
Parking Lot/# of Spaces	x/74	$0	Limited Access Gate		
Covered Parking/# of Spaces			Perimeter Fencing	x	
Garage/# of Spaces			Security Patrol		
Parking Garage/Underground/# of Spaces			Video Surveillance	x	
			Meals		
			Summer Programs		
			Library		
			Neighborhood Network/HUD Paid		
			Laundry Service		
			After School Care		
			Gazebo		

UTILITIES

The following table shows the current utilities provided at the subject:

UTILITY SCHEDULE		
Utility	**Type**	**Who Pays**
Heat	Central Gas	Tenant
Air Conditioning	Central Electric	Tenant
Hot Water	Gas	Tenant
Cooking	Gas	Tenant
Other Electric	Electric	Tenant
Cold Water/Sewer	N/A	Landlord
Trash Collection	N/A	Landlord

Ashley Kollmann confirmed the above information. The telephone number for the property is 585-435-0173.

Subject Photos



View of Exterior



View of Exterior



View of Exterior



View of Exterior



View of Exterior



View of Exterior



View of Exterior



View of Exterior



View of Exterior



View of Exterior



View of Exterior



View of Exterior



View of Exterior



View of Exterior



View of Leasing Office



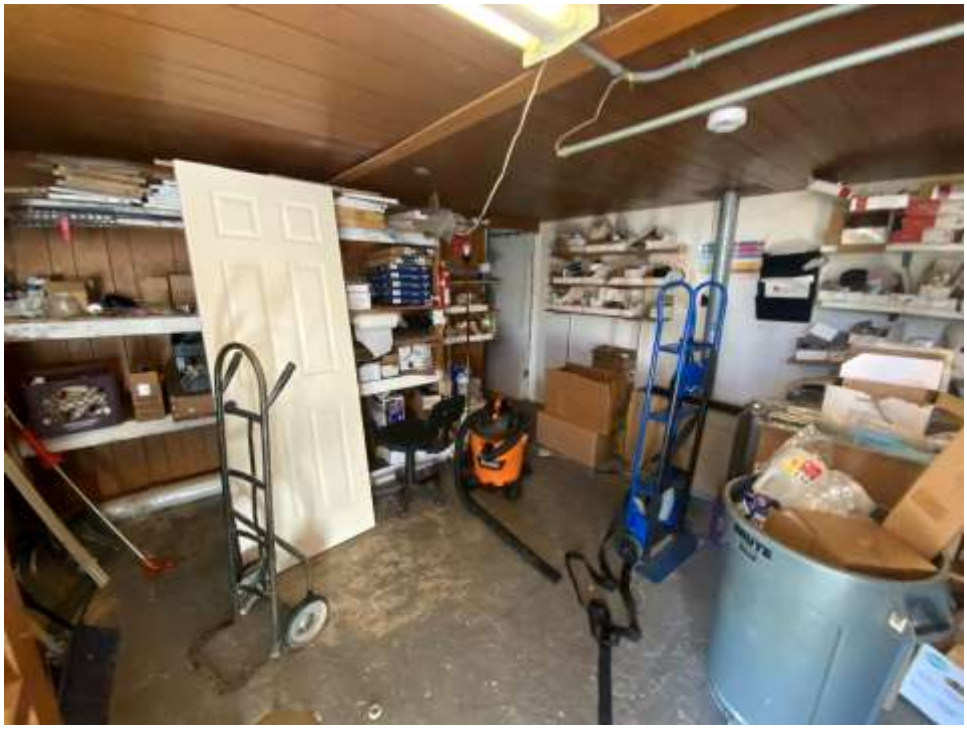
View of Mail Center



View of Laundry Facility



View of Leasing Office



View of Maintenance Area



View of Playground



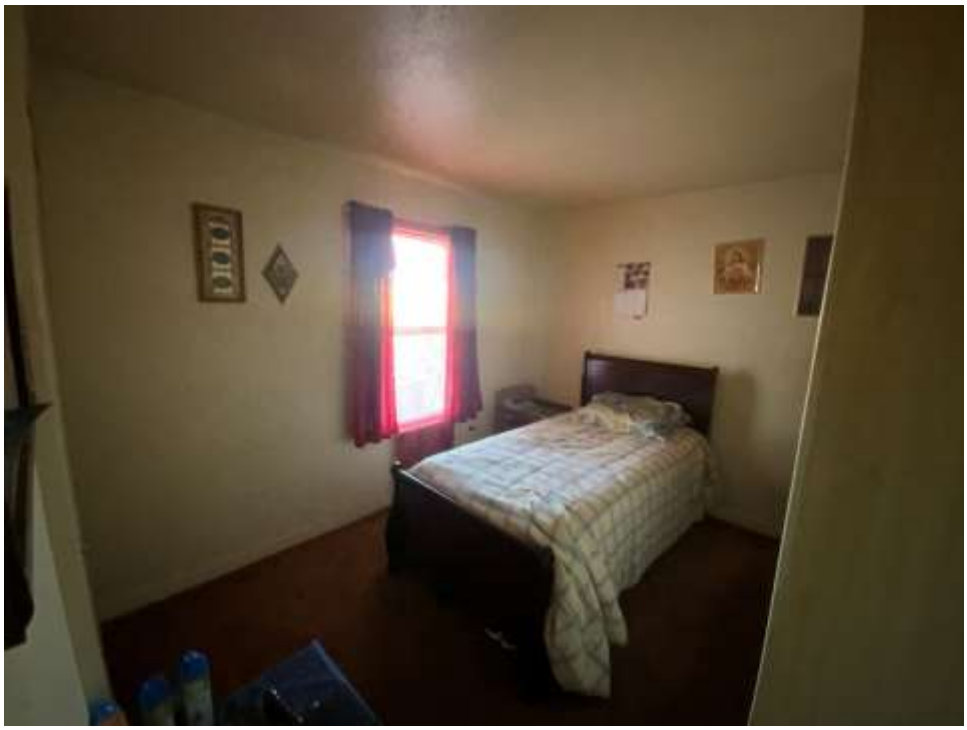
View of Gazebo



View of Typical Living Area



View of Typical Kitchen



View of Typical Bedroom



View of Typical Bath



View of Parking



View to the North



View to the South



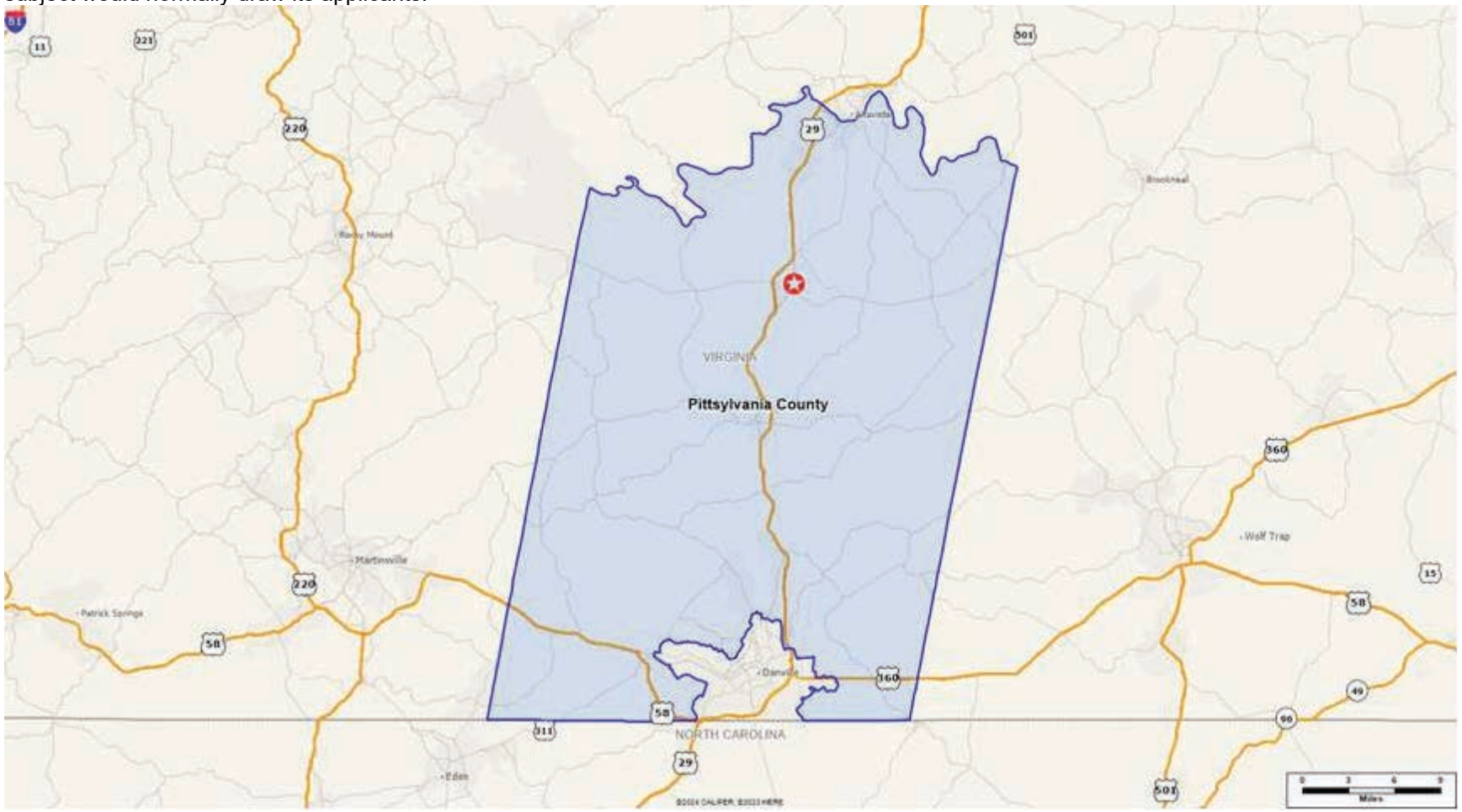
View to the East



View to the West

Definition of the Subject's Market Area and Market Area Map

The market area for the subject consists of Pittsylvania County. The market area has the following boundaries: North – Bedford and Campbell Counties; South – the State of North Carolina; East – Halifax County; and West – Franklin and Henry Counties. This is the area from which the subject would normally draw its applicants.



Regional and Area Data

The following data on the Town of Gretna and Pittsylvania County are included to give the reader an insight into the social, economic, governmental and environmental factors which provide the setting and ultimate stability for the subject neighborhood and the property which is the subject of this appraisal. The various social, economic, governmental and environmental factors within any locality are the underlying forces which create, modify or destroy real property values.

Location

The Town of Gretna is located in Pittsylvania County which is located in the south-central portion of Virginia. Nearby cities and towns include Hurt, Chatham, Motley, Danville, Lynchburg, Blairs, Union Hall and Bedford. Pittsylvania County has the following boundaries: North – Bedford and Campbell Counties; South – Danville city and State of North Carolina; East – Halifax County and West – Franklin and Henry Counties.

Utilities

The Town of Gretna provides water, sewer, and trash services to the residents of the town. Natural gas services are provided by Columbia Gas of Virginia. Dominion Energy provides electricity to the area. Basic phone service is provided by Brightspeed. Cellular providers in the area are AT&T, T-Mobile and Verizon. Internet and cable providers in the area are Xfinity, RiverStreet Networks, EMPOWER Broadband, Brightspeed, T-Mobile and Verizon.

Healthcare

Medical facilities in Pittsylvania County include Pittsylvania County Health Department, Centra Gretna Medical Center, Chatham Family Medical Center, PATHS Community Medical Center, Sovah Health, Family Healthcare Center, Danville VA Outpatient Clinic and Sandy River Family Care Inc.

Transportation

Major highways in Pittsylvania County include U.S. Highways 29, 58, 311 and 360; and State Highways 40, 41, 51, 57, 62 and 360. The closest airport is Lynchburg Regional Airport, which is 32.9 miles away in Lynchburg. The closest international airport is Richmond International Airport, which is 139 miles away in Richmond. Public transportation is provided by Virginia Breeze (Piedmont Express), Altavista Community Transit System (ACTS), Pittsylvania County Community Action (PCCA)and Danville Transit.

Population and Employment Statistics

	Town	County	State
Population	1,287	59,062	8,778,742
Households	589	24,891	3,384,025
Renter Occupied	263	6,011	1,189,585

Source: Claritas and Ribbon Demographics, 2025 Data

COUNTY				
	Labor Force	Employment	Unemployment	Unemployment Rate
2010	30,826	27,631	3,195	10.4
2015	30,147	28,579	1,568	5.2
2020	27,337	25,353	1,984	7.3
December 2025	28,554	27,465	1,089	3.8

Source: U.S. Bureau of Labor Statistics

STATE				
	Labor Force	Employment	Unemployment	Unemployment Rate
2010	4,156,228	3,872,674	283,554	6.8
2015	4,228,912	4,044,175	184,737	4.4
2020	4,331,844	4,051,401	280,443	6.5
December 2025	4,490,034	4,337,005	153,029	3.4

Source: U.S. Bureau of Labor Statistics

MICROPOLITAN AREA Danville, VA Micropolitan Statistical Area				
	Labor Force	Employment	Unemployment	Unemployment Rate
2010	50,468	45,378	5,090	10.1
2015	49,304	46,380	2,924	5.9
2020	45,231	41,307	3,924	8.7
December 2025	46,569	44,521	2,048	4.4

Source: U.S. Bureau of Labor Statistics

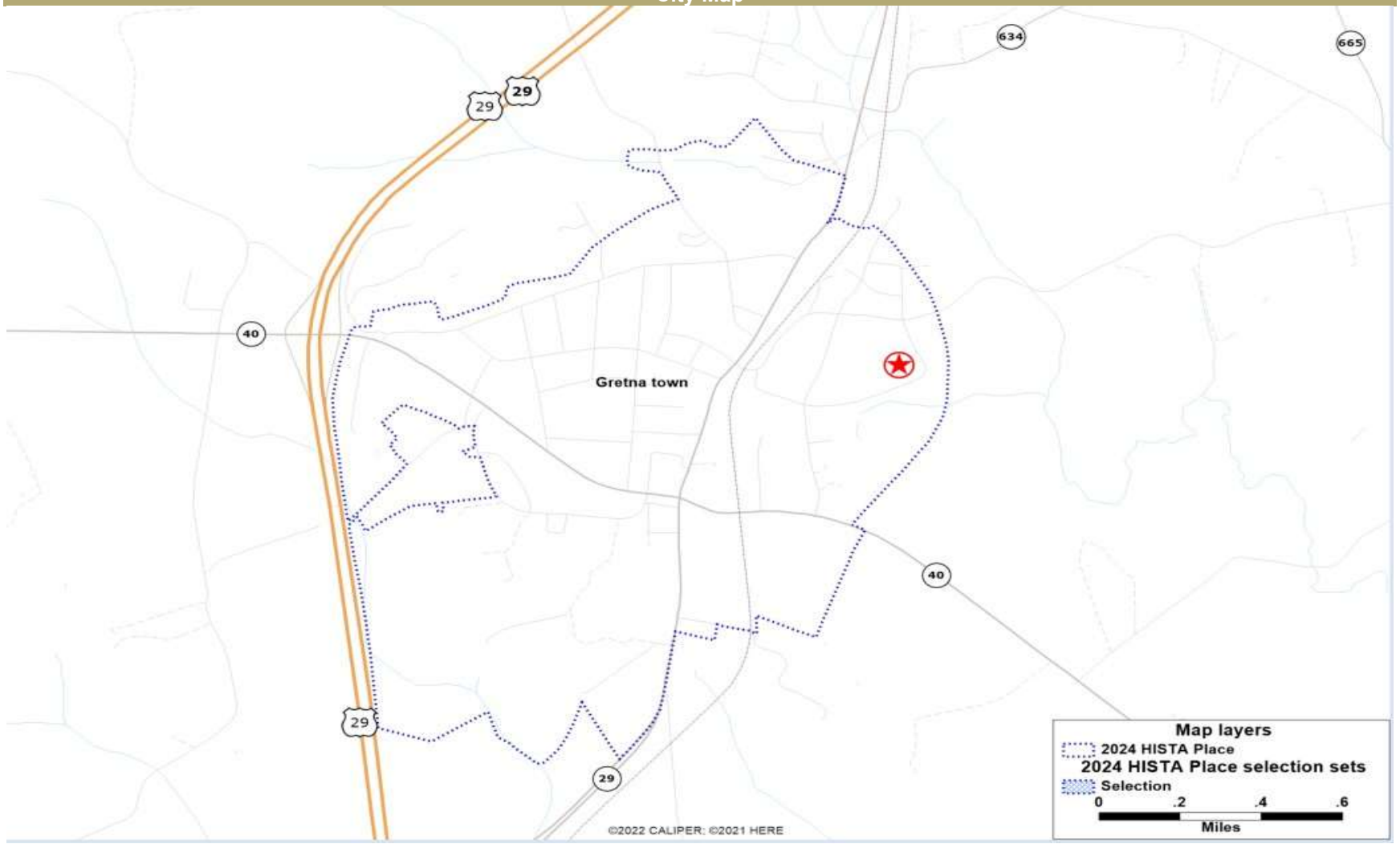
Major Employers
Major employers for the area are as follows:

Employer	Industry	No. of Employees
Pittsylvania County Schools	Education	1,475
Morgan Olson	Manufacturing	703
Pittsylvania County	Government	575
Tyson Foods	Production	400
Intertape Polymer Group	Manufacturing	300
Food Lion	Retail	300
Staunton River Plastics	Manufacturing	200
Amthor International	Manufacturing	200
Centra Gretna Medical Center	Healthcare	150
Dollar General	Retail	140
AeroFarms	Agriculture	127
Dollar Tree	Retail	110
Mountain View Dairy	Dairy Farm	50

Source: Major Employers for the County of Pittsylvania

Summary and Conclusions
Gretna is a town located in the south-central portion of Virginia. The economic outlook for future growth and development appears to be stable.

City Map


634
665
29
29
40
Gretna town
40
29
29
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Map layers
2024 HISTA Place
2024 HISTA Place selection sets
Selection
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Miles

Regional Map



Description of Neighborhood

The subject neighborhood is located in the eastern portion of the City of Gretna, Virginia. The neighborhood has the following boundaries: North – city limits of Gretna; South – South; East - East; and West – West. vacant land, single-family residences, The Bridge Center gym, Elba Baptist Church and the Northern Pittsylvania County Food Distribution Center are located north of the site. single-family residences, vacant land, and Elba Park are located south of the site. scattered single-family residences and vacant land. are located east of the subject. single-family residences and The Greater Canann Land Church are located west of the subject. The subject neighborhood is comprised primarily of single-family residences and is 60 percent built up. Approximately 40 percent of the land use is made up of single-family residences. About 15 percent is comprised of commercial properties. Another 5 percent of the land use is made up of multifamily dwellings. The remaining 40 percent is vacant land. The subject neighborhood is in average condition with average appeal. There are no known nuisances in the neighborhood.

According to AreaVibes, approximately 112 per 100,000 residents are victims of a violent crime annually, and approximately 807 per 100,000 residents are victims of a property crime each year. The crime rate for Gretna is 52.0 percent, lower than for the nation. The total number of crimes in the city has decreased six percent within the past year, according to AreaVibes. There is a 1 in 893 chance of being the victim of a violent crime and a 1 in 124 chance of being the victim of a property crime. The life cycle is generally in the stability stage. Therefore, there are no major adverse influences or hazards observed or known by the appraiser in the immediate surrounding area.



Proximity to Services

Medical Services	Proximity (in Miles)	Grocery Stores	Proximity (in Miles)
Ramsey Memorial Medical Center	0.8	Food Lion	1.1
Sovah Family Medicine - Gretna	0.8	Dollar General	1.1
Danville-Pittsylvania Community Health	0.8		
Centra Gretna Medical Center	2.3		
Centra Health Hospital	2.4		
Pharmacies	**Proximity (in Miles)**	**Shopping/Retail**	**Proximity (in Miles)**
Gretna Drug Store	1.3	Turtle's Treasures, LLC	0.8
		Dollar Days	0.8
		Family Dollar	1.1
		Hardware Co.	1.6
Schools	**Proximity (in Miles)**	**Parks/Recreation**	**Proximity (in Miles)**
Gretna Elementary School	1.2	The Bridge Center Gym	0.3
Gretna High School	1.6	The Railroad Park on Main	0.8
Gretna Middle School	1.7	Gretna Town Park	1.3
		Gretna Public Library	1.6
Public Transportation	**Proximity (in Miles)**	**Public Safety**	**Proximity (in Miles)**
Virginia Breeze (Piedmont Express)	0.0	Gretna Town Office	0.9
Altavista Community Transit System	0.0	Gretna Police Department	0.9
Pittsylvania County Community Action	0.0	Gretna Fire & Rescue	1.0
Danville Transit	0.0	Pittsylvania County 911 Dispatch Center	10.7
		Pittsylvania County Health Department	13.8

Demographic Comparison

The subject is located in Census Tract ##51143010600. A comparison of key demographic components in Census Tract ##51143010600 and the city is shown in the following table.

Category	Census Tract	City
Median Income	$37,914	$33,736
Median Age	49.8	48.9
Blue Collar Workers	28.6%	25.6%
Poverty Level	17.8%	19.8%

Source: Claritas and Ribbon Demographics, 2025 Data

How Comparable Properties Were Selected

Chapter Nine of the Section 8 Renewal Policy Guide indicates a six-point criterium for determining comparables utilized in the rent comparability study. The six-point criteria are as follows: (1.) Be in the same market area as the subject project, considering rent levels, housing prices, job opportunities and other relevant economic indicators; (2.) Be occupied by tenants without tenant-based assistance, residing in unassisted units; (3.) Have locations and neighborhood conditions (including crime rates and accessibility to services, employment, transportation, etc.) similar to the subject project; (4.) Be similar to the subject in terms of project structure and layout, design, street appeal, age, unit size and mix, project amenities and utilities; (5.) Have amenities and provide non-shelter services similar to those available at the subject project and do not have significant amenities or non-shelter services beyond those available at the property, taking into account if those services are included in the rent or incidental; and (6.) Not be rent restricted or rent controlled by a federal, state, local or other public program. This category includes Low Income Housing Tax Credit (LIHTC), HOME, HOPE VI, state/local rental controlled and rent stabilization units and all unassisted units in 236, BMIR, 202/811 and Section 515 Rural Development projects. Below are the steps taken to determine appropriate comparables to utilize for comparison.

The appraiser researched rental housing in the market area and identified several apartment complexes in and around the market area of the subject. The appraiser searched Vogt Strategic Insights, CoStar, Apartments.com, previous reports and the neighborhood during inspection in order to locate comparable properties. Some comparables were considered but ultimately were not utilized in this report due to lack of comparability, insufficient information, lack of proximity and subsidies.

The comparables excluded from the analysis and the reason for exclusion are shown in the following table:

Project Name	Reason for Exclusion
Mountain View Apartments	Rent Restricted
Woodside Village	Rent Restricted
Mill Woods Apartments	Rent Restricted
Waters at James Crossing	Rent Restricted
Timber Ridge Crossing	Rent Restricted
Henderson Apartments	Rent Restricted
Huntington Apartments	Less Competitive Than Properties Used In Analysis
Whitestone Village	Less Competitive Than Properties Used In Analysis
Hickory Woods	Less Competitive Than Properties Used In Analysis
Airside Apartments	Less Competitive Than Properties Used In Analysis
37 West Apartments	Less Competitive Than Properties Used In Analysis
Willow Brook Luxury Apartments	Luxury Features
Mount Hermon Village Apartments	Unable To Verify

Comparable properties used in this study include the following: Southern Hills Townhomes (Comparable 1), West Creek Manor (Comparable 2), County Green Apartments (Comparable 3), Princeton Circle West Apartments (Comparable 4) and Gardens on Timberlake (Comparable 5).

Southern Hills Townhomes (Comparable 1) is located at 725 Mill Stream Lane, Lynchburg, Virginia. The property is located 37.0 miles from the subject. It contains 156 one-, two-, three- and four-bedroom units. The property is currently 94 percent occupied. It contains townhouse structures and has brick and siding exteriors. The property was constructed in 1975 and was renovated in 2012. The property has no utilities included in the monthly rent. Rents at the facility range from $933 to $1,789 per month. Based on conversations with the property contact, exterior inspections and viewing of interior photos from property websites, this property is located in a similar market area, is similar to the subject structure, unit types, unit amenities and project amenities and condition.

West Creek Manor (Comparable 2) is located at 410 Westside Boulevard, Roanoke, Virginia. The property is located 54.5 miles from the subject. It contains 197 one-, two- and three-bedroom units. The property is

currently 99 percent occupied. It contains walk-up structures and has brick and siding exteriors. The property was constructed in 1974. The property has water, sewer and trash collection included in the monthly rent. Rents at the facility range from $975 to $1,260 per month. Based on conversations with the property contact, exterior inspections and viewing of interior photos from property websites, this property is located in a similar market area, is similar to the subject landlord-provided utilities, unit types, unit amenities and project amenities and condition.

County Green Apartments (Comparable 3) is located at 401 Kerry Lane, Lynchburg, Virginia. The property is located 39.3 miles from the subject. It contains 180 one-, two- and three-bedroom units. The property is currently 99 percent occupied. It contains walk-up structures and has siding exteriors. The property was constructed in 1976 and renovated in 2011. The property has water, sewer and trash collection for a flat rate fee. Rents at the facility range from $920 to $1,295 per month. Based on conversations with the property contact, exterior inspections and viewing of interior photos from property websites, this property is located in a similar market area, and is similar in unit types, unit amenities and project amenities and condition.

Princeton Circle West Apartments (Comparable 4) is located at 18 West Princeton Circle, Lynchburg, Virginia. The property is located 41.8 miles from the subject. It contains 152 one-, two-, three- and four-bedroom units. The property is currently 97 percent occupied. It contains walk-up structures and has brick exteriors. The property was constructed in 1986 and was renovated in 2004. The property has water, sewer and trash collection for a flat rate fee. Rents at the facility range from $930 to $1,225 per month. Based on conversations with the property contact, exterior inspections and viewing of interior photos from property websites, this property is located in a similar market area, and is similar in unit types, unit amenities and project amenities and condition.

Gardens on Timberlake (Comparable 5) is located at 240 Beverly Hills, Lynchburg, Virginia. The property is located 37.5 miles from the subject. It contains 232 one-, two-, three- and four-bedroom units. The property is currently 94 percent occupied. It contains elevator and walk-up structures and has brick and siding exteriors. The property was constructed in 2015. The property has trash for a flat rate fee. Rents at the facility range from $1,225 to $1,999 per month. Based on conversations with the property contact, exterior inspections and viewing of interior photos from property websites, this property is located in a similar market area, is similar to the subject structure, unit types, unit amenities and project amenities and will be similar to the subject's "as complete" condition.

Attempts were made to locate comparables within the primary market area. However, there are few properties within the market area of the subject. The properties that are located within the market area and could be verified were either utilized in the analysis or were rent or income restricted. Therefore, it was necessary to research comparables outside the market area. Population, median rent, median housing value and median income comparisons were made between the subject's market area and any differing market areas. Consideration was given to any differences, and adjustments were made where necessary.

Consideration was also given to location and neighborhood conditions, including livability, crime rates, amenities, cost of living, employment, housing, schools, transportation, walkscores, nuisances, etc., and adjustments were made as appropriate.

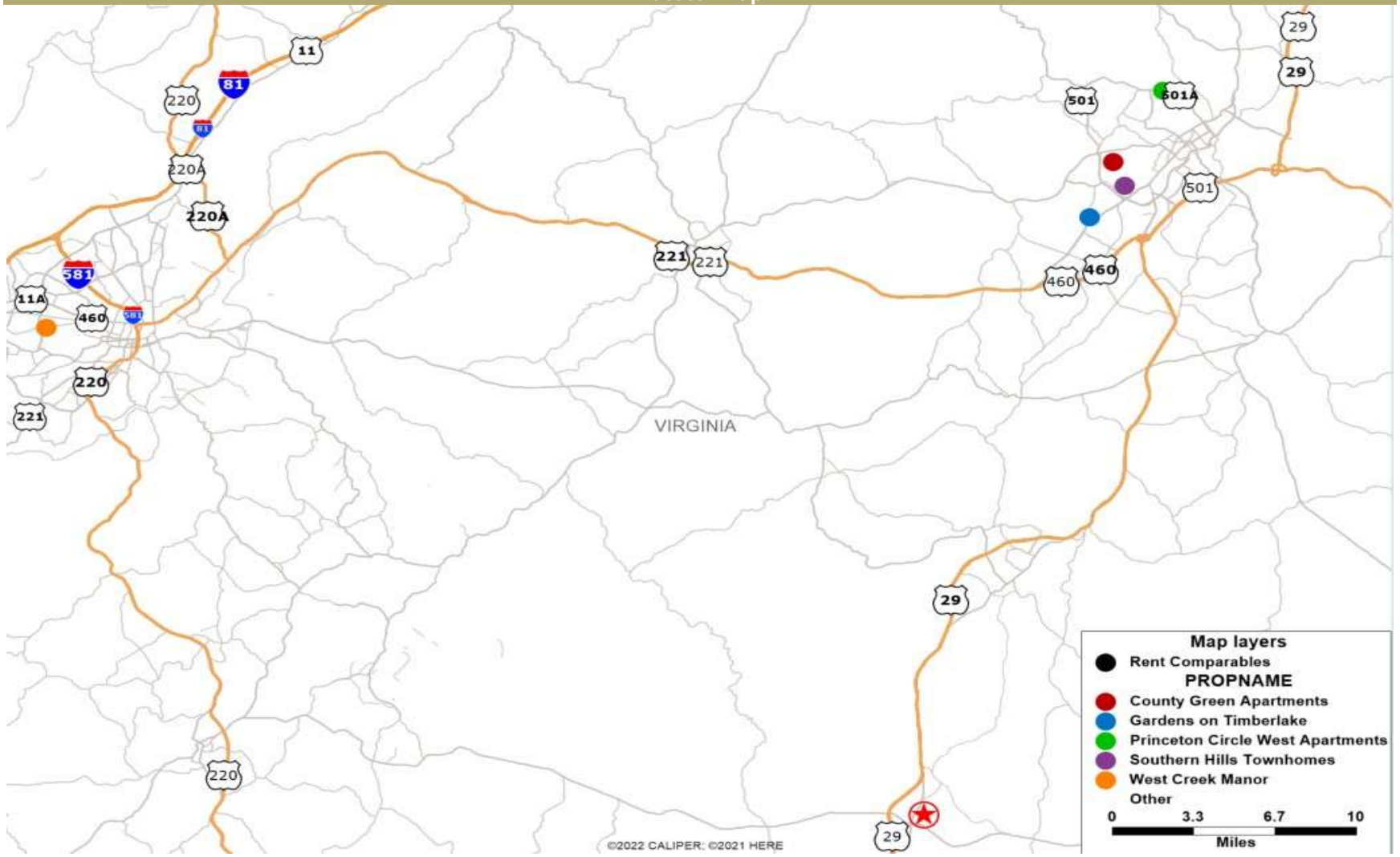
Structure, layout, design, street appeal, age, size, unit mix, utilities provided, services provided, unit amenities and project amenities of the subject were compared to the comparables. Any necessary adjustments have been applied and explained.

Generally, the appraiser believes that the comparables are of good quality. The comparables selected are considered the most appropriate comparables available with consideration given to the six-point criteria indicated in the Section 8 Renewal Policy Guide. However, the perfect comparable rarely exists in a market,

and a good faith effort has been made to locate and utilize properties that have similarities to the subject. Where the properties have quantifiable differences from the subject, adjustments have been made.

Based on information provided to the appraiser, none of the comparables are managed by a similar party. In addition, none of the selected comparables are owned or managed by the entities having an identity-of-interest with the owner or management of the subject property.

Locator Map


11
81
220
220A
581
11A
460
221
29
501
501A
VIRGINIA
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Map layers
Rent Comparables
PROPNAME
County Green Apartments
Gardens on Timberlake
Princeton Circle West Apartments
Southern Hills Townhomes
West Creek Manor
Other
0
3.3
6.7
10
Miles

Gretna Village
327 Payne Street
Gretna, Virginia 24557

One-Bedroom Units (508 SF) – As Is

OMB Control Number 2502-0187
form HUD-92273-SR; exp. 04/30/2027

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Rent Comparability Grid — Unit Type → **One-Bedroom** — Subject's FHA #: **N/A**

	Subject		Comparable 1		Comparable 2		Comparable 3		Comparable 4		Comparable 5	
	Gretna Village	Data	Southern Hills Townhomes		West Creek Manor		County Green Apartments		Princeton Circle West Apartments		Gardens on Timberlake	
	327 Payne Street	on	725 Mill Stream Lane		410 Westside Boulevard		401 Kerry Lane		18 West Princeton Circle		240 Beverly Hills	
	Gretna Pittsylvania	Subject	Lynchburg Lynchburg City		Roanoke Roanoke City		Lynchburg Lynchburg City		Lynchburg Lynchburg City		Lynchburg Lynchburg City	
A.	**Rents Charged**		Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj
1	$ Last Rent / Restricted?		$933	N	$975	N	$920	N	$930	N	$1,225	N
2	Date Last Leased (mo/yr)		Feb-26		Feb-26		Feb-26		Feb-26		Feb-26	
3	Rent Concessions		N		N		N		N		N	
4	Occupancy for Unit Type		94%		99%		99%		97%		94%	
5	Effective Rent & Rent/ sq. ft		$933	$1.17	$975	$1.29	$920	$1.21	$930	$1.26	$1,225	$1.76
		In Parts B thru E, adjust only for differences the subject's market values.										
B.	**Design, Location, Condition**		Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj
6	Structure / Stories	T/2	T/2		WU/2,3	$10	WU/2, 3	$10	WU/2, 3	$10	E/3, WU/3	
7	Yr. Built/Yr. Renovated	1970/2002	1975/2012	($5)	1974	$16	1976	$14	1986/2004	($6)	2015	($25)
8	Condition /Street Appeal	A	A		A		A		A		G	($250)
9	Neighborhood	A	E	($37)	G	($20)	E	($37)	E	($37)	E	($49)
10	Same Market? Miles to Subj		N/37.0		N/54.5		N/39.3		N/41.8		N/37.5	
C.	**Unit Equipment/ Amenities**		Data	$ Adj	Data	Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj
11	# Bedrooms	1	1		1		1		1		1	
12	# Baths	1	1		1		1		1		1	
13	Unit Interior Sq. Ft.	508	800	($90)	757	($75)	760	($80)	740	($70)	696	($60)
14	Balcony/ Patio	Y	N	$10	N	$10	Y		Y		N	$10
15	AC: Central/ Wall	C	C		C		C		C		C	
16	Range/ Refrigerator	RF	RF		RF		RF		RF		RF	
17	Microwave/ Dishwasher	D	D		D		D		D		MD	($5)
18	Washer/Dryer	HU	WD	($40)	L	$10	WD	($40)	WD	($40)	WD	($40)
19	Floor Coverings	C	C		C		C		C		C	
20	Window Coverings	B	B		B		B		B		B	
21	Cable/ Satellite/Internet	N	N		N		N		N		N	
22	Special Features	N	N		N		N		N		SS, GC	($50)
23												
D	**Site Equipment/ Amenities**		Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj
24	Parking ($ Fee)	L/0	L/0		L/0		L/0		L/0		L/0	
25	Extra Storage	N	N		N		N		N		Y/40	
26	Security	Y	N	$5	N	$5	N	$5	N	$5	Y	($10)
27	Clubhouse/ Meeting Rooms	C	N	$5	CMR	($5)	N	$5	N	$5	C	
28	Pool/ Recreation Areas	R	PER	($35)	R	$10	PER	($15)	PR		PER	($45)
29	Business Ctr / Nbhd Netwk	BC	N	$5	BC		N	$5	N	$5	N	$5
30	Service Coordination	N	N		N		N		N		N	
31	Non-shelter Services	N	N		N		N		N		N	
32	Neighborhood Networks	N	N		N		N		N		N	
E.	**Utilities**		Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj
33	Heat (in rent?/ type)	N/G	N/E		N/E		N/E		N/G		N/E	
34	Cooling (in rent?/ type)	N/E	N/E		N/E		N		N/E		N/E	
35	Cooking (in rent?/ type)	N/G	N/E		N/E		N/E		N/G		N/E	
36	Hot Water (in rent?/ type)	N/G	N/E		N/E		N/E		N/G		N/E	
37	Other Electric	N	N		N		N		N		N	
38	Cold Water/ Sewer	Y	Y/$	$65	Y		Y/$	$25	Y/$	$25	N	$59
39	Trash /Recycling	Y	Y/$		Y		Y/$		Y/$		Y/$	$30
F.	**Adjustments Recap**		Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
40	# Adjustments B to D		4	5	6	3	5	4	4	4	2	9
41	Sum Adjustments B to D		$25	($207)	$61	($100)	$39	($172)	$25	($153)	$15	($534)
42	Sum Utility Adjustments		$65	$0	$0	$0	$25	$0	$25	$0	$89	$0
			Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross
43	*Net/ Gross Adjmts B to E*		($117)	*$297*	($39)	*$161*	($108)	*$236*	($103)	*$203*	($430)	*$638*
G.	**Adjusted & Market Rents**		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent	
44	Adjusted Rent (5+ 43)		$816		$937		$812		$827		$795	
45	Adj Rent/Last rent			87%		96%		88%		89%		65%
46	**Estimated Market Rent**	$815	$1.60	← Estimated Market Rent/ Sq. Ft								

[redacted]
Appraiser's Signature

2/13/2026
Date

Attached are explanations of :
a. why & how each adjustment was made
b. how market rent was derived from adjusted rents
c. how this analysis was used for a similar unit type

Grid was prepared: ☐ Manually ■ Using HUD's Excel form

Gretna Village
Primary Unit Type – One-Bedroom Units (508 SF)

Please note: Minor adjustments in the $5 to $10 range are based on the appraiser's evaluation of the overall market as well as typical responses indicated by existing tenants. In addition, this is standard industry practice when there is insufficient market data present to support adjustments. It is also considered an acceptable practice by HUD as indicated in the Section 8 Renewal Guide Chapter 9-12 (C) (3) which states: "For minor adjustments (adjustments not exceeding the nominal amount), the RCS appraiser may state his/her subjective evaluation of why the observed differences would affect rent."

A rent comparability grid was prepared for the primary unit type with 508 square feet. Comparable apartments used include the following: Southern Hills Townhomes (Comparable 1), West Creek Manor (Comparable 2), County Green Apartments (Comparable 3), Princeton Circle West Apartments (Comparable 4) and Gardens on Timberlake (Comparable 5).

Line 1: $ Last Rent/Restricted – All of the units are currently rented at the rates shown on the grid. Rents range from $920 to $1225 per month. No unit used in this analysis has any rent restrictions.

Line 2: Date Last Leased – The grid shows the effective date of the leases most recently signed. Effective dates are all February 2026. No adjustments were necessary.

Line 3: Rent Concessions – The subject is not offering any concessions. None of the comparables are currently offering concessions. No adjustments were needed.

Line 4: Occupancy for Unit Type – The subject's current occupancy rate is 77 percent. The property is holding units vacant for the upcoming renovations and typically maintains a stabilized occupancy rate. The comparables' occupancy rates range from 94 to 99 percent. No adjustments were needed.

Line 5: Effective Rent & Rent/Square Footage: All of the units are currently rented at the rates shown on the grid. After all necessary adjustments, effective rents range from $920 to $1,225, and effective rents per square foot range from $1.17 to $1.76 per square foot.

Line 6: Structure/Stories – The subject is located in two-story townhome buildings. Comparable 1 is similar. Comparable 2, 3 and 4 are located in two- and three-story walk-up buildings. Comparable 5 is located in three-story elevator and three-story walk-up buildings. Townhouse structures are typically considered more appealing in design than walk-up structures as townhouses have individual, private exterior entrances or a single-family/homeowner type of appearance. Townhouses also often have greater privacy due to the separation of the living area from the sleeping area which provides less interior noise. Therefore, an adjustment is warranted for the townhouse structures. Elevator buildings are also considered superior to walk-up buildings as it is not required to utilized stairs to gain access to the units. There is no market data available by which an adjustment could be determined. Per the Section 8 Renewal Policy, specifically Chapter 9-1-2 Line 6: Structure/Stories, the RCS appraiser should try to select comparables that have the same structure type as the subject. If the comparables have a different configuration than the subject, adjustment may be warranted based on market preferences. For instance, the RCS appraiser may make an adjustment for configuration differences such as townhome versus a stacked unit. In addition, the guide states the RCS appraiser must explain the basis for any adjustment exceeding the larger of $10, or two percent of the comparable's unadjusted rent. Due to insufficient market data by which to extrapolate a market-based adjustment for structure/stories, the appraiser elected to adjust the comparables upward $10, as deemed acceptable by the Section 8 Guide. Therefore, Comparables 2, 3 and 4 were adjusted upward $10 per month. Comparable 5 was deemed similar and was not adjusted.

Line 7: Year Built/Year Renovated – The subject was built in 1970 and was renovated in 2002. Comparable 1 was constructed in 1975/2012, and Comparable 2 was built in 1974. Comparable 3 was built in 1976. Comparable 4 was constructed in 1986/2004. Comparable 5 was built in 2015. To account for differences between date of construction/renovation for the subject and the comparables, an effective year built for all properties was determined. The effective year built considers the date of construction as well as any renovation made to the property and the significance of the renovation. The following table shows the effective year built and adjustment amounts determined for the subject and the comparables:

Property	Year Built	Effective Year Built	Adjustment
Subject	1970/2002	1990	---
1	1975/2012	1995	-$5
2	1974	1974	$16
3	1976	1976	$14
4	1986/2004	1996	-$6
5	2015	2015	-$25

Adjustments for age differences are relatively subjective given that many properties will complete general upgrades to a property even if they do not complete an actual specific rehabilitation or renovation. In general, newer construction properties and recently renovated properties can command a higher rent than older or non-renovated properties. According to Appendix 9-1-2, Line 7: Year Built/Year Renovated of the Section 8 Renewal Policy Guide, an adjustment should typically be no more than $5 or one percent of the comparable's unadjusted rent. The appraiser elected to adjust $1 per effective year built of difference between the subject and the comparables in accordance with the Section 8 guide. No adjustments were made for comparables that have effective year builts within five years of the effective year built determined for the subject.

Line 8: Condition/Street Appeal – The subject has siding and brick construction. The landscaping consists of grass, trees and shrubs. The subject is currently in average condition. As indicated in the Section 8 Renewal Policy Guide, specifically Chapter 9-1-2 Line 8: Condition/Street Appeal, the appraiser should consider the overall appearance of the project, such as whether the grounds are clean, whether the landscaping is well maintained and whether or not the paint and siding are in good condition. Other considerations would be whether the architecture of the buildings and layout of the site are appealing (open space, shrubbery, etc.). In summary, the appraiser must evaluate whether the comparables' condition/street appeal could cause tenants to pay more or less than they would pay at the subject. The following table illustrates the descriptions of the ratings levels considered in the condition/street appeal analysis.

Condition	Description
Excellent	Desirable curb appeal, luxury or high end amenities and finishes, no deferred maintenance
Good	Well maintained or recently renovated property, limited deferred maintenance
Average	Some original finishes and amenities, Only minor upgrades needed
Fair	In need of repair, obvious deferred maintenance
Poor	Substantial need of major repairs or significant deferred maintenance

The subject has been well-maintained and does not show signs of deferred maintenance. Comparables 1, 2, 3 and 4 were deemed similar. Comparable 5 was deemed to be in good condition. The following analysis details the method used to calculate appropriate adjustments for condition/street appeal.

Property Name	Rating Level	1 BR	2 BR	3 BR	4 BR	Average
Southern Hills Townhomes	Average	$816	$1,027	$1,442	$1,737	$1,256
West Creek Manor	Average	$942	$1,143	$1,321	$1,536	$1,236
County Green Apartments	Average	$812	$888	$1,127	$1,347	$1,044
Princeton Circle West Apartments	Average	$827	$1,015	$1,078	$1,298	$1,055
Average Rent		**$849**	**$1,018**	**$1,242**	**$1,480**	**$1,147**
Gardens on Timberlake	Good	$1,045	$1,286	$1,533	$1,773	$1,409
Average Rent		**$1,045**	**$1,286**	**$1,533**	**$1,773**	**$1,409**
Difference in Average Rents		**$196**	**$268**	**$291**	**$294**	**$252**
Difference per Rating Level		**$196**	**$268**	**$291**	**$294**	**$252**

As shown in the previous chart, average difference between the average rating level and the good rating level is $252. The difference of $252 one rating level. The result is rounded to the nearest $5 and $250 is determined to be the appropriate adjustment per rating level. As previously indicated, the subject is in average condition. Comparables 1, 2, 3 and 4 were considered average in condition and were not adjusted. Comparable 5 was rated in good condition and was, therefore, adjusted downward $250 as indicated in the previous analysis. The Section 8 Renewal Policy Guide states an adjustment of more than the larger of $20, or four percent of the unadjusted rent for each level of rating difference, would require that the appraiser provide specific explanation in the narrative to support the amount of the adjustment. Although these adjustment amounts are above the amounts indicated in the Section 8 guide, it meets the requirements of the guide as the adjustment amounts are supported by market-driven data. Therefore, the adjustment amounts are considered reasonable and appropriate.

Line 9: Neighborhood – The subject's neighborhood is rated average, with easy access to all services available within the village limits. In order to determine if adjustments were needed for differences in location between the subject and the comparables, several factors were compared. Those factors include livability, amenities available, cost of living, crime factors, employment factors, housing factors, schools in the area, walkscore and transit score (if available). The comparison between the subject and comparables is shown in the following table:

	Gretna	Lynchburg	Roanoke
Livability	74	91	74
Amenities	F	A	C
Cost of Living	A	A	A
Crime	A	D	F
Employment	F	C	D
Housing	B	A	A
Schools	B	A	A
Walkscore	47	29	39
Population	1,434	80,970	99,122
Median Rent	$718	$859	$804
Median Housing Value	$107,100	$162,900	$134,900
Median Income	$29,583	$49,201	$45,664

Source: AreaVibes and Walkscore

Based on the analysis, Comparables 1, 3, 4 and 5 are excellent in location, and Comparable 2 was considered good in location. Per the Section 8 Renewal Guide, specifically Chapter 9-1-2 Line 9: Neighborhood, an adjustment of more than the larger of $20, or four percent of the unadjusted rent for each level of rating difference, would require that the RCS appraiser provide specific explanation in the narrative

to support the amount of the adjustment. After considering all factors, the appraiser elected to adjust Comparables 1, 3, 4 and 5 were adjusted downward four percent of the unadjusted base rent, and Comparables 2 was downward two percent of the unadjusted base rent.

Line 10: Same Market/Miles to Subject – All comparables are located in different but similar market areas to the subject. Therefore, no adjustment was needed.

Line 11: # of Bedrooms – The subject contains one-bedroom units. All comparables are similar. No adjustments were needed.

Line 12: # of Baths – The subject contains one bath in the units. All comparables are similar. No adjustments were needed.

Line 13: Unit Interior Square Footage – The subject and the comparables vary in square footage. Typically, all other variables being equal, a larger unit is more desirable than a smaller unit. However, the value of the additional square footage is mitigated to some degree by the similarity in perceived unit function. There is a diminishing return of value for additional square footage as each additional square foot does not necessarily equal additional functionality. Additionally, the units at the subject are measured as part of the scope of this assignment. However, the contacts at the comparables are often unwilling to allow interior inspections of the units. Therefore, it is necessary to rely on published unit sizes or verbal confirmation of unit sizes from the property contacts. As such, it is impossible to verify the accuracy of this data. In addition, the subject unit sizes are paint-to-paint measurements, while the contacts often report the "marketing" unit size which is sometimes the gross exterior square footage. Therefore, the unit sizes at the comparables are not always a direct comparison to the unit sizes at the subject. For the purpose of this report, a range of comparable rents per square foot was derived. To determine this adjustment, each comparable's dollar per square foot rental rate was determined for each bedroom type. From these results, a median dollar per square foot rental rate is determined. The median dollar per square foot was then multiplied by 25 percent for each comparable to derive an adjusted dollar per square foot rental rate. The 25 percent was used to account for the diminished return of the larger unit sizes and the potential differences in reported unit sizes of the comparables versus the subject. Next, the difference in square footage between the subject and each comparable is determined. The difference is multiplied by the determined adjusted dollar per square foot rate to arrive at the adjustment for each comparable. The selected dollar per square foot for the units is $0.31. The result was rounded to the nearest $5. No adjustments were made to comparables within 25 square feet of the subject because there is no difference in perceived unit function with 25 square feet. The adjustments are reflected on the HUD-Form 92273-S8, which is attached.

Line 14: Balcony/Patio – The subject contains patios in the units. Comparables 3 and 4 are similar. The remaining comparables do not contain these feature and were adjusted upward $10 per month. Although there is little market data available concerning units with these features versus those without these features, the added amenity is an enhancement to the unit. Per the Section 8 Renewal Policy, the RCS appraiser must explain the basis for any adjustment exceeding the larger of $10, or two percent of the comparable's unadjusted rent. Due to insufficient market data by which to extrapolate a market-based adjustment for balcony or patio, the appraiser elected to adjust the comparables $10, as deemed acceptable by the Section 8 Guide

Line 15: AC: Central/Wall – The subject contains central air conditioning as do all comparables. No adjustments were needed.

Line 16: Range/Refrigerator – The subject and all comparables contain both amenities. No adjustments were needed.

Line 17: Microwave/Dishwasher – Microwaves are a relatively inexpensive item and are unlikely to be a deciding factor when a tenant decides which unit to lease. However, because the included amenity is considered an enhancement to the unit, it was considered appropriate to adjust a nominal $5 per month for microwaves. Dishwashers are more expensive and are more likely to factor into a tenant's decision on which unit to lease. Therefore, it was considered appropriate to adjust $10 per month for dishwashers. The following table shows the amenities available at the subject and each comparable. The comparables were adjusted based on the indicated adjustment amount at the bottom of the table:

Amenity	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
Microwave						$5
Dishwasher	$10	$10	$10	$10	$10	$10
Total	**$10**	**$10**	**$10**	**$10**	**$10**	**$15**
Indicated Adjustment		**$0**	**$0**	**$0**	**$0**	**($5)**

Line 18: Washer/Dryer – The subject contains washer/dryer hook-ups in the units. Comparables 1, 3, 4 and 5 contain a washer and dryer in the units. Comparable 2 contain a laundry facility. Units with these amenities provided are preferred over units without these features as these appliances are expensive purchases for a prospective tenant. Although there is little market data available concerning units with these features versus those without these features, the amenities are an enhancement to the unit. The *2024 NMHC/Grace Hill Renter Preferences Survey Report* for Richmond, Virgina, the nearest metropolitan area, was consulted. According to the *2024 NMHC/Grace Hill Renter Preferences Survey Report*, residents in the metropolitan area indicated they would expect a renter to pay $58.90 per month for washers and dryers in the unit. After considering all factors, washers and dryers were valued at $60 per month, washer/dryer hook-ups were valued at $20 per month, and a laundry facility was valued at $10 per month. The comparables were adjusted based on the indicated adjustment amount at the bottom of the table:

Amenity	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
Coin-Operated Laundry Facility			$10			
Washer/Dryer Hook-Ups	$20					
Washer/Dryer		$60		$60	$60	$60
Total	**$20**	**$60**	**$10**	**$60**	**$60**	**$60**
Indicated Adjustment		**($40)**	**$10**	**($40)**	**($40)**	**($40)**

Line 19: Floor Coverings – The subject and all comparables contain carpet floor coverings. Therefore, no adjustments were needed.

Line 20: Window Coverings – The subject and all comparables contain window coverings. No adjustment was needed.

Line 21: Cable/Satellite/Internet – Neither the subject nor any comparable provides more than access to cable, satellite or internet services. Therefore, no adjustments were needed.

Line 22: Special Features – The subject does not contain special features. Comparables 1, 2, 3 and 4 are similar. Comparable 5 contain stainless steel appliance and granite countertops and was adjusted downward $50 per month. Special features such as stainless steel appliances and granite, quartz or solid-surface countertops will typically command a higher rent in the market. Tenants are typically willing to pay a higher premium for these features. Typically, when these features are included in the units, they are considered luxury items, and units are assessed an up-charge from the rent that would be charged if unit did not contain these features. The *2024 NMHC/Grace Hill Renter Preferences Survey Report* for Richmond, Virginia, the nearest metropolitan area, was consulted. According to the *2024 NMHC/Grace Hill Renter Preferences Survey Report*, residents in the metropolitan area indicated they would expect a renter to pay $56.97 per month for premium features such as stainless steel appliances and solid-surface countertops. The survey did not differentiate between the amount renters would expect to pay for each

feature. However, previous versions of this publication did differentiate the fees for these features and generally indicated that the fees were either evenly split between the two features or were only a minimal amount more for solid-surface countertops. Therefore, after considering all factors, a $25 adjustment was applied for stainless steel appliances, and a $25 adjustment was applied for the solid-surface countertops.

Line 24: Parking – The subject and all comparables contain parking lots with no additional fee. No adjustments were needed.

Line 25: Extra Storage – The subject does not contain extra storage. Comparables 1, 2, 3 and 4 are similar. Comparable 5 offers extra storage for an additional fee of $40 per month. No adjustments were needed.

Line 26: Security – The following table shows the amenities at the subject and each comparable:

Feature	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
Limited Access Gate						$10
Video Surveillance	$5					$5
Total	**$5**	**$0**	**$0**	**$0**	**$0**	**$15**
Indicated Adjustment		**$5**	**$5**	**$5**	**$5**	**($10)**

No complex in the market area shows a rent differential based on security features. However, security features are an enhancement to an apartment complex, particularly security that limits access to the building or grounds. All security features will provide added protection for residents at the properties. Limited access gates limit access to the grounds, while intercom/electronic entry limits access to the buildings. Therefore, properties with limited access gates and/or intercom/electronic entry are considered superior to properties with video surveillance and/or security patrol which do not limit access. Consequently, limited access gates and intercom/electronic entry are considered $5 superior to video surveillance and security patrol. The adjustments for the comparables are shown at the bottom of the table.

Line 27: Clubhouse/Meeting Rooms/Dining Rooms – No complex in the market area shows a rent differential based on these particular items; however, the added amenities are an enhancement. Apartments with these features can command a higher rent in the market area. Therefore, properties with these features were adjusted $5 per feature compared to properties without any of these features. The following table shows the amenities available at the subject and each comparable. The comparables were adjusted based on the indicated adjustment amount at the bottom of the table:

Amenity	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
Clubhouse	$5		$5			$5
Meeting Room			$5			
Total	**$5**	**$0**	**$10**	**$0**	**$0**	**$5**
Indicated Adjustment		**$5**	**($5)**	**$5**	**$5**	**$0**

Line 28: Pool/Recreation Areas – The following table shows the amenities at the subject and each comparable:

Amenity	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
Swimming Pool		$10		$10	$10	$10
Exercise Room		$5		$5		$5
Spa/Hot Tub						$5
Picnic Area	$5	$5				$5
Play Area	$5	$5	$5	$5		$5
Volleyball Court		$5				
Tennis Court				$5		
Pet Park		$5				$5
Rooftop Terrace						
Game Room						$5
Gazebo	$5				$5	
Courtyard		$5				
Theatre						$5
Sundeck		$5		$5		$5
Walking Trail						$5
Lounge						$5
Tanning Salon		$5				
Total	**$15**	**$50**	**$5**	**$30**	**$15**	**$60**
Indicated Adjustment		**($35)**	**$10**	**($15)**	**$0**	**($45)**

Although there is little market data available concerning units with these features, the added amenities are an enhancement. Swimming pools are typically considered a more desirable feature than other recreation features. Therefore, a $10 adjustment was determined for swimming pool, and a $5 adjustment per feature was determined for each additional recreation area. The adjustments for the comparables are shown at the bottom of the table.

Line 29: Business Center – The subject contains a business center. Comparable 2 is similar. The remaining comparables do not contain these features and were adjusted upward $5 per month. No complex in the market area shows a rent differential based on these particular items; however, the added amenities are an enhancement. Apartments with these features can command a higher rent in the market area. Therefore, properties with these features were adjusted $5 per feature compared to properties without any of these features.

Line 30: Service Coordination – The subject does not contain this feature. None of the comparables contain this feature. No adjustments were needed.

Line 31: Non-Shelter Services – The subject does not contain these features. None of the comparables contain these features. No adjustment was needed.

Line 32: Neighborhood Network – The subject does not contain this feature. None of the comparables contain this feature. No adjustment was needed.

Line 33: Heat – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Line 34: Cooling – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Line 35: Cooking – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Line 36: Hot Water – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Line 37: Other Electric – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Line 38: Cold Water/Sewer – The subject provides cold water and sewer. Comparable 2 is similar. Comparable 5 does not provide these utilities and was adjusted upward $59 per month based upon the Allowance for Tenant-Furnished Utilities and Other Services for Virginia. Comparable 1 charges a flat rate of $65 per month for water, sewer and trash. Therefore, Comparable 1 was adjusted upward $65 per month. Comparables 3 and 4 charge a flat rate of $25 per month for water, sewer and trash. Therefore, Comparables 3 and 4 were adjusted upward $25 per month.

Line 39: Trash/Recycling – The subject provides this utility. Comparable 2 is similar. Comparable 1 charges a flat rate of $65 per month for water, sewer and trash. Comparables 3 and 4 charge a flat rate of $25 per month for water, sewer and trash. However, as an adjustment was applied on the cold water/sewer line, no further adjustments were made. Comparable 5 charges a flat rate fee of $30 per month for trash collection. Therefore, Comparable 5 was adjusted upward $30 per month.

Line 46: Conclusion of Market Rent
The adjusted rents range from $795 to $937 per month. All comparables were given some consideration. However, Comparable 1 was given greater consideration as it was similar in condition and structure, and to Comparable 2 as it required the least amount of adjustments to equate to the subject.

Based on the above, the appraiser concluded the market rent for the units as follows:

- **508 SF One-Bedroom Units - $815 , or $1.60 per square foot**

Gretna Village
327 Payne Street
Gretna, Virginia 24557

Two-Bedroom Units (783 SF) – As Is

OMB Control Number 2502-0187
form HUD-92273-SR; exp. 04/30/2027

This form is used in the renewal of Section 8 Housing Assistance Payments contracts as authorized by the Multifamily Assisted Housing Reform and Affordability Act of 1997 (MAHRA), 42 U.S.C. §1437f note. The public reporting burden for completing this form is estimated to average 1 hour per response, including the time for reviewing instructions, searching existing data sources, and gathering and maintaining the data needed. The information collected is required to obtain benefits. HUD may disclose certain information to Federal, State, or local agencies when relevant to civil, criminal, or regulatory investigations and prosecutions. Information collected will not otherwise be disclosed or released outside of HUD, except as required and permitted by law. HUD may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

Rent Comparability Grid — ***Unit Type*** → **Two-Bedroom** — ***Subject's FHA #:*** **N/A**

	Subject		Comparable 1		Comparable 2		Comparable 3		Comparable 4		Comparable 5	
	Gretna Village	Data	Southern Hills Townhomes		West Creek Manor		County Green Apartments		Princeton Circle West Apartments		Gardens on Timberlake	
	327 Payne Street	on	725 Mill Stream Lane		410 Westside Boulevard		401 Kerry Lane		18 West Princeton Circle		240 Beverly Hills	
	Gretna Pittsylvania	Subject	Lynchburg Lynchburg City		Roanoke Roanoke City		Lynchburg Lynchburg City		Lynchburg Lynchburg City		Lynchburg Lynchburg City	
A.	**Rents Charged**		Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj
1	**$ Last Rent / Restricted?**		$1,091	N	$1,119	N	$1,035	N	$1,110	N	$1,375	N
2	**Date Last Leased** (mo/yr)		Feb-26		Feb-26		Feb-26		Feb-26		Feb-26	
3	**Rent Concessions**		N		N		N		N		N	
4	**Occupancy for Unit Type**		94%		99%		99%		97%		94%	
5	**Effective Rent & Rent/ sq. ft**		$1,091	$1.26	$1,119	$1.35	$1,035	$0.94	$1,110	$1.13	$1,375	$1.90
		In Parts B thru E, adjust only for differences the subject's market values.										
B.	**Design, Location, Condition**		Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj
6	**Structure / Stories**	T/2	T/2		WU/2,3	$10	WU/2, 3	$10	WU/2, 3	$10	E/3, WU/3	
7	**Yr. Built/Yr. Renovated**	1970/2002	1975/2012	($5)	1974	$16	1976	$14	1986/2004	($6)	2015	($25)
8	**Condition /Street Appeal**	A	A		A		A		A		G	($250)
9	**Neighborhood**	A	E	($44)	G	($22)	E	($41)	E	($44)	E	($55)
10	**Same Market? Miles to Subj**		N/37.0		N/54.5		N/39.3		N/41.8		N/37.5	
C.	**Unit Equipment/ Amenities**		Data	$ Adj	Data	Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj
11	**# Bedrooms**	2	2		2		2		2		2	
12	**# Baths**	1	1.5	($25)	1		1.5	($25)	1		1	
13	**Unit Interior Sq. Ft.**	783	864	($25)	830	($15)	1,100	($100)	980	($65)	723	$20
14	**Balcony/ Patio**	Y	N	$10	N	$10	Y		Y		N	$10
15	**AC: Central/ Wall**	C	C		C		C		C		C	
16	**Range/ Refrigerator**	RF	RF		RF		RF		RF		RF	
17	**Microwave/ Dishwasher**	D	D		D		D		D		MD	($5)
18	**Washer/Dryer**	HU	WD	($40)	L	$10	WD	($40)	WD	($40)	WD	($40)
19	**Floor Coverings**	C	C		C		C		C		C	
20	**Window Coverings**	B	B		B		B		B		B	
21	**Cable/ Satellite/Internet**	N	N		N		N		N		N	
22	**Special Features**	N	N		N		N		N		SS, GC	($50)
23	**Management/Maintenant**	Y										
D	**Site Equipment/ Amenities**		Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj
24	**Parking** ($ Fee)	L/0	L/0		L/0		L/0		L/0		L/0	
25	**Extra Storage**	N	N		N		N		N		Y/40	
26	**Security**	Y	N	$5	N	$5	N	$5	N	$5	Y	($10)
27	**Clubhouse/ Meeting Rooms**	C	N	$5	CMR	($5)	N	$5	N	$5	C	
28	**Pool/ Recreation Areas**	R	PER	($35)	R	$10	PER	($15)	PR		PER	($45)
29	**Business Ctr / Nbhd Netwk**	BC	N	$5	BC		N	$5	N	$5	N	$5
30	**Service Coordination**	N	N		N		N		N		N	
31	**Non-shelter Services**	N	N		N		N		N		N	
32	**Neighborhood Networks**	N	N		N		N		N		N	
E.	**Utilities**		Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj
33	**Heat** (in rent?/ type)	N/G	N/E		N/E		N/E		N/G		N/E	
34	**Cooling** (in rent?/ type)	N/E	N/E		N/E		N		N/E		N/E	
35	**Cooking** (in rent?/ type)	N/G	N/E		N/E		N/E		N/G		N/E	
36	**Hot Water** (in rent?/ type)	N/G	N/E		N/E		N/E		N/G		N/E	
37	**Other Electric**	N	N		N		N		N		N	
38	**Cold Water/ Sewer**	Y	Y/$	$85	Y		Y/$	$35	Y/$	$35	N	$76
39	**Trash /Recycling**	Y	Y/$		Y		Y/$		Y/$		Y/$	$30
F.	**Adjustments Recap**		Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
40	**# Adjustments B to D**		4	6	6	3	5	5	4	4	3	8
41	**Sum Adjustments B to D**		$25	($174)	$61	($42)	$39	($221)	$25	($155)	$35	($480)
42	**Sum Utility Adjustments**		$85	$0	$0	$0	$35	$0	$35	$0	$106	$0
			Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross
43	***Net/ Gross Adjmts B to E***		($64)	*$284*	$19	*$103*	($147)	*$295*	($95)	*$215*	($339)	*$621*
G.	**Adjusted & Market Rents**		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent	
44	**Adjusted Rent** (5+ 43)		$1,027		$1,138		$888		$1,015		$1,036	
45	Adj Rent/Last rent			94%		102%		86%		91%		75%
46	**Estimated Market Rent**	$1,025	$1.31	←	Estimated Market Rent/ Sq. Ft							

[redacted] — 2/13/2026
Appraiser's Signature — **Date**

Attached are explanations of :

a. why & how each adjustment was made
b. how market rent was derived from adjusted rents
c. how this analysis was used for a similar unit type

Grid was prepared: ☐ Manually ☐ **Using HUD's Excel form**

Gretna Village
Primary Unit Type – Two-Bedroom Units (783 SF)

Please note: Minor adjustments in the $5 to $10 range are based on the appraiser's evaluation of the overall market as well as typical responses indicated by existing tenants. In addition, this is standard industry practice when there is insufficient market data present to support adjustments. It is also considered an acceptable practice by HUD as indicated in the Section 8 Renewal Guide Chapter 9-12 (C) (3) which states: "For minor adjustments (adjustments not exceeding the nominal amount), the RCS appraiser may state his/her subjective evaluation of why the observed differences would affect rent."

A rent comparability grid was prepared for the primary unit type with 783 square feet. Comparable apartments used include the following: Southern Hills Townhomes (Comparable 1), West Creek Manor (Comparable 2), County Green Apartments (Comparable 3), Princeton Circle West Apartments (Comparable 4) and Gardens on Timberlake (Comparable 5).

Line 1: $ Last Rent/Restricted – All of the units are currently rented at the rates shown on the grid. Rents range from $1035 to $1375 per month. No unit used in this analysis has any rent restrictions.

Line 2: Date Last Leased – The grid shows the effective date of the leases most recently signed. Effective dates are all February 2026. No adjustments were necessary.

Line 3: Rent Concessions – The subject is not offering any concessions. None of the comparables are currently offering concessions. No adjustments were needed.

Line 4: Occupancy for Unit Type – The subject's current occupancy rate is 77 percent. The property is holding units vacant for the upcoming renovations and typically maintains a stabilized occupancy rate. The comparables' occupancy rates range from 94 to 99 percent. No adjustments were needed.

Line 5: Effective Rent & Rent/Square Footage: All of the units are currently rented at the rates shown on the grid. After all necessary adjustments, effective rents range from $1,035 to $1,375, and effective rents per square foot range from $0.94 to $1.90 per square foot.

Line 6: Structure/Stories – The subject is located in two-story townhome buildings. Comparable 1 is similar. Comparable 2, 3 and 4 are located in two- and three-story walk-up buildings. Comparable 5 is located in three-story elevator and three-story walk-up buildings. Townhouse structures are typically considered more appealing in design than walk-up structures as townhouses have individual, private exterior entrances or a single-family/homeowner type of appearance. Townhouses also often have greater privacy due to the separation of the living area from the sleeping area which provides less interior noise. Therefore, an adjustment is warranted for the townhouse structures. Elevator buildings are also considered superior to walk-up buildings as it is not required to utilized stairs to gain access to the units. There is no market data available by which an adjustment could be determined. Per the Section 8 Renewal Policy, specifically Chapter 9-1-2 Line 6: Structure/Stories, the RCS appraiser should try to select comparables that have the same structure type as the subject. If the comparables have a different configuration than the subject, adjustment may be warranted based on market preferences. For instance, the RCS appraiser may make an adjustment for configuration differences such as townhome versus a stacked unit. In addition, the guide states the RCS appraiser must explain the basis for any adjustment exceeding the larger of $10, or two percent of the comparable's unadjusted rent. Due to insufficient market data by which to extrapolate a market-based adjustment for structure/stories, the appraiser elected to adjust the comparables upward $10, as deemed acceptable by the Section 8 Guide. Therefore, Comparables 2, 3 and 4 were adjusted upward $10 per month. Comparable 5 was deemed similar and was not adjusted.

Line 7: Year Built/Year Renovated – The subject was built in 1970 and was renovated in 2002. Comparable 1 was constructed in 1975/2012, and Comparable 2 was built in 1974. Comparable 3 was built in 1976. Comparable 4 was constructed in 1986/2004. Comparable 5 was built in 2015. To account for differences between date of construction/renovation for the subject and the comparables, an effective year built for all properties was determined. The effective year built considers the date of construction as well as any renovation made to the property and the significance of the renovation. The following table shows the effective year built and adjustment amounts determined for the subject and the comparables:

Property	Year Built	Effective Year Built	Adjustment
Subject	1970/2002	1990	---
1	1975/2012	1995	-$5
2	1974	1974	$16
3	1976	1976	$14
4	1986/2004	1996	-$6
5	2015	2015	-$25

Adjustments for age differences are relatively subjective given that many properties will complete general upgrades to a property even if they do not complete an actual specific rehabilitation or renovation. In general, newer construction properties and recently renovated properties can command a higher rent than older or non-renovated properties. According to Appendix 9-1-2, Line 7: Year Built/Year Renovated of the Section 8 Renewal Policy Guide, an adjustment should typically be no more than $5 or one percent of the comparable's unadjusted rent. The appraiser elected to adjust $1 per effective year built of difference between the subject and the comparables in accordance with the Section 8 guide. No adjustments were made for comparables that have effective year builts within five years of the effective year built determined for the subject.

Line 8: Condition/Street Appeal – The subject has siding and brick construction. The landscaping consists of grass, trees and shrubs. The subject is currently in average condition. As indicated in the Section 8 Renewal Policy Guide, specifically Chapter 9-1-2 Line 8: Condition/Street Appeal, the appraiser should consider the overall appearance of the project, such as whether the grounds are clean, whether the landscaping is well maintained and whether or not the paint and siding are in good condition. Other considerations would be whether the architecture of the buildings and layout of the site are appealing (open space, shrubbery, etc.). In summary, the appraiser must evaluate whether the comparables' condition/street appeal could cause tenants to pay more or less than they would pay at the subject. The following table illustrates the descriptions of the ratings levels considered in the condition/street appeal analysis.

Condition	Description
Excellent	Desirable curb appeal, luxury or high end amenities and finishes, no deferred maintenance
Good	Well maintained or recently renovated property, limited deferred maintenance
Average	Some original finishes and amenities, Only minor upgrades needed
Fair	In need of repair, obvious deferred maintenance
Poor	Substantial need of major repairs or significant deferred maintenance

The subject has been well-maintained and does not show signs of deferred maintenance. Comparables 1, 2, 3 and 4 were deemed similar. Comparable 5 was deemed to be in good condition. The following analysis details the method used to calculate appropriate adjustments for condition/street appeal.

Property Name	Rating Level	1 BR	2 BR	3 BR	4 BR	Average
Southern Hills Townhomes	Average	$816	$1,027	$1,442	$1,737	$1,256
West Creek Manor	Average	$942	$1,143	$1,321	$1,536	$1,236
County Green Apartments	Average	$812	$888	$1,127	$1,347	$1,044
Princeton Circle West Apartments	Average	$827	$1,015	$1,078	$1,298	$1,055
Average Rent		**$849**	**$1,018**	**$1,242**	**$1,480**	**$1,147**
Gardens on Timberlake	Good	$1,045	$1,286	$1,533	$1,773	$1,409
Average Rent		**$1,045**	**$1,286**	**$1,533**	**$1,773**	**$1,409**
Difference in Average Rents		**$196**	**$268**	**$291**	**$294**	**$252**
Difference per Rating Level		**$196**	**$268**	**$291**	**$294**	**$252**

As shown in the previous chart, average difference between the average rating level and the good rating level is $252. The difference of $252 one rating level. The result is rounded to the nearest $5 and $250 is determined to be the appropriate adjustment per rating level. As previously indicated, the subject is in average condition. Comparables 1, 2, 3 and 4 were considered average in condition and were not adjusted. Comparable 5 was rated in good condition and was, therefore, adjusted downward $250 as indicated in the previous analysis. The Section 8 Renewal Policy Guide states an adjustment of more than the larger of $20, or four percent of the unadjusted rent for each level of rating difference, would require that the appraiser provide specific explanation in the narrative to support the amount of the adjustment. Although these adjustment amounts are above the amounts indicated in the Section 8 guide, it meets the requirements of the guide as the adjustment amounts are supported by market-driven data. Therefore, the adjustment amounts are considered reasonable and appropriate.

Line 9: Neighborhood – The subject's neighborhood is rated average, with easy access to all services available within the village limits. In order to determine if adjustments were needed for differences in location between the subject and the comparables, several factors were compared. Those factors include livability, amenities available, cost of living, crime factors, employment factors, housing factors, schools in the area, walkscore and transit score (if available). The comparison between the subject and comparables is shown in the following table:

	Gretna	Lynchburg	Roanoke
Livability	74	91	74
Amenities	F	A	C
Cost of Living	A	A	A
Crime	A	D	F
Employment	F	C	D
Housing	B	A	A
Schools	B	A	A
Walkscore	47	29	39
Population	1,434	80,970	99,122
Median Rent	$718	$859	$804
Median Housing Value	$107,100	$162,900	$134,900
Median Income	$29,583	$49,201	$45,664

Source: AreaVibes and Walkscore

Based on the analysis, Comparables 1, 3, 4 and 5 are excellent in location, and Comparable 2 was considered good in location. Per the Section 8 Renewal Guide, specifically Chapter 9-1-2 Line 9: Neighborhood, an adjustment of more than the larger of $20, or four percent of the unadjusted rent for each level of rating difference, would require that the RCS appraiser provide specific explanation in the narrative to support the amount of the adjustment. After considering all factors, the appraiser elected to adjust

Comparables 1, 3, 4 and 5 were adjusted downward four percent of the unadjusted base rent, and Comparables 2 was downward two percent of the unadjusted base rent.

Line 10: Same Market/Miles to Subject – All comparables are located in different but similar market areas to the subject. Therefore, no adjustment was needed.

Line 11: # of Bedrooms – The subject contains two-bedroom units. All comparables are similar. No adjustments were needed.

Line 12: # of Baths – The majority of the difference in number of baths is accounted for in the unit square footage adjustment. However, an adjustment is made here to consider the added convenience of additional baths. The extra room(s) will enhance marketability of a unit even if the square footage remains the same. There was insufficient market data available for a paired analysis as the majority of properties in this market contain a similar number of baths. Therefore, a $50 per full bath and $25 per half-bath per month adjustments were selected.

Line 13: Unit Interior Square Footage – The subject and the comparables vary in square footage. Typically, all other variables being equal, a larger unit is more desirable than a smaller unit. However, the value of the additional square footage is mitigated to some degree by the similarity in perceived unit function. There is a diminishing return of value for additional square footage as each additional square foot does not necessarily equal additional functionality. Additionally, the units at the subject are measured as part of the scope of this assignment. However, the contacts at the comparables are often unwilling to allow interior inspections of the units. Therefore, it is necessary to rely on published unit sizes or verbal confirmation of unit sizes from the property contacts. As such, it is impossible to verify the accuracy of this data. In addition, the subject unit sizes are paint-to-paint measurements, while the contacts often report the "marketing" unit size which is sometimes the gross exterior square footage. Therefore, the unit sizes at the comparables are not always a direct comparison to the unit sizes at the subject. For the purpose of this report, a range of comparable rents per square foot was derived. To determine this adjustment, each comparable's dollar per square foot rental rate was determined for each bedroom type. From these results, a median dollar per square foot rental rate is determined. The median dollar per square foot was then multiplied by 25 percent for each comparable to derive an adjusted dollar per square foot rental rate. The 25 percent was used to account for the diminished return of the larger unit sizes and the potential differences in reported unit sizes of the comparables versus the subject. Next, the difference in square footage between the subject and each comparable is determined. The difference is multiplied by the determined adjusted dollar per square foot rate to arrive at the adjustment for each comparable. The selected dollar per square foot for the units is $0.32. The result was rounded to the nearest $5. No adjustments were made to comparables within 25 square feet of the subject because there is no difference in perceived unit function with 25 square feet. The adjustments are reflected on the HUD-Form 92273-S8, which is attached.

Line 14: Balcony/Patio – The subject contains patios in the units. Comparables 3 and 4 are similar. The remaining comparables do not contain these feature and were adjusted upward $10 per month. Although there is little market data available concerning units with these features versus those without these features, the added amenity is an enhancement to the unit. Per the Section 8 Renewal Policy, the RCS appraiser must explain the basis for any adjustment exceeding the larger of $10, or two percent of the comparable's unadjusted rent. Due to insufficient market data by which to extrapolate a market-based adjustment for balcony or patio, the appraiser elected to adjust the comparables $10, as deemed acceptable by the Section 8 Guide

Line 15: AC: Central/Wall – The subject contains central air conditioning as do all comparables. No adjustments were needed.

Line 16: Range/Refrigerator – The subject and all comparables contain both amenities. No adjustments were needed.

Line 17: Microwave/Dishwasher – Microwaves are a relatively inexpensive item and are unlikely to be a deciding factor when a tenant decides which unit to lease. However, because the included amenity is considered an enhancement to the unit, it was considered appropriate to adjust a nominal $5 per month for microwaves. Dishwashers are more expensive and are more likely to factor into a tenant's decision on which unit to lease. Therefore, it was considered appropriate to adjust $10 per month for dishwashers. The following table shows the amenities available at the subject and each comparable. The comparables were adjusted based on the indicated adjustment amount at the bottom of the table:

Amenity	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
Microwave						$5
Dishwasher	$10	$10	$10	$10	$10	$10
Total	**$10**	**$10**	**$10**	**$10**	**$10**	**$15**
Indicated Adjustment		**$0**	**$0**	**$0**	**$0**	**($5)**

Line 18: Washer/Dryer – The subject contains washer/dryer hook-ups in the units. Comparables 1, 3, 4 and 5 contain a washer and dryer in the units. Comparable 2 contain a laundry facility. Units with these amenities provided are preferred over units without these features as these appliances are expensive purchases for a prospective tenant. Although there is little market data available concerning units with these features versus those without these features, the amenities are an enhancement to the unit. The *2024 NMHC/Grace Hill Renter Preferences Survey Report* for Richmond, Virgina, the nearest metropolitan area, was consulted. According to the *2024 NMHC/Grace Hill Renter Preferences Survey Report*, residents in the metropolitan area indicated they would expect a renter to pay $58.90 per month for washers and dryers in the unit. After considering all factors, washers and dryers were valued at $60 per month, washer/dryer hook-ups were valued at $20 per month, and a laundry facility was valued at $10 per month. The comparables were adjusted based on the indicated adjustment amount at the bottom of the table:

Amenity	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
Coin-Operated Laundry Facility			$10			
Washer/Dryer Hook-Ups	$20					
Washer/Dryer		$60		$60	$60	$60
Total	**$20**	**$60**	**$10**	**$60**	**$60**	**$60**
Indicated Adjustment		**($40)**	**$10**	**($40)**	**($40)**	**($40)**

Line 19: Floor Coverings – The subject and all comparables contain carpet floor coverings. Therefore, no adjustments were needed.

Line 20: Window Coverings – The subject and all comparables contain window coverings. No adjustment was needed.

Line 21: Cable/Satellite/Internet – Neither the subject nor any comparable provides more than access to cable, satellite or internet services. Therefore, no adjustments were needed.

Line 22: Special Features – The subject does not contain special features. Comparables 1, 2, 3 and 4 are similar. Comparable 5 contain stainless steel appliance and granite countertops and was adjusted downward $50 per month. Special features such as stainless steel appliances and granite, quartz or solid-surface countertops will typically command a higher rent in the market. Tenants are typically willing to pay a higher premium for these features. Typically, when these features are included in the units, they are considered luxury items, and units are assessed an up-charge from the rent that would be charged if unit did not contain these features. The *2024 NMHC/Grace Hill Renter Preferences Survey Report* for Richmond, Virginia, the nearest metropolitan area, was consulted. According to the *2024 NMHC/Grace Hill*

Renter Preferences Survey Report, residents in the metropolitan area indicated they would expect a renter to pay $56.97 per month for premium features such as stainless steel appliances and solid-surface countertops. The survey did not differentiate between the amount renters would expect to pay for each feature. However, previous versions of this publication did differentiate the fees for these features and generally indicated that the fees were either evenly split between the two features or were only a minimal amount more for solid-surface countertops. Therefore, after considering all factors, a $25 adjustment was applied for stainless steel appliances, and a $25 adjustment was applied for the solid-surface countertops.

Line 24: Parking – The subject and all comparables contain parking lots with no additional fee. No adjustments were needed.

Line 25: Extra Storage – The subject does not contain extra storage. Comparables 1, 2, 3 and 4 are similar. Comparable 5 offers extra storage for an additional fee of $40 per month. No adjustments were needed.

Line 26: Security – The following table shows the amenities at the subject and each comparable:

Feature	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
Limited Access Gate						$10
Video Surveillance	$5					$5
Total	**$5**	**$0**	**$0**	**$0**	**$0**	**$15**
Indicated Adjustment		**$5**	**$5**	**$5**	**$5**	**($10)**

No complex in the market area shows a rent differential based on security features. However, security features are an enhancement to an apartment complex, particularly security that limits access to the building or grounds. All security features will provide added protection for residents at the properties. Limited access gates limit access to the grounds, while intercom/electronic entry limits access to the buildings. Therefore, properties with limited access gates and/or intercom/electronic entry are considered superior to properties with video surveillance and/or security patrol which do not limit access. Consequently, limited access gates and intercom/electronic entry are considered $5 superior to video surveillance and security patrol. The adjustments for the comparables are shown at the bottom of the table.

Line 27: Clubhouse/Meeting Rooms/Dining Rooms – No complex in the market area shows a rent differential based on these particular items; however, the added amenities are an enhancement. Apartments with these features can command a higher rent in the market area. Therefore, properties with these features were adjusted $5 per feature compared to properties without any of these features. The following table shows the amenities available at the subject and each comparable. The comparables were adjusted based on the indicated adjustment amount at the bottom of the table:

Amenity	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
Clubhouse	$5		$5			$5
Meeting Room			$5			
Total	**$5**	**$0**	**$10**	**$0**	**$0**	**$5**
Indicated Adjustment		**$5**	**($5)**	**$5**	**$5**	**$0**

Line 28: Pool/Recreation Areas – The following table shows the amenities at the subject and each comparable:

Amenity	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
Swimming Pool		$10		$10	$10	$10
Exercise Room		$5		$5		$5
Spa/Hot Tub						$5
Picnic Area	$5	$5				$5
Play Area	$5	$5	$5	$5		$5
Volleyball Court		$5				
Tennis Court				$5		
Pet Park		$5				$5
Rooftop Terrace						
Game Room						$5
Gazebo	$5				$5	
Courtyard		$5				
Theatre						$5
Sundeck		$5		$5		$5
Walking Trail						$5
Lounge						$5
Tanning Salon		$5				
Total	**$15**	**$50**	**$5**	**$30**	**$15**	**$60**
Indicated Adjustment		**($35)**	**$10**	**($15)**	**$0**	**($45)**

Although there is little market data available concerning units with these features, the added amenities are an enhancement. Swimming pools are typically considered a more desirable feature than other recreation features. Therefore, a $10 adjustment was determined for swimming pool, and a $5 adjustment per feature was determined for each additional recreation area. The adjustments for the comparables are shown at the bottom of the table.

Line 29: Business Center – The subject contains a business center. Comparable 2 is similar. The remaining comparables do not contain these features and were adjusted upward $5 per month. No complex in the market area shows a rent differential based on these particular items; however, the added amenities are an enhancement. Apartments with these features can command a higher rent in the market area. Therefore, properties with these features were adjusted $5 per feature compared to properties without any of these features.

Line 30: Service Coordination – The subject does not contain this feature. None of the comparables contain this feature. No adjustments were needed.

Line 31: Non-Shelter Services – The subject does not contain these features. None of the comparables contain these features. No adjustment was needed.

Line 32: Neighborhood Network – The subject does not contain this feature. None of the comparables contain this feature. No adjustment was needed.

Line 33: Heat – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Line 34: Cooling – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Line 35: Cooking – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Line 36: Hot Water – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Line 37: Other Electric – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Line 38: Cold Water/Sewer – The subject provides cold water and sewer. Comparable 2 is similar. Comparable 5 does not provide these utilities and was adjusted upward $76 per month based upon the Allowance for Tenant-Furnished Utilities and Other Services for Virginia. Comparable 1 charges a flat rate of $85 per month for water, sewer and trash. Therefore, Comparable 1 was adjusted upward $85 per month. Comparables 3 and 4 charge a flat rate of $35 per month for water, sewer and trash. Therefore, Comparables 3 and 4 were adjusted upward $35 per month.

Line 39: Trash/Recycling – The subject provides this utility. Comparable 2 is similar. Comparable 1 charges a flat rate of $85 per month for water, sewer and trash. Comparables 3 and 4 charge a flat rate of $35 per month for water, sewer and trash. However, as an adjustment was applied on the cold water/sewer line, no further adjustments were made. Comparable 5 charges a flat rate fee of $30 per month for trash collection. Therefore, Comparable 5 was adjusted upward $30 per month.

Line 46: Conclusion of Market Rent
The adjusted rents range from $888 to $1138 per month. All comparables were given some consideration. However, Comparable 1 was given greater consideration as it was similar in condition and structure, and to Comparable 2 as it required the least amount of adjustments to equate to the subject.

Based on the above, the appraiser concluded the market rent for the units as follows:

- **783 SF Two-Bedroom Units - $1,025 , or $1.31 per square foot**

Gretna Village
327 Payne Street
Gretna, Virginia 24557

Three-Bedroom Units (940 SF) – As Is

OMB Control Number 2502-0187
form HUD-92273-SR; exp. 04/30/2027

This form is used in the renewal of Section 8 Housing Assistance Payments contracts as authorized by the Multifamily Assisted Housing Reform and Affordability Act of 1997 (MAHRA), 42 U.S.C. §1437f note. The public reporting burden for completing this form is estimated to average 1 hour per response, including the time for reviewing instructions, searching existing data sources, and gathering and maintaining the data needed. The information collected is required to obtain benefits. HUD may disclose certain information to Federal, State, or local agencies when relevant to civil, criminal, or regulatory investigations and prosecutions. Information collected will not otherwise be disclosed or released outside of HUD, except as required and permitted by law. HUD may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

Rent Comparability Grid — ***Unit Type*** → **Three-Bedroom** — ***Subject's FHA #:*** **N/A**

	Subject		Comparable 1		Comparable 2		Comparable 3		Comparable 4		Comparable 5	
	Gretna Village	Data	Southern Hills Townhomes		West Creek Manor		County Green Apartments		Princeton Circle West Apartments		Gardens on Timberlake	
	327 Payne Street	on	725 Mill Stream Lane		410 Westside Boulevard		401 Kerry Lane		18 West Princeton Circle		240 Beverly Hills	
	Gretna Pittsylvania	Subject	Lynchburg Lynchburg City		Roanoke Roanoke City		Lynchburg Lynchburg City		Lynchburg Lynchburg City		Lynchburg Lynchburg City	
A.	**Rents Charged**		Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj
1	**$ Last Rent / Restricted?**		$1,513	N	$1,260	N	$1,295	N	$1,160	N	$1,775	N
2	**Date Last Leased** (mo/yr)		Feb-26		Feb-26		Feb-26		Feb-26		Feb-26	
3	**Rent Concessions**		N		N		N		N		N	
4	**Occupancy for Unit Type**		94%		99%		99%		97%		94%	
5	**Effective Rent & Rent/ sq. ft**		$1,513	$1.45	$1,260	$1.33	$1,295	$1.00	$1,160	$1.04	$1,775	$1.39
	In Parts B thru E, adjust only for differences the subject's market values.											
B.	**Design, Location, Condition**		Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj
6	**Structure / Stories**	T/2	T/2		WU/2,3	$10	WU/2, 3	$10	WU/2, 3	$10	E/3, WU/3	
7	**Yr. Built/Yr. Renovated**	1970/2002	1975/2012	($5)	1974	$16	1976	$14	1986/2004	($6)	2015	($25)
8	**Condition /Street Appeal**	A	A		A		A		A		G	($250)
9	**Neighborhood**	A	E	($61)	G	($25)	E	($52)	E	($46)	E	($71)
10	**Same Market? Miles to Subj**		N/37.0		N/54.5		N/39.3		N/41.8		N/37.5	
C.	**Unit Equipment/ Amenities**		Data	$ Adj	Data	Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj
11	**# Bedrooms**	3	3		3		3		3		3	
12	**# Baths**	1.5	2	($25)	1	$25	2	($25)	1.5		2	($25)
13	**Unit Interior Sq. Ft.**	940	1,044	($35)	950		1,300	($120)	1,120	($60)	1,280	($110)
14	**Balcony/ Patio**	Y	N	$10	N	$10	Y		Y		N	$10
15	**AC: Central/ Wall**	C	C		C		C		C		C	
16	**Range/ Refrigerator**	RF	RF		RF		RF		RF		RF	
17	**Microwave/ Dishwasher**	D	D		D		D		D		MD	($5)
18	**Washer/Dryer**	HU	WD	($40)	L	$10	WD	($40)	WD	($40)	WD	($40)
19	**Floor Coverings**	C	C		C		C		C		C	
20	**Window Coverings**	B	B		B		B		B		B	
21	**Cable/ Satellite/Internet**	N	N		N		N		N		N	
22	**Special Features**	N	N		N		N		N		SS, GC	($50)
23	**Management/Maintenant**	Y										
D	**Site Equipment/ Amenities**		Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj
24	**Parking** ($ Fee)	L/0	L/0		L/0		L/0		L/0		L/0	
25	**Extra Storage**	N	N		N		N		N		Y/40	
26	**Security**	Y	N	$5	N	$5	N	$5	N	$5	Y	($10)
27	**Clubhouse/ Meeting Rooms**	C	N	$5	CMR	($5)	N	$5	N	$5	C	
28	**Pool/ Recreation Areas**	R	PER	($35)	R	$10	PER	($15)	PR		PER	($45)
29	**Business Ctr / Nbhd Netwk**	BC	N	$5	BC		N	$5	N	$5	N	$5
30	**Service Coordination**	N	N		N		N		N		N	
31	**Non-shelter Services**	N	N		N		N		N		N	
32	**Neighborhood Networks**	N	N		N		N		N		N	
E.	**Utilities**		Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj
33	**Heat** (in rent?/ type)	N/G	N/E		N/E		N/E		N/G		N/E	
34	**Cooling** (in rent?/ type)	N/E	N/E		N/E		N		N/E		N/E	
35	**Cooking** (in rent?/ type)	N/G	N/E		N/E		N/E		N/G		N/E	
36	**Hot Water** (in rent?/ type)	N/G	N/E		N/E		N/E		N/G		N/E	
37	**Other Electric**	N	N		N		N		N		N	
38	**Cold Water/ Sewer**	Y	Y/$	$105	Y		Y/$	$45	Y/$	$45	N	$94
39	**Trash /Recycling**	Y	Y/$		Y		Y/$		Y/$		Y/$	$30
F.	**Adjustments Recap**		Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
40	**# Adjustments B to D**		4	6	7	2	5	5	4	4	2	10
41	**Sum Adjustments B to D**		$25	($201)	$86	($30)	$39	($252)	$25	($152)	$15	($631)
42	**Sum Utility Adjustments**		$105	$0	$0	$0	$45	$0	$45	$0	$124	$0
			Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross
43	***Net/ Gross Adjmts B to E***		($71)	*$331*	$56	*$116*	($168)	*$336*	($82)	*$222*	($492)	*$770*
G.	**Adjusted & Market Rents**		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent	
44	**Adjusted Rent** (5+ 43)		**$1,442**		**$1,316**		**$1,127**		**$1,078**		**$1,283**	
45	Adj Rent/Last rent			95%		104%		87%		93%		72%
46	**Estimated Market Rent**	**$1,245**	**$1.32**	←	**Estimated Market Rent/ Sq. Ft**							

[redacted] — 2/13/2026

Appraiser's Signature — **Date**

Attached are explanations of :

a. why & how each adjustment was made
b. how market rent was derived from adjusted rents
c. how this analysis was used for a similar unit type

Grid was prepared: ☐ **Manually** ☐ **Using HUD's Excel form**

Gretna Village
Primary Unit Type – Three-Bedroom Units (940 SF)

Please note: Minor adjustments in the $5 to $10 range are based on the appraiser's evaluation of the overall market as well as typical responses indicated by existing tenants. In addition, this is standard industry practice when there is insufficient market data present to support adjustments. It is also considered an acceptable practice by HUD as indicated in the Section 8 Renewal Guide Chapter 9-12 (C) (3) which states: "For minor adjustments (adjustments not exceeding the nominal amount), the RCS appraiser may state his/her subjective evaluation of why the observed differences would affect rent."

A rent comparability grid was prepared for the primary unit type with 940 square feet. Comparable apartments used include the following: Southern Hills Townhomes (Comparable 1), West Creek Manor (Comparable 2), County Green Apartments (Comparable 3), Princeton Circle West Apartments (Comparable 4) and Gardens on Timberlake (Comparable 5).

Line 1: $ Last Rent/Restricted – All of the units are currently rented at the rates shown on the grid. Rents range from $1160 to $1775 per month. No unit used in this analysis has any rent restrictions.

Line 2: Date Last Leased – The grid shows the effective date of the leases most recently signed. Effective dates are all February 2026. No adjustments were necessary.

Line 3: Rent Concessions – The subject is not offering any concessions. None of the comparables are currently offering concessions. No adjustments were needed.

Line 4: Occupancy for Unit Type – The subject's current occupancy rate is 77 percent. The property is holding units vacant for the upcoming renovations and typically maintains a stabilized occupancy rate. The comparables' occupancy rates range from 94 to 99 percent. No adjustments were needed.

Line 5: Effective Rent & Rent/Square Footage: All of the units are currently rented at the rates shown on the grid. After all necessary adjustments, effective rents range from $1,160 to $1,775, and effective rents per square foot range from $1.00 to $1.45 per square foot.

Line 6: Structure/Stories – The subject is located in two-story townhome buildings. Comparable 1 is similar. Comparable 2, 3 and 4 are located in two- and three-story walk-up buildings. Comparable 5 is located in three-story elevator and three-story walk-up buildings. Townhouse structures are typically considered more appealing in design than walk-up structures as townhouses have individual, private exterior entrances or a single-family/homeowner type of appearance. Townhouses also often have greater privacy due to the separation of the living area from the sleeping area which provides less interior noise. Therefore, an adjustment is warranted for the townhouse structures. Elevator buildings are also considered superior to walk-up buildings as it is not required to utilized stairs to gain access to the units. There is no market data available by which an adjustment could be determined. Per the Section 8 Renewal Policy, specifically Chapter 9-1-2 Line 6: Structure/Stories, the RCS appraiser should try to select comparables that have the same structure type as the subject. If the comparables have a different configuration than the subject, adjustment may be warranted based on market preferences. For instance, the RCS appraiser may make an adjustment for configuration differences such as townhome versus a stacked unit. In addition, the guide states the RCS appraiser must explain the basis for any adjustment exceeding the larger of $10, or two percent of the comparable's unadjusted rent. Due to insufficient market data by which to extrapolate a market-based adjustment for structure/stories, the appraiser elected to adjust the comparables upward $10, as deemed acceptable by the Section 8 Guide. Therefore, Comparables 2, 3 and 4 were adjusted upward $10 per month. Comparable 5 was deemed similar and was not adjusted.

Line 7: Year Built/Year Renovated – The subject was built in 1970 and was renovated in 2002. Comparable 1 was constructed in 1975/2012, and Comparable 2 was built in 1974. Comparable 3 was built in 1976. Comparable 4 was constructed in 1986/2004. Comparable 5 was built in 2015. To account for differences between date of construction/renovation for the subject and the comparables, an effective year built for all properties was determined. The effective year built considers the date of construction as well as any renovation made to the property and the significance of the renovation. The following table shows the effective year built and adjustment amounts determined for the subject and the comparables:

Property	Year Built	Effective Year Built	Adjustment
Subject	1970/2002	1990	---
1	1975/2012	1995	-$5
2	1974	1974	$16
3	1976	1976	$14
4	1986/2004	1996	-$6
5	2015	2015	-$25

Adjustments for age differences are relatively subjective given that many properties will complete general upgrades to a property even if they do not complete an actual specific rehabilitation or renovation. In general, newer construction properties and recently renovated properties can command a higher rent than older or non-renovated properties. According to Appendix 9-1-2, Line 7: Year Built/Year Renovated of the Section 8 Renewal Policy Guide, an adjustment should typically be no more than $5 or one percent of the comparable's unadjusted rent. The appraiser elected to adjust $1 per effective year built of difference between the subject and the comparables in accordance with the Section 8 guide. No adjustments were made for comparables that have effective year builts within five years of the effective year built determined for the subject.

Line 8: Condition/Street Appeal – The subject has siding and brick construction. The landscaping consists of grass, trees and shrubs. The subject is currently in average condition. As indicated in the Section 8 Renewal Policy Guide, specifically Chapter 9-1-2 Line 8: Condition/Street Appeal, the appraiser should consider the overall appearance of the project, such as whether the grounds are clean, whether the landscaping is well maintained and whether or not the paint and siding are in good condition. Other considerations would be whether the architecture of the buildings and layout of the site are appealing (open space, shrubbery, etc.). In summary, the appraiser must evaluate whether the comparables' condition/street appeal could cause tenants to pay more or less than they would pay at the subject. The following table illustrates the descriptions of the ratings levels considered in the condition/street appeal analysis.

Condition	Description
Excellent	Desirable curb appeal, luxury or high end amenities and finishes, no deferred maintenance
Good	Well maintained or recently renovated property, limited deferred maintenance
Average	Some original finishes and amenities, Only minor upgrades needed
Fair	In need of repair, obvious deferred maintenance
Poor	Substantial need of major repairs or significant deferred maintenance

The subject has been well-maintained and does not show signs of deferred maintenance. Comparables 1, 2, 3 and 4 were deemed similar. Comparable 5 was deemed to be in good condition. The following analysis details the method used to calculate appropriate adjustments for condition/street appeal.

Property Name	Rating Level	1 BR	2 BR	3 BR	4 BR	Average
Southern Hills Townhomes	Average	$816	$1,027	$1,442	$1,737	$1,256
West Creek Manor	Average	$942	$1,143	$1,321	$1,536	$1,236
County Green Apartments	Average	$812	$888	$1,127	$1,347	$1,044
Princeton Circle West Apartments	Average	$827	$1,015	$1,078	$1,298	$1,055
Average Rent		**$849**	**$1,018**	**$1,242**	**$1,480**	**$1,147**
Gardens on Timberlake	Good	$1,045	$1,286	$1,533	$1,773	$1,409
Average Rent		**$1,045**	**$1,286**	**$1,533**	**$1,773**	**$1,409**
Difference in Average Rents		**$196**	**$268**	**$291**	**$294**	**$252**
Difference per Rating Level		**$196**	**$268**	**$291**	**$294**	**$252**

As shown in the previous chart, average difference between the average rating level and the good rating level is $252. The difference of $252 one rating level. The result is rounded to the nearest $5 and $250 is determined to be the appropriate adjustment per rating level. As previously indicated, the subject is in average condition. Comparables 1, 2, 3 and 4 were considered average in condition and were not adjusted. Comparable 5 was rated in good condition and was, therefore, adjusted downward $250 as indicated in the previous analysis. The Section 8 Renewal Policy Guide states an adjustment of more than the larger of $20, or four percent of the unadjusted rent for each level of rating difference, would require that the appraiser provide specific explanation in the narrative to support the amount of the adjustment. Although these adjustment amounts are above the amounts indicated in the Section 8 guide, it meets the requirements of the guide as the adjustment amounts are supported by market-driven data. Therefore, the adjustment amounts are considered reasonable and appropriate.

Line 9: Neighborhood – The subject's neighborhood is rated average, with easy access to all services available within the village limits. In order to determine if adjustments were needed for differences in location between the subject and the comparables, several factors were compared. Those factors include livability, amenities available, cost of living, crime factors, employment factors, housing factors, schools in the area, walkscore and transit score (if available). The comparison between the subject and comparables is shown in the following table:

	Gretna	Lynchburg	Roanoke
Livability	74	91	74
Amenities	F	A	C
Cost of Living	A	A	A
Crime	A	D	F
Employment	F	C	D
Housing	B	A	A
Schools	B	A	A
Walkscore	47	29	39
Population	1,434	80,970	99,122
Median Rent	$718	$859	$804
Median Housing Value	$107,100	$162,900	$134,900
Median Income	$29,583	$49,201	$45,664

Source: AreaVibes and Walkscore

Based on the analysis, Comparables 1, 3, 4 and 5 are excellent in location, and Comparable 2 was considered good in location. Per the Section 8 Renewal Guide, specifically Chapter 9-1-2 Line 9: Neighborhood, an adjustment of more than the larger of $20, or four percent of the unadjusted rent for each level of rating difference, would require that the RCS appraiser provide specific explanation in the narrative to support the amount of the adjustment. After considering all factors, the appraiser elected to adjust

Comparables 1, 3, 4 and 5 were adjusted downward four percent of the unadjusted base rent, and Comparables 2 was downward two percent of the unadjusted base rent.

Line 10: Same Market/Miles to Subject – All comparables are located in different but similar market areas to the subject. Therefore, no adjustment was needed.

Line 11: # of Bedrooms – The subject contains three-bedroom units. All comparables are similar. No adjustments were needed.

Line 12: # of Baths – The majority of the difference in number of baths is accounted for in the unit square footage adjustment. However, an adjustment is made here to consider the added convenience of additional baths. The extra room(s) will enhance marketability of a unit even if the square footage remains the same. There was insufficient market data available for a paired analysis as the majority of properties in this market contain a similar number of baths. Therefore, a $50 per full bath and $25 per half-bath per month adjustments were selected.

Line 13: Unit Interior Square Footage – The subject and the comparables vary in square footage. Typically, all other variables being equal, a larger unit is more desirable than a smaller unit. However, the value of the additional square footage is mitigated to some degree by the similarity in perceived unit function. There is a diminishing return of value for additional square footage as each additional square foot does not necessarily equal additional functionality. Additionally, the units at the subject are measured as part of the scope of this assignment. However, the contacts at the comparables are often unwilling to allow interior inspections of the units. Therefore, it is necessary to rely on published unit sizes or verbal confirmation of unit sizes from the property contacts. As such, it is impossible to verify the accuracy of this data. In addition, the subject unit sizes are paint-to-paint measurements, while the contacts often report the "marketing" unit size which is sometimes the gross exterior square footage. Therefore, the unit sizes at the comparables are not always a direct comparison to the unit sizes at the subject. For the purpose of this report, a range of comparable rents per square foot was derived. To determine this adjustment, each comparable's dollar per square foot rental rate was determined for each bedroom type. From these results, a median dollar per square foot rental rate is determined. The median dollar per square foot was then multiplied by 25 percent for each comparable to derive an adjusted dollar per square foot rental rate. The 25 percent was used to account for the diminished return of the larger unit sizes and the potential differences in reported unit sizes of the comparables versus the subject. Next, the difference in square footage between the subject and each comparable is determined. The difference is multiplied by the determined adjusted dollar per square foot rate to arrive at the adjustment for each comparable. The selected dollar per square foot for the units is $0.33. The result was rounded to the nearest $5. No adjustments were made to comparables within 25 square feet of the subject because there is no difference in perceived unit function with 25 square feet. The adjustments are reflected on the HUD-Form 92273-S8, which is attached.

Line 14: Balcony/Patio – The subject contains patios in the units. Comparables 3 and 4 are similar. The remaining comparables do not contain these feature and were adjusted upward $10 per month. Although there is little market data available concerning units with these features versus those without these features, the added amenity is an enhancement to the unit. Per the Section 8 Renewal Policy, the RCS appraiser must explain the basis for any adjustment exceeding the larger of $10, or two percent of the comparable's unadjusted rent. Due to insufficient market data by which to extrapolate a market-based adjustment for balcony or patio, the appraiser elected to adjust the comparables $10, as deemed acceptable by the Section 8 Guide

Line 15: AC: Central/Wall – The subject contains central air conditioning as do all comparables. No adjustments were needed.

Line 16: Range/Refrigerator – The subject and all comparables contain both amenities. No adjustments were needed.

Line 17: Microwave/Dishwasher – Microwaves are a relatively inexpensive item and are unlikely to be a deciding factor when a tenant decides which unit to lease. However, because the included amenity is considered an enhancement to the unit, it was considered appropriate to adjust a nominal $5 per month for microwaves. Dishwashers are more expensive and are more likely to factor into a tenant's decision on which unit to lease. Therefore, it was considered appropriate to adjust $10 per month for dishwashers. The following table shows the amenities available at the subject and each comparable. The comparables were adjusted based on the indicated adjustment amount at the bottom of the table:

Amenity	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
Microwave						$5
Dishwasher	$10	$10	$10	$10	$10	$10
Total	**$10**	**$10**	**$10**	**$10**	**$10**	**$15**
Indicated Adjustment		**$0**	**$0**	**$0**	**$0**	**($5)**

Line 18: Washer/Dryer – The subject contains washer/dryer hook-ups in the units. Comparables 1, 3, 4 and 5 contain a washer and dryer in the units. Comparable 2 contain a laundry facility. Units with these amenities provided are preferred over units without these features as these appliances are expensive purchases for a prospective tenant. Although there is little market data available concerning units with these features versus those without these features, the amenities are an enhancement to the unit. The *2024 NMHC/Grace Hill Renter Preferences Survey Report* for Richmond, Virgina, the nearest metropolitan area, was consulted. According to the *2024 NMHC/Grace Hill Renter Preferences Survey Report*, residents in the metropolitan area indicated they would expect a renter to pay $58.90 per month for washers and dryers in the unit. After considering all factors, washers and dryers were valued at $60 per month, washer/dryer hook-ups were valued at $20 per month, and a laundry facility was valued at $10 per month. The comparables were adjusted based on the indicated adjustment amount at the bottom of the table:

Amenity	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
Coin-Operated Laundry Facility			$10			
Washer/Dryer Hook-Ups	$20					
Washer/Dryer		$60		$60	$60	$60
Total	**$20**	**$60**	**$10**	**$60**	**$60**	**$60**
Indicated Adjustment		**($40)**	**$10**	**($40)**	**($40)**	**($40)**

Line 19: Floor Coverings – The subject and all comparables contain carpet floor coverings. Therefore, no adjustments were needed.

Line 20: Window Coverings – The subject and all comparables contain window coverings. No adjustment was needed.

Line 21: Cable/Satellite/Internet – Neither the subject nor any comparable provides more than access to cable, satellite or internet services. Therefore, no adjustments were needed.

Line 22: Special Features – The subject does not contain special features. Comparables 1, 2, 3 and 4 are similar. Comparable 5 contain stainless steel appliance and granite countertops and was adjusted downward $50 per month. Special features such as stainless steel appliances and granite, quartz or solid-surface countertops will typically command a higher rent in the market. Tenants are typically willing to pay a higher premium for these features. Typically, when these features are included in the units, they are considered luxury items, and units are assessed an up-charge from the rent that would be charged if unit did not contain these features. The *2024 NMHC/Grace Hill Renter Preferences Survey Report* for Richmond, Virginia, the nearest metropolitan area, was consulted. According to the *2024 NMHC/Grace Hill*

Renter Preferences Survey Report, residents in the metropolitan area indicated they would expect a renter to pay $56.97 per month for premium features such as stainless steel appliances and solid-surface countertops. The survey did not differentiate between the amount renters would expect to pay for each feature. However, previous versions of this publication did differentiate the fees for these features and generally indicated that the fees were either evenly split between the two features or were only a minimal amount more for solid-surface countertops. Therefore, after considering all factors, a $25 adjustment was applied for stainless steel appliances, and a $25 adjustment was applied for the solid-surface countertops.

Line 24: Parking – The subject and all comparables contain parking lots with no additional fee. No adjustments were needed.

Line 25: Extra Storage – The subject does not contain extra storage. Comparables 1, 2, 3 and 4 are similar. Comparable 5 offers extra storage for an additional fee of $40 per month. No adjustments were needed.

Line 26: Security – The following table shows the amenities at the subject and each comparable:

Feature	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
Limited Access Gate						$10
Video Surveillance	$5					$5
Total	**$5**	**$0**	**$0**	**$0**	**$0**	**$15**
Indicated Adjustment		**$5**	**$5**	**$5**	**$5**	**($10)**

No complex in the market area shows a rent differential based on security features. However, security features are an enhancement to an apartment complex, particularly security that limits access to the building or grounds. All security features will provide added protection for residents at the properties. Limited access gates limit access to the grounds, while intercom/electronic entry limits access to the buildings. Therefore, properties with limited access gates and/or intercom/electronic entry are considered superior to properties with video surveillance and/or security patrol which do not limit access. Consequently, limited access gates and intercom/electronic entry are considered $5 superior to video surveillance and security patrol. The adjustments for the comparables are shown at the bottom of the table.

Line 27: Clubhouse/Meeting Rooms/Dining Rooms – No complex in the market area shows a rent differential based on these particular items; however, the added amenities are an enhancement. Apartments with these features can command a higher rent in the market area. Therefore, properties with these features were adjusted $5 per feature compared to properties without any of these features. The following table shows the amenities available at the subject and each comparable. The comparables were adjusted based on the indicated adjustment amount at the bottom of the table:

Amenity	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
Clubhouse	$5		$5			$5
Meeting Room			$5			
Total	**$5**	**$0**	**$10**	**$0**	**$0**	**$5**
Indicated Adjustment		**$5**	**($5)**	**$5**	**$5**	**$0**

Line 28: Pool/Recreation Areas – The following table shows the amenities at the subject and each comparable:

Amenity	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
Swimming Pool		$10		$10	$10	$10
Exercise Room		$5		$5		$5
Spa/Hot Tub						$5
Picnic Area	$5	$5				$5
Play Area	$5	$5	$5	$5		$5
Volleyball Court		$5				
Tennis Court				$5		
Pet Park		$5				$5
Rooftop Terrace						
Game Room						$5
Gazebo	$5				$5	
Courtyard		$5				
Theatre						$5
Sundeck		$5		$5		$5
Walking Trail						$5
Lounge						$5
Tanning Salon		$5				
Total	**$15**	**$50**	**$5**	**$30**	**$15**	**$60**
Indicated Adjustment		**($35)**	**$10**	**($15)**	**$0**	**($45)**

Although there is little market data available concerning units with these features, the added amenities are an enhancement. Swimming pools are typically considered a more desirable feature than other recreation features. Therefore, a $10 adjustment was determined for swimming pool, and a $5 adjustment per feature was determined for each additional recreation area. The adjustments for the comparables are shown at the bottom of the table.

Line 29: Business Center – The subject contains a business center. Comparable 2 is similar. The remaining comparables do not contain these features and were adjusted upward $5 per month. No complex in the market area shows a rent differential based on these particular items; however, the added amenities are an enhancement. Apartments with these features can command a higher rent in the market area. Therefore, properties with these features were adjusted $5 per feature compared to properties without any of these features.

Line 30: Service Coordination – The subject does not contain this feature. None of the comparables contain this feature. No adjustments were needed.

Line 31: Non-Shelter Services – The subject does not contain these features. None of the comparables contain these features. No adjustment was needed.

Line 32: Neighborhood Network – The subject does not contain this feature. None of the comparables contain this feature. No adjustment was needed.

Line 33: Heat – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Line 34: Cooling – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Line 35: Cooking – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Line 36: Hot Water – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Line 37: Other Electric – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Line 38: Cold Water/Sewer – The subject provides cold water and sewer. Comparable 2 is similar. Comparable 5 does not provide these utilities and was adjusted upward $94 per month based upon the Allowance for Tenant-Furnished Utilities and Other Services for Virginia. Comparable 1 charges a flat rate of $105 per month for water, sewer and trash. Therefore, Comparable 1 was adjusted upward $105 per month. Comparables 3 and 4 charge a flat rate of $45 per month for water, sewer and trash. Therefore, Comparables 3 and 4 were adjusted upward $45 per month.

Line 39: Trash/Recycling – The subject provides this utility. Comparable 2 is similar. Comparable 1 charges a flat rate of $105 per month for water, sewer and trash. Comparables 3 and 4 charge a flat rate of $45 per month for water, sewer and trash. However, as an adjustment was applied on the cold water/sewer line, no further adjustments were made. Comparable 5 charges a flat rate fee of $30 per month for trash collection. Therefore, Comparable 5 was adjusted upward $30 per month.

Line 46: Conclusion of Market Rent
The adjusted rents range from $1078 to $1442 per month. All comparables were given some consideration. However, Comparable 1 was given greater consideration as it was similar in condition and structure, and to Comparable 2 as it required the least amount of adjustments to equate to the subject.

Based on the above, the appraiser concluded the market rent for the units as follows:

- **940 SF Three-Bedroom Units - $1,245 , or $1.32 per square foot**

Gretna Village
327 Payne Street
Gretna, Virginia 24557

Four-Bedroom Units (1,149 SF) – As Is

OMB Control Number 2502-0187
form HUD-92273-SR; exp. 04/30/2027

This form is used in the renewal of Section 8 Housing Assistance Payments contracts as authorized by the Multifamily Assisted Housing Reform and Affordability Act of 1997 (MAHRA), 42 U.S.C. §1437f note. The public reporting burden for completing this form is estimated to average 1 hour per response, including the time for reviewing instructions, searching existing data sources, and gathering and maintaining the data needed. The information collected is required to obtain benefits. HUD may disclose certain information to Federal, State, or local agencies when relevant to civil, criminal, or regulatory investigations and prosecutions. Information collected will not otherwise be disclosed or released outside of HUD, except as required and permitted by law. HUD may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

Rent Comparability Grid — ***Unit Type*** → **Four-Bedroom** — ***Subject's FHA #:*** **N/A**

	Subject		Comparable 1		Comparable 2		Comparable 3		Comparable 4		Comparable 5	
	Gretna Village	Data	Southern Hills Townhomes		West Creek Manor		County Green Apartments		Princeton Circle West Apartments		Gardens on Timberlake	
	327 Payne Street	on	725 Mill Stream Lane		410 Westside Boulevard		401 Kerry Lane		18 West Princeton Circle		240 Beverly Hills	
	Gretna Pittsylvania	Subject	Lynchburg Lynchburg City		Roanoke Roanoke City		Lynchburg Lynchburg City		Lynchburg Lynchburg City		Lynchburg Lynchburg City	
A.	**Rents Charged**		Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj
1	$ Last Rent / Restricted?		$1,789	N	$1,260	N	$1,295	N	$1,160	N	$1,775	N
2	Date Last Leased (mo/yr)		Feb-26		Feb-26		Feb-26		Feb-26		Feb-26	
3	Rent Concessions		N		N		N		N		N	
4	Occupancy for Unit Type		94%		99%		99%		97%		94%	
5	Effective Rent & Rent/ sq. ft		$1,789	$1.49	$1,260	$1.33	$1,295	$1.00	$1,160	$1.04	$1,775	$1.39
	In Parts B thru E, adjust only for differences the subject's market values.											
B.	Design, Location, Condition		Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj
6	Structure / Stories	T/2	T/2		WU/2,3	$10	WU/2, 3	$10	WU/2, 3	$10	E/3, WU/3	
7	Yr. Built/Yr. Renovated	1970/2002	1975/2012	($5)	1974	$16	1976	$14	1986/2004	($6)	2015	($25)
8	Condition /Street Appeal	A	A		A		A		A		G	($250)
9	Neighborhood	A	E	($72)	G	($25)	E	($52)	E	($46)	E	($71)
10	Same Market? Miles to Subj		N/37.0		N/54.5		N/39.3		N/41.8		N/37.5	
C.	Unit Equipment/ Amenities		Data	$ Adj	Data	Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj
11	# Bedrooms	4	4		3	$150	3	$150	3	$150	3	$150
12	# Baths	1.5	2	($25)	1	$25	2	($25)	1.5		2	($25)
13	Unit Interior Sq. Ft.	1,149	1,200	($15)	950	$65	1,300	($50)	1,120	$10	1,280	($45)
14	Balcony/ Patio	Y	N	$10	N	$10	Y		Y		N	$10
15	AC: Central/ Wall	C	C		C		C		C		C	
16	Range/ Refrigerator	RF	RF		RF		RF		RF		RF	
17	Microwave/ Dishwasher	D	D		D		D		D		MD	($5)
18	Washer/Dryer	HU	WD	($40)	L	$10	WD	($40)	WD	($40)	WD	($40)
19	Floor Coverings	C	C		C		C		C		C	
20	Window Coverings	B	B		B		B		B		B	
21	Cable/ Satellite/Internet	N	N		N		N		N		N	
22	Special Features	N	N		N		N		N		SS, GC	($50)
23	Management/Maintenant	Y										
D	Site Equipment/ Amenities		Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj
24	Parking ($ Fee)	L/0	L/0		L/0		L/0		L/0		L/0	
25	Extra Storage	N	N		N		N		N		Y/40	
26	Security	Y	N	$5	N	$5	N	$5	N	$5	Y	($10)
27	Clubhouse/ Meeting Rooms	C	N	$5	CMR	($5)	N	$5	N	$5	C	
28	Pool/ Recreation Areas	R	PER	($35)	R	$10	PER	($15)	PR		PER	($45)
29	Business Ctr / Nbhd Netwk	BC	N	$5	BC		N	$5	N	$5	N	$5
30	Service Coordination	N	N		N		N		N		N	
31	Non-shelter Services	N	N		N		N		N		N	
32	Neighborhood Networks	N	N		N		N		N		N	
E.	Utilities		Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj
33	Heat (in rent?/ type)	N/G	N/E		N/E		N/E		N/G		N/E	
34	Cooling (in rent?/ type)	N/E	N/E		N/E		N		N/E		N/E	
35	Cooking (in rent?/ type)	N/G	N/E		N/E		N/E		N/G		N/E	
36	Hot Water (in rent?/ type)	N/G	N/E		N/E		N/E		N/G		N/E	
37	Other Electric	N	N		N		N		N		N	
38	Cold Water/ Sewer	Y	Y/$	$115	Y		Y/$	$45	Y/$	$45	N	$119
39	Trash /Recycling	Y	Y/$		Y		Y/$		Y/$		Y/$	$30
F.	Adjustments Recap		Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
40	# Adjustments B to D		4	6	9	2	6	5	6	3	3	10
41	Sum Adjustments B to D		$25	($192)	$301	($30)	$189	($182)	$185	($92)	$165	($566)
42	Sum Utility Adjustments		$115	$0	$0	$0	$45	$0	$45	$0	$149	$0
			Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross
43	*Net/ Gross Adjmts B to E*		($52)	*$332*	$271	*$331*	$52	*$416*	$138	*$322*	($252)	*$880*
G.	Adjusted & Market Rents		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent	
44	**Adjusted Rent** (5+ 43)		$1,737		$1,531		$1,347		$1,298		$1,523	
45	Adj Rent/Last rent			97%		121%		104%		112%		86%
46	**Estimated Market Rent**	$1,465	$1.28	←	**Estimated Market Rent/ Sq. Ft**							

[redacted] — 2/13/2026

Appraiser's Signature — Date

Attached are explanations of :

a. why & how each adjustment was made
b. how market rent was derived from adjusted rents
c. how this analysis was used for a similar unit type

Grid was prepared: ☐ Manually ☐ Using HUD's Excel form

Gretna Village
Primary Unit Type – Four-Bedroom Units (1,149 SF)

Please note: Minor adjustments in the $5 to $10 range are based on the appraiser's evaluation of the overall market as well as typical responses indicated by existing tenants. In addition, this is standard industry practice when there is insufficient market data present to support adjustments. It is also considered an acceptable practice by HUD as indicated in the Section 8 Renewal Guide Chapter 9-12 (C) (3) which states: "For minor adjustments (adjustments not exceeding the nominal amount), the RCS appraiser may state his/her subjective evaluation of why the observed differences would affect rent."

A rent comparability grid was prepared for the primary unit type with 1,149 square feet. Comparable apartments used include the following: Southern Hills Townhomes (Comparable 1), West Creek Manor (Comparable 2), County Green Apartments (Comparable 3), Princeton Circle West Apartments (Comparable 4) and Gardens on Timberlake (Comparable 5).

Line 1: $ Last Rent/Restricted – All of the units are currently rented at the rates shown on the grid. Rents range from $1160 to $1789 per month. No unit used in this analysis has any rent restrictions.

Line 2: Date Last Leased – The grid shows the effective date of the leases most recently signed. Effective dates are all February 2026. No adjustments were necessary.

Line 3: Rent Concessions – The subject is not offering any concessions. None of the comparables are currently offering concessions. No adjustments were needed.

Line 4: Occupancy for Unit Type – The subject's current occupancy rate is 77 percent. The property is holding units vacant for the upcoming renovations and typically maintains a stabilized occupancy rate. The comparables' occupancy rates range from 94 to 99 percent. No adjustments were needed.

Line 5: Effective Rent & Rent/Square Footage: All of the units are currently rented at the rates shown on the grid. After all necessary adjustments, effective rents range from $1,160 to $1,789, and effective rents per square foot range from $1.00 to $1.49 per square foot.

Line 6: Structure/Stories – The subject is located in two-story townhome buildings. Comparable 1 is similar. Comparable 2, 3 and 4 are located in two- and three-story walk-up buildings. Comparable 5 is located in three-story elevator and three-story walk-up buildings. Townhouse structures are typically considered more appealing in design than walk-up structures as townhouses have individual, private exterior entrances or a single-family/homeowner type of appearance. Townhouses also often have greater privacy due to the separation of the living area from the sleeping area which provides less interior noise. Therefore, an adjustment is warranted for the townhouse structures. Elevator buildings are also considered superior to walk-up buildings as it is not required to utilized stairs to gain access to the units. There is no market data available by which an adjustment could be determined. Per the Section 8 Renewal Policy, specifically Chapter 9-1-2 Line 6: Structure/Stories, the RCS appraiser should try to select comparables that have the same structure type as the subject. If the comparables have a different configuration than the subject, adjustment may be warranted based on market preferences. For instance, the RCS appraiser may make an adjustment for configuration differences such as townhome versus a stacked unit. In addition, the guide states the RCS appraiser must explain the basis for any adjustment exceeding the larger of $10, or two percent of the comparable's unadjusted rent. Due to insufficient market data by which to extrapolate a market-based adjustment for structure/stories, the appraiser elected to adjust the comparables upward $10, as deemed acceptable by the Section 8 Guide. Therefore, Comparables 2, 3 and 4 were adjusted upward $10 per month. Comparable 5 was deemed similar and was not adjusted.

Line 7: Year Built/Year Renovated – The subject was built in 1970 and was renovated in 2002. Comparable 1 was constructed in 1975/2012, and Comparable 2 was built in 1974. Comparable 3 was built in 1976. Comparable 4 was constructed in 1986/2004. Comparable 5 was built in 2015. To account for differences between date of construction/renovation for the subject and the comparables, an effective year built for all properties was determined. The effective year built considers the date of construction as well as any renovation made to the property and the significance of the renovation. The following table shows the effective year built and adjustment amounts determined for the subject and the comparables:

Property	Year Built	Effective Year Built	Adjustment
Subject	1970/2002	1990	---
1	1975/2012	1995	-$5
2	1974	1974	$16
3	1976	1976	$14
4	1986/2004	1996	-$6
5	2015	2015	-$25

Adjustments for age differences are relatively subjective given that many properties will complete general upgrades to a property even if they do not complete an actual specific rehabilitation or renovation. In general, newer construction properties and recently renovated properties can command a higher rent than older or non-renovated properties. According to Appendix 9-1-2, Line 7: Year Built/Year Renovated of the Section 8 Renewal Policy Guide, an adjustment should typically be no more than $5 or one percent of the comparable's unadjusted rent. The appraiser elected to adjust $1 per effective year built of difference between the subject and the comparables in accordance with the Section 8 guide. No adjustments were made for comparables that have effective year builts within five years of the effective year built determined for the subject.

Line 8: Condition/Street Appeal – The subject has siding and brick construction. The landscaping consists of grass, trees and shrubs. The subject is currently in average condition. As indicated in the Section 8 Renewal Policy Guide, specifically Chapter 9-1-2 Line 8: Condition/Street Appeal, the appraiser should consider the overall appearance of the project, such as whether the grounds are clean, whether the landscaping is well maintained and whether or not the paint and siding are in good condition. Other considerations would be whether the architecture of the buildings and layout of the site are appealing (open space, shrubbery, etc.). In summary, the appraiser must evaluate whether the comparables' condition/street appeal could cause tenants to pay more or less than they would pay at the subject. The following table illustrates the descriptions of the ratings levels considered in the condition/street appeal analysis.

Condition	Description
Excellent	Desirable curb appeal, luxury or high end amenities and finishes, no deferred maintenance
Good	Well maintained or recently renovated property, limited deferred maintenance
Average	Some original finishes and amenities, Only minor upgrades needed
Fair	In need of repair, obvious deferred maintenance
Poor	Substantial need of major repairs or significant deferred maintenance

The subject has been well-maintained and does not show signs of deferred maintenance. Comparables 1, 2, 3 and 4 were deemed similar. Comparable 5 was deemed to be in good condition. The following analysis details the method used to calculate appropriate adjustments for condition/street appeal.

Property Name	Rating Level	1 BR	2 BR	3 BR	4 BR	Average
Southern Hills Townhomes	Average	$816	$1,027	$1,442	$1,737	$1,256
West Creek Manor	Average	$942	$1,143	$1,321	$1,536	$1,236
County Green Apartments	Average	$812	$888	$1,127	$1,347	$1,044
Princeton Circle West Apartments	Average	$827	$1,015	$1,078	$1,298	$1,055
Average Rent		**$849**	**$1,018**	**$1,242**	**$1,480**	**$1,147**
Gardens on Timberlake	Good	$1,045	$1,286	$1,533	$1,773	$1,409
Average Rent		**$1,045**	**$1,286**	**$1,533**	**$1,773**	**$1,409**
Difference in Average Rents		**$196**	**$268**	**$291**	**$294**	**$252**
Difference per Rating Level		**$196**	**$268**	**$291**	**$294**	**$252**

As shown in the previous chart, average difference between the average rating level and the good rating level is $252. The difference of $252 one rating level. The result is rounded to the nearest $5 and $250 is determined to be the appropriate adjustment per rating level. As previously indicated, the subject is in average condition. Comparables 1, 2, 3 and 4 were considered average in condition and were not adjusted. Comparable 5 was rated in good condition and was, therefore, adjusted downward $250 as indicated in the previous analysis. The Section 8 Renewal Policy Guide states an adjustment of more than the larger of $20, or four percent of the unadjusted rent for each level of rating difference, would require that the appraiser provide specific explanation in the narrative to support the amount of the adjustment. Although these adjustment amounts are above the amounts indicated in the Section 8 guide, it meets the requirements of the guide as the adjustment amounts are supported by market-driven data. Therefore, the adjustment amounts are considered reasonable and appropriate.

Line 9: Neighborhood – The subject's neighborhood is rated average, with easy access to all services available within the village limits. In order to determine if adjustments were needed for differences in location between the subject and the comparables, several factors were compared. Those factors include livability, amenities available, cost of living, crime factors, employment factors, housing factors, schools in the area, walkscore and transit score (if available). The comparison between the subject and comparables is shown in the following table:

	Gretna	Lynchburg	Roanoke
Livability	74	91	74
Amenities	F	A	C
Cost of Living	A	A	A
Crime	A	D	F
Employment	F	C	D
Housing	B	A	A
Schools	B	A	A
Walkscore	47	29	39
Population	1,434	80,970	99,122
Median Rent	$718	$859	$804
Median Housing Value	$107,100	$162,900	$134,900
Median Income	$29,583	$49,201	$45,664

Source: AreaVibes and Walkscore

Based on the analysis, Comparables 1, 3, 4 and 5 are excellent in location, and Comparable 2 was considered good in location. Per the Section 8 Renewal Guide, specifically Chapter 9-1-2 Line 9: Neighborhood, an adjustment of more than the larger of $20, or four percent of the unadjusted rent for each level of rating difference, would require that the RCS appraiser provide specific explanation in the narrative to support the amount of the adjustment. After considering all factors, the appraiser elected to adjust

Comparables 1, 3, 4 and 5 were adjusted downward four percent of the unadjusted base rent, and Comparables 2 was downward two percent of the unadjusted base rent.

Line 10: Same Market/Miles to Subject – All comparables are located in different but similar market areas to the subject. Therefore, no adjustment was needed.

Line 11: # of Bedrooms – The subject contains four-bedroom units. Due to the lack of conventional four-bedroom units in the area, four three-bedroom apartments were used to compare to the subject's four-bedroom units. Each comparable with a differing number of bedrooms than the subject was adjusted $25 per bedroom per month. The majority of the difference in number of bedrooms is accounted for in the unit square footage adjustment. However, an adjustment is made here to consider the added convenience of additional bedrooms. The extra room(s) will enhance marketability of a unit even if the square footage remains the same. The amount selected was chosen after a paired rental analysis was used to determine a range of $5 to $364, with an average of $179 per month. The paired rental analysis ranges are determined by comparing bedroom types within the same comparable and factoring out any other differences (amenities, utilities provided, etc.) if necessary. The resulting difference is assumed to be attributable to the differing number of bedrooms. The results are grouped together in a range. The adjustment is selected based on where the majority of the results fall within the range. If there is no majority, a conservative adjustment at the low end of the range is selected. As there was no majority for this paired analysis, a $150 adjustment was determined for bedroom.

	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
2 BR Rent	$1,091	$1,119	$1,035	$1,110	$1,500
2 BR Size	864	830	1,110	980	1,123
3 BR Rent	$1,513	$1,260	$1,295	$1,160	$1,775
3 BR Size	1,044	950	1,300	1,120	1,280
Size Adj Factor	$0.32	$0.32	$0.32	$0.32	$0.32
Size Difference	180	120	190	140	157
Indicated Size Adj.	$58	$38	$61	$45	$50
Adjusted 3 BR Rent	$1,455	$1,222	$1,234	$1,115	$1,725
Indicated BR Adj.	**$364**	**$103**	**$199**	**$5**	**$225**

Line 12: # of Baths – The majority of the difference in number of baths is accounted for in the unit square footage adjustment. However, an adjustment is made here to consider the added convenience of additional baths. The extra room(s) will enhance marketability of a unit even if the square footage remains the same. There was insufficient market data available for a paired analysis as the majority of properties in this market contain a similar number of baths. Therefore, a $50 per full bath and $25 per half-bath per month adjustments were selected.

Line 13: Unit Interior Square Footage – The subject and the comparables vary in square footage. Typically, all other variables being equal, a larger unit is more desirable than a smaller unit. However, the value of the additional square footage is mitigated to some degree by the similarity in perceived unit function. There is a diminishing return of value for additional square footage as each additional square foot does not necessarily equal additional functionality. Additionally, the units at the subject are measured as part of the scope of this assignment. However, the contacts at the comparables are often unwilling to allow interior inspections of the units. Therefore, it is necessary to rely on published unit sizes or verbal confirmation of unit sizes from the property contacts. As such, it is impossible to verify the accuracy of this data. In addition, the subject unit sizes are paint-to-paint measurements, while the contacts often report the "marketing" unit size which is sometimes the gross exterior square footage. Therefore, the unit sizes at the comparables are not always a direct comparison to the unit sizes at the subject. For the purpose of this report, a range of comparable rents per square foot was derived. To determine this adjustment, each comparable's dollar per square foot rental rate was determined for each bedroom type. From these results, a median dollar per square foot rental rate is determined. The median dollar per square foot was then

multiplied by 25 percent for each comparable to derive an adjusted dollar per square foot rental rate. The 25 percent was used to account for the diminished return of the larger unit sizes and the potential differences in reported unit sizes of the comparables versus the subject. Next, the difference in square footage between the subject and each comparable is determined. The difference is multiplied by the determined adjusted dollar per square foot rate to arrive at the adjustment for each comparable. The selected dollar per square foot for the units is $0.33. The result was rounded to the nearest $5. No adjustments were made to comparables within 25 square feet of the subject because there is no difference in perceived unit function with 25 square feet. The adjustments are reflected on the HUD-Form 92273-S8, which is attached.

Line 14: Balcony/Patio – The subject contains patios in the units. Comparables 3 and 4 are similar. The remaining comparables do not contain these feature and were adjusted upward $10 per month. Although there is little market data available concerning units with these features versus those without these features, the added amenity is an enhancement to the unit. Per the Section 8 Renewal Policy, the RCS appraiser must explain the basis for any adjustment exceeding the larger of $10, or two percent of the comparable's unadjusted rent. Due to insufficient market data by which to extrapolate a market-based adjustment for balcony or patio, the appraiser elected to adjust the comparables $10, as deemed acceptable by the Section 8 Guide

Line 15: AC: Central/Wall – The subject contains central air conditioning as do all comparables. No adjustments were needed.

Line 16: Range/Refrigerator – The subject and all comparables contain both amenities. No adjustments were needed.

Line 17: Microwave/Dishwasher – Microwaves are a relatively inexpensive item and are unlikely to be a deciding factor when a tenant decides which unit to lease. However, because the included amenity is considered an enhancement to the unit, it was considered appropriate to adjust a nominal $5 per month for microwaves. Dishwashers are more expensive and are more likely to factor into a tenant's decision on which unit to lease. Therefore, it was considered appropriate to adjust $10 per month for dishwashers. The following table shows the amenities available at the subject and each comparable. The comparables were adjusted based on the indicated adjustment amount at the bottom of the table:

Amenity	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
Microwave						$5
Dishwasher	$10	$10	$10	$10	$10	$10
Total	**$10**	**$10**	**$10**	**$10**	**$10**	**$15**
Indicated Adjustment		**$0**	**$0**	**$0**	**$0**	**($5)**

Line 18: Washer/Dryer – The subject contains washer/dryer hook-ups in the units. Comparables 1, 3, 4 and 5 contain a washer and dryer in the units. Comparable 2 contain a laundry facility. Units with these amenities provided are preferred over units without these features as these appliances are expensive purchases for a prospective tenant. Although there is little market data available concerning units with these features versus those without these features, the amenities are an enhancement to the unit. The *2024 NMHC/Grace Hill Renter Preferences Survey Report* for Richmond, Virgina, the nearest metropolitan area, was consulted. According to the *2024 NMHC/Grace Hill Renter Preferences Survey Report*, residents in the metropolitan area indicated they would expect a renter to pay $58.90 per month for washers and dryers in the unit. After considering all factors, washers and dryers were valued at $60 per month, washer/dryer hook-ups were valued at $20 per month, and a laundry facility was valued at $10 per month. The comparables were adjusted based on the indicated adjustment amount at the bottom of the table:

Amenity	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
Coin-Operated Laundry Facility			$10			
Washer/Dryer Hook-Ups	$20					
Washer/Dryer		$60		$60	$60	$60
Total	**$20**	**$60**	**$10**	**$60**	**$60**	**$60**
Indicated Adjustment		**($40)**	**$10**	**($40)**	**($40)**	**($40)**

Line 19: Floor Coverings – The subject and all comparables contain carpet floor coverings. Therefore, no adjustments were needed.

Line 20: Window Coverings – The subject and all comparables contain window coverings. No adjustment was needed.

Line 21: Cable/Satellite/Internet – Neither the subject nor any comparable provides more than access to cable, satellite or internet services. Therefore, no adjustments were needed.

Line 22: Special Features – The subject does not contain special features. Comparables 1, 2, 3 and 4 are similar. Comparable 5 contain stainless steel appliance and granite countertops and was adjusted downward $50 per month. Special features such as stainless steel appliances and granite, quartz or solid-surface countertops will typically command a higher rent in the market. Tenants are typically willing to pay a higher premium for these features. Typically, when these features are included in the units, they are considered luxury items, and units are assessed an up-charge from the rent that would be charged if unit did not contain these features. The *2024 NMHC/Grace Hill Renter Preferences Survey Report* for Richmond, Virginia, the nearest metropolitan area, was consulted. According to the *2024 NMHC/Grace Hill Renter Preferences Survey Report*, residents in the metropolitan area indicated they would expect a renter to pay $56.97 per month for premium features such as stainless steel appliances and solid-surface countertops. The survey did not differentiate between the amount renters would expect to pay for each feature. However, previous versions of this publication did differentiate the fees for these features and generally indicated that the fees were either evenly split between the two features or were only a minimal amount more for solid-surface countertops. Therefore, after considering all factors, a $25 adjustment was applied for stainless steel appliances, and a $25 adjustment was applied for the solid-surface countertops.

Line 24: Parking – The subject and all comparables contain parking lots with no additional fee. No adjustments were needed.

Line 25: Extra Storage – The subject does not contain extra storage. Comparables 1, 2, 3 and 4 are similar. Comparable 5 offers extra storage for an additional fee of $40 per month. No adjustments were needed.

Line 26: Security – The following table shows the amenities at the subject and each comparable:

Feature	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
Limited Access Gate						$10
Video Surveillance	$5					$5
Total	**$5**	**$0**	**$0**	**$0**	**$0**	**$15**
Indicated Adjustment		**$5**	**$5**	**$5**	**$5**	**($10)**

No complex in the market area shows a rent differential based on security features. However, security features are an enhancement to an apartment complex, particularly security that limits access to the building or grounds. All security features will provide added protection for residents at the properties. Limited access gates limit access to the grounds, while intercom/electronic entry limits access to the buildings. Therefore, properties with limited access gates and/or intercom/electronic entry are considered superior to properties with video surveillance and/or security patrol which do not limit access. Consequently, limited

access gates and intercom/electronic entry are considered $5 superior to video surveillance and security patrol. The adjustments for the comparables are shown at the bottom of the table.

Line 27: Clubhouse/Meeting Rooms/Dining Rooms – No complex in the market area shows a rent differential based on these particular items; however, the added amenities are an enhancement. Apartments with these features can command a higher rent in the market area. Therefore, properties with these features were adjusted $5 per feature compared to properties without any of these features. The following table shows the amenities available at the subject and each comparable. The comparables were adjusted based on the indicated adjustment amount at the bottom of the table:

Amenity	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
Clubhouse	$5		$5			$5
Meeting Room			$5			
Total	**$5**	**$0**	**$10**	**$0**	**$0**	**$5**
Indicated Adjustment		**$5**	**($5)**	**$5**	**$5**	**$0**

Line 28: Pool/Recreation Areas – The following table shows the amenities at the subject and each comparable:

Amenity	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
Swimming Pool		$10		$10	$10	$10
Exercise Room		$5		$5		$5
Spa/Hot Tub						$5
Picnic Area	$5	$5				$5
Play Area	$5	$5	$5	$5		$5
Volleyball Court		$5				
Tennis Court				$5		
Pet Park		$5				$5
Rooftop Terrace						
Game Room						$5
Gazebo	$5				$5	
Courtyard		$5				
Theatre						$5
Sundeck		$5		$5		$5
Walking Trail						$5
Lounge						$5
Tanning Salon		$5				
Total	**$15**	**$50**	**$5**	**$30**	**$15**	**$60**
Indicated Adjustment		**($35)**	**$10**	**($15)**	**$0**	**($45)**

Although there is little market data available concerning units with these features, the added amenities are an enhancement. Swimming pools are typically considered a more desirable feature than other recreation features. Therefore, a $10 adjustment was determined for swimming pool, and a $5 adjustment per feature was determined for each additional recreation area. The adjustments for the comparables are shown at the bottom of the table.

Line 29: Business Center – The subject contains a business center. Comparable 2 is similar. The remaining comparables do not contain these features and were adjusted upward $5 per month. No complex in the market area shows a rent differential based on these particular items; however, the added amenities are an enhancement. Apartments with these features can command a higher rent in the market area.

Therefore, properties with these features were adjusted $5 per feature compared to properties without any of these features.

Line 30: Service Coordination – The subject does not contain this feature. None of the comparables contain this feature. No adjustments were needed.

Line 31: Non-Shelter Services – The subject does not contain these features. None of the comparables contain these features. No adjustment was needed.

Line 32: Neighborhood Network – The subject does not contain this feature. None of the comparables contain this feature. No adjustment was needed.

Line 33: Heat – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Line 34: Cooling – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Line 35: Cooking – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Line 36: Hot Water – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Line 37: Other Electric – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Line 38: Cold Water/Sewer – The subject provides cold water and sewer. Comparable 2 is similar. Comparable 5 does not provide these utilities and was adjusted upward $119 per month based upon the Allowance for Tenant-Furnished Utilities and Other Services for Virginia. Comparable 1 charges a flat rate of $115 per month for water, sewer and trash. Therefore, Comparable 1 was adjusted upward $115 per month. Comparables 3 and 4 charge a flat rate of $45 per month for water, sewer and trash. Therefore, Comparables 3 and 4 were adjusted upward $45 per month.

Line 39: Trash/Recycling – The subject provides this utility. Comparable 2 is similar. Comparable 1 charges a flat rate of $105 per month for water, sewer and trash. Comparables 3 and 4 charge a flat rate of $45 per month for water, sewer and trash. However, as an adjustment was applied on the cold water/sewer line, no further adjustments were made. Comparable 5 charges a flat rate fee of $30 per month for trash collection. Therefore, Comparable 5 was adjusted upward $30 per month.

Line 46: Conclusion of Market Rent
The adjusted rents range from $1298 to $1737 per month. All comparables were given some consideration. However, Comparable 1 was given greater consideration as it was similar in condition and structure, and to Comparable 2 as it required the least amount of adjustments to equate to the subject.

Based on the above, the appraiser concluded the market rent for the units as follows:

- **1,149 SF Four-Bedroom Units - $1,465 , or $1.28 per square foot**

Gretna Village
327 Payne Street
Gretna, Virginia 24557

One-Bedroom Units (508 SF) – As Complete

OMB Control Number 2502-0187
form HUD-92273-SR; exp. 04/30/2027

This form is used in the renewal of Section 8 Housing Assistance Payments contracts as authorized by the Multifamily Assisted Housing Reform and Affordability Act of 1997 (MAHRA), 42 U.S.C. §1437f note. The public reporting burden for completing this form is estimated to average 1 hour per response, including the time for reviewing instructions, searching existing data sources, and gathering and maintaining the data needed. The information collected is required to obtain benefits. HUD may disclose certain information to Federal, State, or local agencies when relevant to civil, criminal, or regulatory investigations and prosecutions. Information collected will not otherwise be disclosed or released outside of HUD, except as required and permitted by law. HUD may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

Rent Comparability Grid — ***Unit Type*** → **One-Bedroom** — ***Subject's FHA #:*** **N/A**

	Subject		Comparable 1		Comparable 2		Comparable 3		Comparable 4		Comparable 5	
	Gretna Village	Data	Southern Hills Townhomes		West Creek Manor		County Green Apartments		Princeton Circle West Apartments		Gardens on Timberlake	
	327 Payne Street	on	725 Mill Stream Lane		410 Westside Boulevard		401 Kerry Lane		18 West Princeton Circle		240 Beverly Hills	
	Gretna Pittsylvania	Subject	Lynchburg Lynchburg City		Roanoke Roanoke City		Lynchburg Lynchburg City		Lynchburg Lynchburg City		Lynchburg Lynchburg City	
A.	**Rents Charged**		Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj
1	**$ Last Rent / Restricted?**		$933	N	$975	N	$920	N	$930	N	$1,225	N
2	**Date Last Leased** (mo/yr)		Feb-26		Feb-26		Feb-26		Feb-26		Feb-26	
3	**Rent Concessions**		N		N		N		N		N	
4	**Occupancy for Unit Type**		94%		99%		99%		97%		94%	
5	**Effective Rent & Rent/ sq. ft**		$933	$1.17	$975	$1.29	$920	$1.21	$930	$1.26	$1,225	$1.76
			In Parts B thru E, adjust only for differences the subject's market values.									
B.	**Design, Location, Condition**		Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj
6	**Structure / Stories**	T/2	T/2		WU/2,3	$10	WU/2, 3	$10	WU/2, 3	$10	E/3, WU/3	
7	**Yr. Built/Yr. Renovated**	1970/2002/2028	1975/2012	$15	1974	$36	1976	$34	1986/2004	$14	2015	($5)
8	**Condition /Street Appeal**	G	A	$250	A	$250	A	$250	A	$250	G	
9	**Neighborhood**	A	E	($37)	G	($20)	E	($37)	E	($37)	E	($49)
10	**Same Market? Miles to Subj**		N/37.0		N/54.5		N/39.3		N/41.8		N/37.5	
C.	**Unit Equipment/ Amenities**		Data	$ Adj	Data	Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj
11	**# Bedrooms**	1	1		1		1		1		1	
12	**# Baths**	1	1		1		1		1		1	
13	**Unit Interior Sq. Ft.**	508	800	($90)	757	($75)	760	($80)	740	($70)	696	($60)
14	**Balcony/ Patio**	Y	N	$10	N	$10	Y		Y		N	$10
15	**AC: Central/ Wall**	C	C		C		C		C		C	
16	**Range/ Refrigerator**	RF	RF		RF		RF		RF		RF	
17	**Microwave/ Dishwasher**	D	D		D		D		D		MD	($5)
18	**Washer/Dryer**	L	WD	($50)	L		WD	($50)	WD	($50)	WD	($50)
19	**Floor Coverings**	C	C		C		C		C		C	
20	**Window Coverings**	B	B		B		B		B		B	
21	**Cable/ Satellite/Internet**	N	N		N		N		N		N	
22	**Special Features**	N	N		N		N		N		SS, GC	($50)
23	**Management/Maintenant**	Y										
D	**Site Equipment/ Amenities**		Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj
24	**Parking** ($ Fee)	L/0	L/0		L/0		L/0		L/0		L/0	
25	**Extra Storage**	N	N		N		N		N		Y/40	
26	**Security**	Y	N	$5	N	$5	N	$5	N	$5	Y	($10)
27	**Clubhouse/ Meeting Rooms**	C	N	$5	CMR	($5)	N	$5	N	$5	C	
28	**Pool/ Recreation Areas**	R	PER	($40)	R	$5	PER	($20)	PR	($5)	PER	($50)
29	**Business Ctr / Nbhd Netwk**	BC	N	$5	BC		N	$5	N	$5	N	$5
30	**Service Coordination**	N	N		N		N		N		N	
31	**Non-shelter Services**	N	N		N		N		N		N	
32	**Neighborhood Networks**	N	N		N		N		N		N	
E.	**Utilities**		Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj
33	**Heat** (in rent?/ type)	N/G	N/E		N/E		N/E		N/G		N/E	
34	**Cooling** (in rent?/ type)	N/E	N/E		N/E		N		N/E		N/E	
35	**Cooking** (in rent?/ type)	N/G	N/E		N/E		N/E		N/G		N/E	
36	**Hot Water** (in rent?/ type)	N/G	N/E		N/E		N/E		N/G		N/E	
37	**Other Electric**	N	N		N		N		N		N	
38	**Cold Water/ Sewer**	Y	Y/$	$65	Y		Y/$	$25	Y/$	$25	N	$59
39	**Trash /Recycling**	Y	Y/$		Y		Y/$		Y/$		Y/$	$30
F.	**Adjustments Recap**		Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
40	**# Adjustments B to D**		6	4	6	3	6	4	6	4	2	8
41	**Sum Adjustments B to D**		$290	($217)	$316	($100)	$309	($187)	$289	($162)	$15	($279)
42	**Sum Utility Adjustments**		$65	$0	$0	$0	$25	$0	$25	$0	$89	$0
			Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross
43	***Net/ Gross Adjmts B to E***		$138	*$572*	$217	*$416*	$147	*$521*	$152	*$476*	($175)	*$383*
G.	**Adjusted & Market Rents**		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent	
44	**Adjusted Rent** (5+ 43)		**$1,071**		**$1,192**		**$1,067**		**$1,082**		**$1,050**	
45	Adj Rent/Last rent			115%		122%		116%		116%		86%
46	**Estimated Market Rent**	**$1,075**	**$2.12**	←	**Estimated Market Rent/ Sq. Ft**							

[redacted] 2/13/2026

Appraiser's Signature **Date**

Attached are explanations of :

a. why & how each adjustment was made
b. how market rent was derived from adjusted rents
c. how this analysis was used for a similar unit type

Grid was prepared: ☐ **Manually** ■ **Using HUD's Excel form**

Gretna Village
Primary Unit Type – One-Bedroom Units (508 SF)

Please note: Minor adjustments in the $5 to $10 range are based on the appraiser's evaluation of the overall market as well as typical responses indicated by existing tenants. In addition, this is standard industry practice when there is insufficient market data present to support adjustments. It is also considered an acceptable practice by HUD as indicated in the Section 8 Renewal Guide Chapter 9-12 (C) (3) which states: "For minor adjustments (adjustments not exceeding the nominal amount), the RCS appraiser may state his/her subjective evaluation of why the observed differences would affect rent."

A rent comparability grid was prepared for the primary unit type with 508 square feet. Comparable apartments used include the following: Southern Hills Townhomes (Comparable 1), West Creek Manor (Comparable 2), County Green Apartments (Comparable 3), Princeton Circle West Apartments (Comparable 4) and Gardens on Timberlake (Comparable 5).

Line 1: $ Last Rent/Restricted – All of the units are currently rented at the rates shown on the grid. Rents range from $920 to $1225 per month. No unit used in this analysis has any rent restrictions.

Line 2: Date Last Leased – The grid shows the effective date of the leases most recently signed. Effective dates are all February 2026. No adjustments were necessary.

Line 3: Rent Concessions – The subject is not offering any concessions. None of the comparables are currently offering concessions. No adjustments were needed.

Line 4: Occupancy for Unit Type – The subject's current occupancy rate is 77 percent. The property is holding units vacant for the upcoming renovations and typically maintains a stabilized occupancy rate. The comparables' occupancy rates range from 94 to 99 percent. No adjustments were needed.

Line 5: Effective Rent & Rent/Square Footage: All of the units are currently rented at the rates shown on the grid. After all necessary adjustments, effective rents range from $920 to $1,225, and effective rents per square foot range from $1.17 to $1.76 per square foot.

Line 6: Structure/Stories – The subject is located in two-story townhome buildings. Comparable 1 is similar. Comparable 2, 3 and 4 are located in two- and three-story walk-up buildings. Comparable 5 is located in three-story elevator and three-story walk-up buildings. Townhouse structures are typically considered more appealing in design than walk-up structures as townhouses have individual, private exterior entrances or a single-family/homeowner type of appearance. Townhouses also often have greater privacy due to the separation of the living area from the sleeping area which provides less interior noise. Therefore, an adjustment is warranted for the townhouse structures. Elevator buildings are also considered superior to walk-up buildings as it is not required to utilized stairs to gain access to the units. There is no market data available by which an adjustment could be determined. Per the Section 8 Renewal Policy, specifically Chapter 9-1-2 Line 6: Structure/Stories, the RCS appraiser should try to select comparables that have the same structure type as the subject. If the comparables have a different configuration than the subject, adjustment may be warranted based on market preferences. For instance, the RCS appraiser may make an adjustment for configuration differences such as townhome versus a stacked unit. In addition, the guide states the RCS appraiser must explain the basis for any adjustment exceeding the larger of $10, or two percent of the comparable's unadjusted rent. Due to insufficient market data by which to extrapolate a market-based adjustment for structure/stories, the appraiser elected to adjust the comparables upward $10, as deemed acceptable by the Section 8 Guide. Therefore, Comparables 2, 3 and 4 were adjusted upward $10 per month. Comparable 5 was deemed similar and was not adjusted.

Line 7: Year Built/Year Renovated – The subject was built in 1970 and was renovated in 2002. The subject will be rehabilitated and expected to be complete by 2028. Comparable 1 was constructed in 1975/2012, and Comparable 2 was built in 1974. Comparable 3 was built in 1976. Comparable 4 was constructed in 1986/2004. Comparable 5 was built in 2015. To account for differences between date of construction/renovation for the subject and the comparables, an effective year built for all properties was determined. The effective year built considers the date of construction as well as any renovation made to the property and the significance of the renovation. The following table shows the effective year built and adjustment amounts determined for the subject and the comparables:

Property	Year Built	Effective Year Built	Adjustment
Subject	1970/2002/2028	2010	---
1	1975/2012	1995	$15
2	1974	1974	$36
3	1976	1976	$34
4	1986/2004	1996	$14
5	2015	2015	-$5

Adjustments for age differences are relatively subjective given that many properties will complete general upgrades to a property even if they do not complete an actual specific rehabilitation or renovation. In general, newer construction properties and recently renovated properties can command a higher rent than older or non-renovated properties. According to Appendix 9-1-2, Line 7: Year Built/Year Renovated of the Section 8 Renewal Policy Guide, an adjustment should typically be no more than $5 or one percent of the comparable's unadjusted rent. The appraiser elected to adjust $1 per effective year built of difference between the subject and the comparables in accordance with the Section 8 guide. No adjustments were made for comparables that have effective year builts within five years of the effective year built determined for the subject.

Line 8: Condition/Street Appeal – The subject has siding and brick construction. The landscaping consists of grass, trees and shrubs. The subject will be rehabilitated and will be in good condition after the rehabilitation. As indicated in the Section 8 Renewal Policy Guide, specifically Chapter 9-1-2 Line 8: Condition/Street Appeal, the appraiser should consider the overall appearance of the project, such as whether the grounds are clean, whether the landscaping is well maintained and whether or not the paint and siding are in good condition. Other considerations would be whether the architecture of the buildings and layout of the site are appealing (open space, shrubbery, etc.). In summary, the appraiser must evaluate whether the comparables' condition/street appeal could cause tenants to pay more or less than they would pay at the subject. The following table illustrates the descriptions of the ratings levels considered in the condition/street appeal analysis.

Condition	Description
Excellent	Desirable curb appeal, luxury or high end amenities and finishes, no deferred maintenance
Good	Well maintained or recently renovated property, limited deferred maintenance
Average	Some original finishes and amenities, Only minor upgrades needed
Fair	In need of repair, obvious deferred maintenance
Poor	Substantial need of major repairs or significant deferred maintenance

The subject will be substantially rehabilitated and will be in good condition. Comparable 5 was deemed similar to the subject's "as complete" condition. Comparables 1, 2, 3 and 4 were deemed to be in average condition. The following analysis details the method used to calculate appropriate adjustments for condition/street appeal.

Property Name	Rating Level	1 BR	2 BR	3 BR	4 BR	Average
Southern Hills Townhomes	Average	$816	$1,027	$1,442	$1,737	$1,256
West Creek Manor	Average	$942	$1,143	$1,321	$1,536	$1,236
County Green Apartments	Average	$812	$888	$1,127	$1,347	$1,044
Princeton Circle West Apartments	Average	$827	$1,015	$1,078	$1,298	$1,055
Average Rent		**$849**	**$1,018**	**$1,242**	**$1,480**	**$1,147**
Gardens on Timberlake	Good	$1,045	$1,286	$1,533	$1,773	$1,409
Average Rent		**$1,045**	**$1,286**	**$1,533**	**$1,773**	**$1,409**
Difference in Average Rents		**$196**	**$268**	**$291**	**$294**	**$252**
Difference per Rating Level		**$196**	**$268**	**$291**	**$294**	**$252**

As shown in the previous chart, average difference between the average rating level and the good rating level is $252. The difference of $252 one rating level. The result is rounded to the nearest $5 and $250 is determined to be the appropriate adjustment per rating level. As previously indicated, the subject will be in good condition. Comparable 5 will be similar and was not adjusted. Comparables 1, 2, 3 and 4 were considered average in condition and were, therefore, adjusted upward $250 as indicated in the previous analysis. The Section 8 Renewal Policy Guide states an adjustment of more than the larger of $20, or four percent of the unadjusted rent for each level of rating difference, would require that the appraiser provide specific explanation in the narrative to support the amount of the adjustment. Although these adjustment amounts are above the amounts indicated in the Section 8 guide, it meets the requirements of the guide as the adjustment amounts are supported by market-driven data. Therefore, the adjustment amounts are considered reasonable and appropriate.

Line 9: Neighborhood – The subject's neighborhood is rated average, with easy access to all services available within the village limits. In order to determine if adjustments were needed for differences in location between the subject and the comparables, several factors were compared. Those factors include livability, amenities available, cost of living, crime factors, employment factors, housing factors, schools in the area, walkscore and transit score (if available). The comparison between the subject and comparables is shown in the following table:

	Gretna	Lynchburg	Roanoke
Livability	74	91	74
Amenities	F	A	C
Cost of Living	A	A	A
Crime	A	D	F
Employment	F	C	D
Housing	B	A	A
Schools	B	A	A
Walkscore	47	29	39
Population	1,434	80,970	99,122
Median Rent	$718	$859	$804
Median Housing Value	$107,100	$162,900	$134,900
Median Income	$29,583	$49,201	$45,664

Source: AreaVibes and Walkscore

Based on the analysis, Comparables 1, 3, 4 and 5 are excellent in location, and Comparable 2 was considered good in location. Per the Section 8 Renewal Guide, specifically Chapter 9-1-2 Line 9:

Neighborhood, an adjustment of more than the larger of $20, or four percent of the unadjusted rent for each level of rating difference, would require that the RCS appraiser provide specific explanation in the narrative to support the amount of the adjustment. After considering all factors, the appraiser elected to adjust Comparables 1, 3, 4 and 5 were adjusted downward four percent of the unadjusted base rent, and Comparables 2 was downward two percent of the unadjusted base rent.

Line 10: Same Market/Miles to Subject – All comparables are located in different but similar market areas to the subject. Therefore, no adjustment was needed.

Line 11: # of Bedrooms – The subject contains one-bedroom units. All comparables are similar. No adjustments were needed.

Line 12: # of Baths – The subject contains one bath in the units. All comparables are similar. No adjustments were needed.

Line 13: Unit Interior Square Footage – The subject and the comparables vary in square footage. Typically, all other variables being equal, a larger unit is more desirable than a smaller unit. However, the value of the additional square footage is mitigated to some degree by the similarity in perceived unit function. There is a diminishing return of value for additional square footage as each additional square foot does not necessarily equal additional functionality. Additionally, the units at the subject are measured as part of the scope of this assignment. However, the contacts at the comparables are often unwilling to allow interior inspections of the units. Therefore, it is necessary to rely on published unit sizes or verbal confirmation of unit sizes from the property contacts. As such, it is impossible to verify the accuracy of this data. In addition, the subject unit sizes are paint-to-paint measurements, while the contacts often report the "marketing" unit size which is sometimes the gross exterior square footage. Therefore, the unit sizes at the comparables are not always a direct comparison to the unit sizes at the subject. For the purpose of this report, a range of comparable rents per square foot was derived. To determine this adjustment, each comparable's dollar per square foot rental rate was determined for each bedroom type. From these results, a median dollar per square foot rental rate is determined. The median dollar per square foot was then multiplied by 25 percent for each comparable to derive an adjusted dollar per square foot rental rate. The 25 percent was used to account for the diminished return of the larger unit sizes and the potential differences in reported unit sizes of the comparables versus the subject. Next, the difference in square footage between the subject and each comparable is determined. The difference is multiplied by the determined adjusted dollar per square foot rate to arrive at the adjustment for each comparable. The selected dollar per square foot for the units is $0.31. The result was rounded to the nearest $5. No adjustments were made to comparables within 25 square feet of the subject because there is no difference in perceived unit function with 25 square feet. The adjustments are reflected on the HUD-Form 92273-S8, which is attached.

Line 14: Balcony/Patio – The subject contains patios in the units. Comparables 3 and 4 are similar. The remaining comparables do not contain these feature and were adjusted upward $10 per month. Although there is little market data available concerning units with these features versus those without these features, the added amenity is an enhancement to the unit. Per the Section 8 Renewal Policy, the RCS appraiser must explain the basis for any adjustment exceeding the larger of $10, or two percent of the comparable's unadjusted rent. Due to insufficient market data by which to extrapolate a market-based adjustment for balcony or patio, the appraiser elected to adjust the comparables $10, as deemed acceptable by the Section 8 Guide

Line 15: AC: Central/Wall – The subject contains central air conditioning as do all comparables. No adjustments were needed.

Line 16: Range/Refrigerator – The subject and all comparables contain both amenities. No adjustments were needed.

Line 17: Microwave/Dishwasher – Microwaves are a relatively inexpensive item and are unlikely to be a deciding factor when a tenant decides which unit to lease. However, because the included amenity is considered an enhancement to the unit, it was considered appropriate to adjust a nominal $5 per month for microwaves. Dishwashers are more expensive and are more likely to factor into a tenant's decision on which unit to lease. Therefore, it was considered appropriate to adjust $10 per month for dishwashers. The following table shows the amenities available at the subject and each comparable. The comparables were adjusted based on the indicated adjustment amount at the bottom of the table:

Amenity	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
Microwave						$5
Dishwasher	$10	$10	$10	$10	$10	$10
Total	**$10**	**$10**	**$10**	**$10**	**$10**	**$15**
Indicated Adjustment		**$0**	**$0**	**$0**	**$0**	**($5)**

Line 18: Washer/Dryer – Once rehabilitation is complete, the subject will contain a laundry facility. Comparable 2 is similar. Comparables 1, 3, 4 and 5 contain a washer and dryer in the units. Units with these amenities provided are preferred over units without these features as these appliances are expensive purchases for a prospective tenant. Although there is little market data available concerning units with these features versus those without these features, the amenities are an enhancement to the unit. The *2024 NMHC/Grace Hill Renter Preferences Survey Report* for Richmond, Virgina, the nearest metropolitan area, was consulted. According to the *2024 NMHC/Grace Hill Renter Preferences Survey Report*, residents in the metropolitan area indicated they would expect a renter to pay $58.90 per month for washers and dryers in the unit. After considering all factors, washers and dryers were valued at $60 per month and a laundry facility was valued at $10 per month. The comparables were adjusted based on the indicated adjustment amount at the bottom of the table:

Amenity	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
Coin-Operated Laundry Facility	$10		$10			
Washer/Dryer		$60		$60	$60	$60
Total	**$10**	**$60**	**$10**	**$60**	**$60**	**$60**
Indicated Adjustment		**($50)**	**$0**	**($50)**	**($50)**	**($50)**

Line 19: Floor Coverings – The subject and all comparables contain carpet floor coverings. Therefore, no adjustments were needed.

Line 20: Window Coverings – The subject and all comparables contain window coverings. No adjustment was needed.

Line 21: Cable/Satellite/Internet – Neither the subject nor any comparable provides more than access to cable, satellite or internet services. Therefore, no adjustments were needed.

Line 22: Special Features – The subject does not contain special features. Comparables 1, 2, 3 and 4 are similar. Comparable 5 contain stainless steel appliance and granite countertops and was adjusted downward $50 per month. Special features such as stainless steel appliances and granite, quartz or solid-surface countertops will typically command a higher rent in the market. Tenants are typically willing to pay a higher premium for these features. Typically, when these features are included in the units, they are considered luxury items, and units are assessed an up-charge from the rent that would be charged if unit did not contain these features. The *2024 NMHC/Grace Hill Renter Preferences Survey Report* for Richmond, Virginia, the nearest metropolitan area, was consulted. According to the *2024 NMHC/Grace Hill Renter Preferences Survey Report*, residents in the metropolitan area indicated they would expect a renter

to pay $56.97 per month for premium features such as stainless steel appliances and solid-surface countertops. The survey did not differentiate between the amount renters would expect to pay for each feature. However, previous versions of this publication did differentiate the fees for these features and generally indicated that the fees were either evenly split between the two features or were only a minimal amount more for solid-surface countertops. Therefore, after considering all factors, a $25 adjustment was applied for stainless steel appliances, and a $25 adjustment was applied for the solid-surface countertops.

Line 24: Parking – The subject and all comparables contain parking lots with no additional fee. No adjustments were needed.

Line 25: Extra Storage – The subject does not contain extra storage. Comparables 1, 2, 3 and 4 are similar. Comparable 5 offers extra storage for an additional fee of $40 per month. No adjustments were needed.

Line 26: Security – The following table shows the amenities at the subject and each comparable:

Feature	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
Limited Access Gate						$10
Video Surveillance	$5					$5
Total	**$5**	**$0**	**$0**	**$0**	**$0**	**$15**
Indicated Adjustment		**$5**	**$5**	**$5**	**$5**	**($10)**

No complex in the market area shows a rent differential based on security features. However, security features are an enhancement to an apartment complex, particularly security that limits access to the building or grounds. All security features will provide added protection for residents at the properties. Limited access gates limit access to the grounds, while intercom/electronic entry limits access to the buildings. Therefore, properties with limited access gates and/or intercom/electronic entry are considered superior to properties with video surveillance and/or security patrol which do not limit access. Consequently, limited access gates and intercom/electronic entry are considered $5 superior to video surveillance and security patrol. The adjustments for the comparables are shown at the bottom of the table.

Line 27: Clubhouse/Meeting Rooms/Dining Rooms – No complex in the market area shows a rent differential based on these particular items; however, the added amenities are an enhancement. Apartments with these features can command a higher rent in the market area. Therefore, properties with these features were adjusted $5 per feature compared to properties without any of these features. The following table shows the amenities available at the subject and each comparable. The comparables were adjusted based on the indicated adjustment amount at the bottom of the table:

Amenity	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
Clubhouse	$5		$5			$5
Meeting Room			$5			
Total	**$5**	**$0**	**$10**	**$0**	**$0**	**$5**
Indicated Adjustment		**$5**	**($5)**	**$5**	**$5**	**$0**

Line 28: Pool/Recreation Areas – The following table shows the amenities at the subject and each comparable:

Amenity	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
Swimming Pool		$10		$10	$10	$10
Exercise Room		$5		$5		$5
Spa/Hot Tub						$5
Picnic Area	$5	$5				$5
Play Area	$5	$5	$5	$5		$5
Volleyball Court		$5				
Tennis Court				$5		
Pet Park		$5				$5
Game Room						$5
Gazebo					$5	
Courtyard		$5				
Theatre						$5
Sundeck		$5		$5		$5
Walking Trail						$5
Lounge						$5
Tanning Salon		$5				
Total	**$10**	**$50**	**$5**	**$30**	**$15**	**$60**
Indicated Adjustment		**($40)**	**$5**	**($20)**	**($5)**	**($50)**

Although there is little market data available concerning units with these features, the added amenities are an enhancement. Swimming pools are typically considered a more desirable feature than other recreation features. Therefore, a $10 adjustment was determined for swimming pool, and a $5 adjustment per feature was determined for each additional recreation area. The adjustments for the comparables are shown at the bottom of the table.

Line 29: Business Center – The subject contains a business center. Comparable 2 is similar. The remaining comparables do not contain these features and were adjusted upward $5 per month. No complex in the market area shows a rent differential based on these particular items; however, the added amenities are an enhancement. Apartments with these features can command a higher rent in the market area. Therefore, properties with these features were adjusted $5 per feature compared to properties without any of these features.

Line 30: Service Coordination – The subject does not contain this feature. None of the comparables contain this feature. No adjustments were needed.

Line 31: Non-Shelter Services – The subject does not contain these features. None of the comparables contain these features. No adjustment was needed.

Line 32: Neighborhood Network – The subject does not contain this feature. None of the comparables contain this feature. No adjustment was needed.

Line 33: Heat – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Line 34: Cooling – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Line 35: Cooking – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Line 36: Hot Water – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Line 37: Other Electric – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Line 38: Cold Water/Sewer – The subject provides cold water and sewer. Comparable 2 is similar. Comparable 5 does not provide these utilities and was adjusted upward $59 per month based upon the Allowance for Tenant-Furnished Utilities and Other Services for Virginia. Comparable 1 charges a flat rate of $65 per month for water, sewer and trash. Therefore, Comparable 1 was adjusted upward $65 per month. Comparables 3 and 4 charge a flat rate of $25 per month for water, sewer and trash. Therefore, Comparables 3 and 4 were adjusted upward $25 per month.

Line 39: Trash/Recycling – The subject provides this utility. Comparable 2 is similar. Comparable 1 charges a flat rate of $65 per month for water, sewer and trash. Comparables 3 and 4 charge a flat rate of $25 per month for water, sewer and trash. However, as an adjustment was applied on the cold water/sewer line, no further adjustments were made. Comparable 5 charges a flat rate fee of $30 per month for trash collection. Therefore, Comparable 5 was adjusted upward $30 per month.

Line 46: Conclusion of Market Rent
The adjusted rents range from $1050 to $1192 per month. All comparables were given some consideration. However, Comparable 5 was given greater consideration as it will be the most similar to the subject as complete.

Based on the above, the appraiser concluded the market rent for the units as follows:

- **508 SF One-Bedroom Units - $1,075 , or $2.12 per square foot**

Gretna Village
327 Payne Street
Gretna, Virginia 24557

Two-Bedroom Units (783 SF) – As Complete

OMB Control Number 2502-0187
form HUD-92273-SR; exp. 04/30/2027

This form is used in the renewal of Section 8 Housing Assistance Payments contracts as authorized by the Multifamily Assisted Housing Reform and Affordability Act of 1997 (MAHRA), 42 U.S.C. §1437f note. The public reporting burden for completing this form is estimated to average 1 hour per response, including the time for reviewing instructions, searching existing data sources, and gathering and maintaining the data needed. The information collected is required to obtain benefits. HUD may disclose certain information to Federal, State, or local agencies when relevant to civil, criminal, or regulatory investigations and prosecutions. Information collected will not otherwise be disclosed or released outside of HUD, except as required and permitted by law. HUD may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

Rent Comparability Grid — ***Unit Type*** → **Two-Bedroom** — ***Subject's FHA #:*** **N/A**

	Subject		Comparable 1		Comparable 2		Comparable 3		Comparable 4		Comparable 5	
	Gretna Village	Data	Southern Hills Townhomes		West Creek Manor		County Green Apartments		Princeton Circle West Apartments		Gardens on Timberlake	
	327 Payne Street	on	725 Mill Stream Lane		410 Westside Boulevard		401 Kerry Lane		18 West Princeton Circle		240 Beverly Hills	
	Gretna Pittsylvania	Subject	Lynchburg	Lynchburg City	Roanoke	Roanoke City	Lynchburg	Lynchburg City	Lynchburg	Lynchburg City	Lynchburg	Lynchburg City
A.	**Rents Charged**		Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj
1	$ Last Rent / Restricted?		$1,091	N	$1,119	N	$1,035	N	$1,110	N	$1,375	N
2	Date Last Leased (mo/yr)		Feb-26		Feb-26		Feb-26		Feb-26		Feb-26	
3	Rent Concessions		N		N		N		N		N	
4	Occupancy for Unit Type		94%		99%		99%		97%		94%	
5	Effective Rent & Rent/ sq. ft		$1,091	$1.26	$1,119	$1.35	$1,035	$0.94	$1,110	$1.13	$1,375	$1.90
	In Parts B thru E, adjust only for differences the subject's market values.											
B.	**Design, Location, Condition**		Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj
6	Structure / Stories	T/2	T/2		WU/2,3	$10	WU/2, 3	$10	WU/2, 3	$10	E/3, WU/3	
7	Yr. Built/Yr. Renovated	1970/2002/2028	1975/2012	$15	1974	$36	1976	$34	1986/2004	$14	2015	($5)
8	Condition /Street Appeal	G	A	$250	A	$250	A	$250	A	$250	G	
9	Neighborhood	A	E	($44)	G	($22)	E	($41)	E	($44)	E	($55)
10	Same Market? Miles to Subj		N/37.0		N/54.5		N/39.3		N/41.8		N/37.5	
C.	**Unit Equipment/ Amenities**		Data	$ Adj	Data	Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj
11	# Bedrooms	2	2		2		2		2		2	
12	# Baths	1	1.5	($25)	1		1.5	($25)	1		1	
13	Unit Interior Sq. Ft.	783	864	($25)	830	($15)	1,100	($100)	980	($65)	723	$20
14	Balcony/ Patio	Y	N	$10	N	$10	Y		Y		N	$10
15	AC: Central/ Wall	C	C		C		C		C		C	
16	Range/ Refrigerator	RF	RF		RF		RF		RF		RF	
17	Microwave/ Dishwasher	D	D		D		D		D		MD	($5)
18	Washer/Dryer	L	WD	($50)	L		WD	($50)	WD	($50)	WD	($50)
19	Floor Coverings	C	C		C		C		C		C	
20	Window Coverings	B	B		B		B		B		B	
21	Cable/ Satellite/Internet	N	N		N		N		N		N	
22	Special Features	N	N		N		N		N		SS, GC	($50)
23	Management/Maintenant	Y										
D	**Site Equipment/ Amenities**		Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj
24	Parking ($ Fee)	L/0	L/0		L/0		L/0		L/0		L/0	
25	Extra Storage	N	N		N		N		N		Y/40	
26	Security	Y	N	$5	N	$5	N	$5	N	$5	Y	($10)
27	Clubhouse/ Meeting Rooms	C	N	$5	CMR	($5)	N	$5	N	$5	C	
28	Pool/ Recreation Areas	R	PER	($40)	R	$5	PER	($20)	PR	($5)	PER	($50)
29	Business Ctr / Nbhd Netwk	BC	N	$5	BC		N	$5	N	$5	N	$5
30	Service Coordination	N	N		N		N		N		N	
31	Non-shelter Services	N	N		N		N		N		N	
32	Neighborhood Networks	N	N		N		N		N		N	
E.	**Utilities**		Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj
33	Heat (in rent?/ type)	N/G	N/E		N/E		N/E		N/G		N/E	
34	Cooling (in rent?/ type)	N/E	N/E		N/E		N		N/E		N/E	
35	Cooking (in rent?/ type)	N/G	N/E		N/E		N/E		N/G		N/E	
36	Hot Water (in rent?/ type)	N/G	N/E		N/E		N/E		N/G		N/E	
37	Other Electric	N	N		N		N		N		N	
38	Cold Water/ Sewer	Y	Y/$	$85	Y		Y/$	$35	Y/$	$35	N	$76
39	Trash /Recycling	Y	Y/$		Y		Y/$		Y/$		Y/$	$30
F.	**Adjustments Recap**		Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
40	# Adjustments B to D		6	5	6	3	6	5	6	4	3	7
41	Sum Adjustments B to D		$290	($184)	$316	($42)	$309	($236)	$289	($164)	$35	($225)
42	Sum Utility Adjustments		$85	$0	$0	$0	$35	$0	$35	$0	$106	$0
			Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross
43	*Net/ Gross Adjmts B to E*		$191	*$559*	$274	*$358*	$108	*$580*	$160	*$488*	($84)	*$366*
G.	**Adjusted & Market Rents**		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent	
44	**Adjusted Rent** (5+ 43)		**$1,282**		**$1,393**		**$1,143**		**$1,270**		**$1,291**	
45	Adj Rent/Last rent			118%		124%		110%		114%		94%
46	**Estimated Market Rent**	**$1,280**	**$1.63**	←	**Estimated Market Rent/ Sq. Ft**							

[redacted]
Appraiser's Signature

2/13/2026
Date

Attached are explanations of :

a. why & how each adjustment was made
b. how market rent was derived from adjusted rents
c. how this analysis was used for a similar unit type

Grid was prepared: ☐ **Manually** ☐ **Using HUD's Excel form**

Gretna Village
Primary Unit Type – Two-Bedroom Units (783 SF)

Please note: Minor adjustments in the $5 to $10 range are based on the appraiser's evaluation of the overall market as well as typical responses indicated by existing tenants. In addition, this is standard industry practice when there is insufficient market data present to support adjustments. It is also considered an acceptable practice by HUD as indicated in the Section 8 Renewal Guide Chapter 9-12 (C) (3) which states: "For minor adjustments (adjustments not exceeding the nominal amount), the RCS appraiser may state his/her subjective evaluation of why the observed differences would affect rent."

A rent comparability grid was prepared for the primary unit type with 783 square feet. Comparable apartments used include the following: Southern Hills Townhomes (Comparable 1), West Creek Manor (Comparable 2), County Green Apartments (Comparable 3), Princeton Circle West Apartments (Comparable 4) and Gardens on Timberlake (Comparable 5).

Line 1: $ Last Rent/Restricted – All of the units are currently rented at the rates shown on the grid. Rents range from $1035 to $1375 per month. No unit used in this analysis has any rent restrictions.

Line 2: Date Last Leased – The grid shows the effective date of the leases most recently signed. Effective dates are all February 2026. No adjustments were necessary.

Line 3: Rent Concessions – The subject is not offering any concessions. None of the comparables are currently offering concessions. No adjustments were needed.

Line 4: Occupancy for Unit Type – The subject's current occupancy rate is 77 percent. The property is holding units vacant for the upcoming renovations and typically maintains a stabilized occupancy rate. The comparables' occupancy rates range from 94 to 99 percent. No adjustments were needed.

Line 5: Effective Rent & Rent/Square Footage: All of the units are currently rented at the rates shown on the grid. After all necessary adjustments, effective rents range from $1,035 to $1,375, and effective rents per square foot range from $0.94 to $1.90 per square foot.

Line 6: Structure/Stories – The subject is located in two-story townhome buildings. Comparable 1 is similar. Comparable 2, 3 and 4 are located in two- and three-story walk-up buildings. Comparable 5 is located in three-story elevator and three-story walk-up buildings. Townhouse structures are typically considered more appealing in design than walk-up structures as townhouses have individual, private exterior entrances or a single-family/homeowner type of appearance. Townhouses also often have greater privacy due to the separation of the living area from the sleeping area which provides less interior noise. Therefore, an adjustment is warranted for the townhouse structures. Elevator buildings are also considered superior to walk-up buildings as it is not required to utilized stairs to gain access to the units. There is no market data available by which an adjustment could be determined. Per the Section 8 Renewal Policy, specifically Chapter 9-1-2 Line 6: Structure/Stories, the RCS appraiser should try to select comparables that have the same structure type as the subject. If the comparables have a different configuration than the subject, adjustment may be warranted based on market preferences. For instance, the RCS appraiser may make an adjustment for configuration differences such as townhome versus a stacked unit. In addition, the guide states the RCS appraiser must explain the basis for any adjustment exceeding the larger of $10, or two percent of the comparable's unadjusted rent. Due to insufficient market data by which to extrapolate a market-based adjustment for structure/stories, the appraiser elected to adjust the comparables upward $10, as deemed acceptable by the Section 8 Guide. Therefore, Comparables 2, 3 and 4 were adjusted upward $10 per month. Comparable 5 was deemed similar and was not adjusted.

Line 7: Year Built/Year Renovated – The subject was built in 1970 and was renovated in 2002. The subject will be rehabilitated and expected to be complete by 2028. Comparable 1 was constructed in 1975/2012, and Comparable 2 was built in 1974. Comparable 3 was built in 1976. Comparable 4 was constructed in 1986/2004. Comparable 5 was built in 2015. To account for differences between date of construction/renovation for the subject and the comparables, an effective year built for all properties was determined. The effective year built considers the date of construction as well as any renovation made to the property and the significance of the renovation. The following table shows the effective year built and adjustment amounts determined for the subject and the comparables:

Property	Year Built	Effective Year Built	Adjustment
Subject	1970/2002/2028	2010	---
1	1975/2012	1995	$15
2	1974	1974	$36
3	1976	1976	$34
4	1986/2004	1996	$14
5	2015	2015	-$5

Adjustments for age differences are relatively subjective given that many properties will complete general upgrades to a property even if they do not complete an actual specific rehabilitation or renovation. In general, newer construction properties and recently renovated properties can command a higher rent than older or non-renovated properties. According to Appendix 9-1-2, Line 7: Year Built/Year Renovated of the Section 8 Renewal Policy Guide, an adjustment should typically be no more than $5 or one percent of the comparable's unadjusted rent. The appraiser elected to adjust $1 per effective year built of difference between the subject and the comparables in accordance with the Section 8 guide. No adjustments were made for comparables that have effective year builts within five years of the effective year built determined for the subject.

Line 8: Condition/Street Appeal – The subject has siding and brick construction. The landscaping consists of grass, trees and shrubs. The subject will be rehabilitated and will be in good condition after the rehabilitation. As indicated in the Section 8 Renewal Policy Guide, specifically Chapter 9-1-2 Line 8: Condition/Street Appeal, the appraiser should consider the overall appearance of the project, such as whether the grounds are clean, whether the landscaping is well maintained and whether or not the paint and siding are in good condition. Other considerations would be whether the architecture of the buildings and layout of the site are appealing (open space, shrubbery, etc.). In summary, the appraiser must evaluate whether the comparables' condition/street appeal could cause tenants to pay more or less than they would pay at the subject. The following table illustrates the descriptions of the ratings levels considered in the condition/street appeal analysis.

Condition	Description
Excellent	Desirable curb appeal, luxury or high end amenities and finishes, no deferred maintenance
Good	Well maintained or recently renovated property, limited deferred maintenance
Average	Some original finishes and amenities, Only minor upgrades needed
Fair	In need of repair, obvious deferred maintenance
Poor	Substantial need of major repairs or significant deferred maintenance

The subject will be substantially rehabilitated and will be in good condition. Comparable 5 was deemed similar to the subject's "as complete" condition. Comparables 1, 2, 3 and 4 were deemed to be in average condition. The following analysis details the method used to calculate appropriate adjustments for condition/street appeal.

Property Name	Rating Level	1 BR	2 BR	3 BR	4 BR	Average
Southern Hills Townhomes	Average	$816	$1,027	$1,442	$1,737	$1,256
West Creek Manor	Average	$942	$1,143	$1,321	$1,536	$1,236
County Green Apartments	Average	$812	$888	$1,127	$1,347	$1,044
Princeton Circle West Apartments	Average	$827	$1,015	$1,078	$1,298	$1,055
Average Rent		**$849**	**$1,018**	**$1,242**	**$1,480**	**$1,147**
Gardens on Timberlake	Good	$1,045	$1,286	$1,533	$1,773	$1,409
Average Rent		**$1,045**	**$1,286**	**$1,533**	**$1,773**	**$1,409**
Difference in Average Rents		**$196**	**$268**	**$291**	**$294**	**$252**
Difference per Rating Level		**$196**	**$268**	**$291**	**$294**	**$252**

As shown in the previous chart, average difference between the average rating level and the good rating level is $252. The difference of $252 one rating level. The result is rounded to the nearest $5 and $250 is determined to be the appropriate adjustment per rating level. As previously indicated, the subject will be in good condition. Comparable 5 will be similar and was not adjusted. Comparables 1, 2, 3 and 4 were considered average in condition and were, therefore, adjusted upward $250 as indicated in the previous analysis. The Section 8 Renewal Policy Guide states an adjustment of more than the larger of $20, or four percent of the unadjusted rent for each level of rating difference, would require that the appraiser provide specific explanation in the narrative to support the amount of the adjustment. Although these adjustment amounts are above the amounts indicated in the Section 8 guide, it meets the requirements of the guide as the adjustment amounts are supported by market-driven data. Therefore, the adjustment amounts are considered reasonable and appropriate.

Line 9: Neighborhood – The subject's neighborhood is rated average, with easy access to all services available within the village limits. In order to determine if adjustments were needed for differences in location between the subject and the comparables, several factors were compared. Those factors include livability, amenities available, cost of living, crime factors, employment factors, housing factors, schools in the area, walkscore and transit score (if available). The comparison between the subject and comparables is shown in the following table:

	Gretna	Lynchburg	Roanoke
Livability	74	91	74
Amenities	F	A	C
Cost of Living	A	A	A
Crime	A	D	F
Employment	F	C	D
Housing	B	A	A
Schools	B	A	A
Walkscore	47	29	39
Population	1,434	80,970	99,122
Median Rent	$718	$859	$804
Median Housing Value	$107,100	$162,900	$134,900
Median Income	$29,583	$49,201	$45,664

Source: AreaVibes and Walkscore

Based on the analysis, Comparables 1, 3, 4 and 5 are excellent in location, and Comparable 2 was considered good in location. Per the Section 8 Renewal Guide, specifically Chapter 9-1-2 Line 9:

Neighborhood, an adjustment of more than the larger of $20, or four percent of the unadjusted rent for each level of rating difference, would require that the RCS appraiser provide specific explanation in the narrative to support the amount of the adjustment. After considering all factors, the appraiser elected to adjust Comparables 1, 3, 4 and 5 were adjusted downward four percent of the unadjusted base rent, and Comparables 2 was downward two percent of the unadjusted base rent.

Line 10: Same Market/Miles to Subject – All comparables are located in different but similar market areas to the subject. Therefore, no adjustment was needed.

Line 11: # of Bedrooms – The subject contains two-bedroom units. All comparables are similar. No adjustments were needed.

Line 12: # of Baths – The majority of the difference in number of baths is accounted for in the unit square footage adjustment. However, an adjustment is made here to consider the added convenience of additional baths. The extra room(s) will enhance marketability of a unit even if the square footage remains the same. There was insufficient market data available for a paired analysis as the majority of properties in this market contain a similar number of baths. Therefore, a $50 per full bath and $25 per half-bath per month adjustments were selected.

Line 13: Unit Interior Square Footage – The subject and the comparables vary in square footage. Typically, all other variables being equal, a larger unit is more desirable than a smaller unit. However, the value of the additional square footage is mitigated to some degree by the similarity in perceived unit function. There is a diminishing return of value for additional square footage as each additional square foot does not necessarily equal additional functionality. Additionally, the units at the subject are measured as part of the scope of this assignment. However, the contacts at the comparables are often unwilling to allow interior inspections of the units. Therefore, it is necessary to rely on published unit sizes or verbal confirmation of unit sizes from the property contacts. As such, it is impossible to verify the accuracy of this data. In addition, the subject unit sizes are paint-to-paint measurements, while the contacts often report the "marketing" unit size which is sometimes the gross exterior square footage. Therefore, the unit sizes at the comparables are not always a direct comparison to the unit sizes at the subject. For the purpose of this report, a range of comparable rents per square foot was derived. To determine this adjustment, each comparable's dollar per square foot rental rate was determined for each bedroom type. From these results, a median dollar per square foot rental rate is determined. The median dollar per square foot was then multiplied by 25 percent for each comparable to derive an adjusted dollar per square foot rental rate. The 25 percent was used to account for the diminished return of the larger unit sizes and the potential differences in reported unit sizes of the comparables versus the subject. Next, the difference in square footage between the subject and each comparable is determined. The difference is multiplied by the determined adjusted dollar per square foot rate to arrive at the adjustment for each comparable. The selected dollar per square foot for the units is $0.32. The result was rounded to the nearest $5. No adjustments were made to comparables within 25 square feet of the subject because there is no difference in perceived unit function with 25 square feet. The adjustments are reflected on the HUD-Form 92273-S8, which is attached.

Line 14: Balcony/Patio – The subject contains patios in the units. Comparables 3 and 4 are similar. The remaining comparables do not contain these feature and were adjusted upward $10 per month. Although there is little market data available concerning units with these features versus those without these features, the added amenity is an enhancement to the unit. Per the Section 8 Renewal Policy, the RCS appraiser must explain the basis for any adjustment exceeding the larger of $10, or two percent of the comparable's unadjusted rent. Due to insufficient market data by which to extrapolate a market-based adjustment for balcony or patio, the appraiser elected to adjust the comparables $10, as deemed acceptable by the Section 8 Guide

Line 15: AC: Central/Wall – The subject contains central air conditioning as do all comparables. No adjustments were needed.

Line 16: Range/Refrigerator – The subject and all comparables contain both amenities. No adjustments were needed.

Line 17: Microwave/Dishwasher – Microwaves are a relatively inexpensive item and are unlikely to be a deciding factor when a tenant decides which unit to lease. However, because the included amenity is considered an enhancement to the unit, it was considered appropriate to adjust a nominal $5 per month for microwaves. Dishwashers are more expensive and are more likely to factor into a tenant's decision on which unit to lease. Therefore, it was considered appropriate to adjust $10 per month for dishwashers. The following table shows the amenities available at the subject and each comparable. The comparables were adjusted based on the indicated adjustment amount at the bottom of the table:

Amenity	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
Microwave						$5
Dishwasher	$10	$10	$10	$10	$10	$10
Total	**$10**	**$10**	**$10**	**$10**	**$10**	**$15**
Indicated Adjustment		**$0**	**$0**	**$0**	**$0**	**($5)**

Line 18: Washer/Dryer – Once rehabilitation is complete, the subject will contain a laundry facility. Comparable 2 is similar. Comparables 1, 3, 4 and 5 contain a washer and dryer in the units. Units with these amenities provided are preferred over units without these features as these appliances are expensive purchases for a prospective tenant. Although there is little market data available concerning units with these features versus those without these features, the amenities are an enhancement to the unit. The *2024 NMHC/Grace Hill Renter Preferences Survey Report* for Richmond, Virgina, the nearest metropolitan area, was consulted. According to the *2024 NMHC/Grace Hill Renter Preferences Survey Report*, residents in the metropolitan area indicated they would expect a renter to pay $58.90 per month for washers and dryers in the unit. After considering all factors, washers and dryers were valued at $60 per month and a laundry facility was valued at $10 per month. The comparables were adjusted based on the indicated adjustment amount at the bottom of the table:

Amenity	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
Coin-Operated Laundry Facility	$10		$10			
Washer/Dryer		$60		$60	$60	$60
Total	**$10**	**$60**	**$10**	**$60**	**$60**	**$60**
Indicated Adjustment		**($50)**	**$0**	**($50)**	**($50)**	**($50)**

Line 19: Floor Coverings – The subject and all comparables contain carpet floor coverings. Therefore, no adjustments were needed.

Line 20: Window Coverings – The subject and all comparables contain window coverings. No adjustment was needed.

Line 21: Cable/Satellite/Internet – Neither the subject nor any comparable provides more than access to cable, satellite or internet services. Therefore, no adjustments were needed.

Line 22: Special Features – The subject does not contain special features. Comparables 1, 2, 3 and 4 are similar. Comparable 5 contain stainless steel appliance and granite countertops and was adjusted downward $50 per month. Special features such as stainless steel appliances and granite, quartz or solid-surface countertops will typically command a higher rent in the market. Tenants are typically willing to pay a higher premium for these features. Typically, when these features are included in the units, they are considered luxury items, and units are assessed an up-charge from the rent that would be charged if unit

did not contain these features. The *2024 NMHC/Grace Hill Renter Preferences Survey Report* for Richmond, Virginia, the nearest metropolitan area, was consulted. According to the *2024 NMHC/Grace Hill Renter Preferences Survey Report*, residents in the metropolitan area indicated they would expect a renter to pay $56.97 per month for premium features such as stainless steel appliances and solid-surface countertops. The survey did not differentiate between the amount renters would expect to pay for each feature. However, previous versions of this publication did differentiate the fees for these features and generally indicated that the fees were either evenly split between the two features or were only a minimal amount more for solid-surface countertops. Therefore, after considering all factors, a $25 adjustment was applied for stainless steel appliances, and a $25 adjustment was applied for the solid-surface countertops.

Line 24: Parking – The subject and all comparables contain parking lots with no additional fee. No adjustments were needed.

Line 25: Extra Storage – The subject does not contain extra storage. Comparables 1, 2, 3 and 4 are similar. Comparable 5 offers extra storage for an additional fee of $40 per month. No adjustments were needed.

Line 26: Security – The following table shows the amenities at the subject and each comparable:

Feature	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
Limited Access Gate						$10
Video Surveillance	$5					$5
Total	**$5**	**$0**	**$0**	**$0**	**$0**	**$15**
Indicated Adjustment		**$5**	**$5**	**$5**	**$5**	**($10)**

No complex in the market area shows a rent differential based on security features. However, security features are an enhancement to an apartment complex, particularly security that limits access to the building or grounds. All security features will provide added protection for residents at the properties. Limited access gates limit access to the grounds, while intercom/electronic entry limits access to the buildings. Therefore, properties with limited access gates and/or intercom/electronic entry are considered superior to properties with video surveillance and/or security patrol which do not limit access. Consequently, limited access gates and intercom/electronic entry are considered $5 superior to video surveillance and security patrol. The adjustments for the comparables are shown at the bottom of the table.

Line 27: Clubhouse/Meeting Rooms/Dining Rooms – No complex in the market area shows a rent differential based on these particular items; however, the added amenities are an enhancement. Apartments with these features can command a higher rent in the market area. Therefore, properties with these features were adjusted $5 per feature compared to properties without any of these features. The following table shows the amenities available at the subject and each comparable. The comparables were adjusted based on the indicated adjustment amount at the bottom of the table:

Amenity	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
Clubhouse	$5		$5			$5
Meeting Room			$5			
Total	**$5**	**$0**	**$10**	**$0**	**$0**	**$5**
Indicated Adjustment		**$5**	**($5)**	**$5**	**$5**	**$0**

Line 28: Pool/Recreation Areas – The following table shows the amenities at the subject and each comparable:

Amenity	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
Swimming Pool		$10		$10	$10	$10
Exercise Room		$5		$5		$5
Spa/Hot Tub						$5
Picnic Area	$5	$5				$5
Play Area	$5	$5	$5	$5		$5
Volleyball Court		$5				
Tennis Court				$5		
Pet Park		$5				$5
Game Room						$5
Gazebo					$5	
Courtyard		$5				
Theatre						$5
Sundeck		$5		$5		$5
Walking Trail						$5
Lounge						$5
Tanning Salon		$5				
Total	**$10**	**$50**	**$5**	**$30**	**$15**	**$60**
Indicated Adjustment		**($40)**	**$5**	**($20)**	**($5)**	**($50)**

Although there is little market data available concerning units with these features, the added amenities are an enhancement. Swimming pools are typically considered a more desirable feature than other recreation features. Therefore, a $10 adjustment was determined for swimming pool, and a $5 adjustment per feature was determined for each additional recreation area. The adjustments for the comparables are shown at the bottom of the table.

Line 29: Business Center – The subject contains a business center. Comparable 2 is similar. The remaining comparables do not contain these features and were adjusted upward $5 per month. No complex in the market area shows a rent differential based on these particular items; however, the added amenities are an enhancement. Apartments with these features can command a higher rent in the market area. Therefore, properties with these features were adjusted $5 per feature compared to properties without any of these features.

Line 30: Service Coordination – The subject does not contain this feature. None of the comparables contain this feature. No adjustments were needed.

Line 31: Non-Shelter Services – The subject does not contain these features. None of the comparables contain these features. No adjustment was needed.

Line 32: Neighborhood Network – The subject does not contain this feature. None of the comparables contain this feature. No adjustment was needed.

Line 33: Heat – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Line 34: Cooling – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Line 35: Cooking – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Line 36: Hot Water – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Line 37: Other Electric – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Line 38: Cold Water/Sewer – The subject provides cold water and sewer. Comparable 2 is similar. Comparable 5 does not provide these utilities and was adjusted upward $76 per month based upon the Allowance for Tenant-Furnished Utilities and Other Services for Virginia. Comparable 1 charges a flat rate of $85 per month for water, sewer and trash. Therefore, Comparable 1 was adjusted upward $85 per month. Comparables 3 and 4 charge a flat rate of $35 per month for water, sewer and trash. Therefore, Comparables 3 and 4 were adjusted upward $35 per month.

Line 39: Trash/Recycling – The subject provides this utility. Comparable 2 is similar. Comparable 1 charges a flat rate of $85 per month for water, sewer and trash. Comparables 3 and 4 charge a flat rate of $35 per month for water, sewer and trash. However, as an adjustment was applied on the cold water/sewer line, no further adjustments were made. Comparable 5 charges a flat rate fee of $30 per month for trash collection. Therefore, Comparable 5 was adjusted upward $30 per month.

Line 46: Conclusion of Market Rent
The adjusted rents range from $1143 to $1393 per month. All comparables were given some consideration. However, Comparable 5 was given greater consideration as it will be the most similar to the subject as complete.

Based on the above, the appraiser concluded the market rent for the units as follows:

- **783 SF Two-Bedroom Units - $1,280 , or $1.63 per square foot**

Gretna Village
327 Payne Street
Gretna, Virginia 24557

Three-Bedroom Units (940 SF) – As Complete

OMB Control Number 2502-0187
form HUD-92273-SR; exp. 04/30/2027

This form is used in the renewal of Section 8 Housing Assistance Payments contracts as authorized by the Multifamily Assisted Housing Reform and Affordability Act of 1997 (MAHRA), 42 U.S.C. §1437f note. The public reporting burden for completing this form is estimated to average 1 hour per response, including the time for reviewing instructions, searching existing data sources, and gathering and maintaining the data needed. The information collected is required to obtain benefits. HUD may disclose certain information to Federal, State, or local agencies when relevant to civil, criminal, or regulatory investigations and prosecutions. Information collected will not otherwise be disclosed or released outside of HUD, except as required and permitted by law. HUD may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

Rent Comparability Grid — Unit Type → **Three-Bedroom** — Subject's FHA #: **N/A**

	Subject		Comparable 1		Comparable 2		Comparable 3		Comparable 4		Comparable 5	
	Gretna Village	Data	Southern Hills Townhomes		West Creek Manor		County Green Apartments		Princeton Circle West Apartments		Gardens on Timberlake	
	327 Payne Street	on	725 Mill Stream Lane		410 Westside Boulevard		401 Kerry Lane		18 West Princeton Circle		240 Beverly Hills	
	Gretna Pittsylvania	Subject	Lynchburg Lynchburg City		Roanoke Roanoke City		Lynchburg Lynchburg City		Lynchburg Lynchburg City		Lynchburg Lynchburg City	
A.	**Rents Charged**		Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj
1	$ Last Rent / Restricted?		$1,513	N	$1,260	N	$1,295	N	$1,160	N	$1,775	N
2	Date Last Leased (mo/yr)		Feb-26		Feb-26		Feb-26		Feb-26		Feb-26	
3	Rent Concessions		N		N		N		N		N	
4	Occupancy for Unit Type		94%		99%		99%		97%		94%	
5	Effective Rent & Rent/ sq. ft		$1,513	$1.45	$1,260	$1.33	$1,295	$1.00	$1,160	$1.04	$1,775	$1.39
		In Parts B thru E, adjust only for differences the subject's market values.										
B.	**Design, Location, Condition**		Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj
6	Structure / Stories	T/2	T/2		WU/2,3	$10	WU/2, 3	$10	WU/2, 3	$10	E/3, WU/3	
7	Yr. Built/Yr. Renovated	1970/2002/2028	1975/2012	$15	1974	$36	1976	$34	1986/2004	$14	2015	($5)
8	Condition /Street Appeal	G	A	$250	A	$250	A	$250	A	$250	G	
9	Neighborhood	A	E	($61)	G	($25)	E	($52)	E	($46)	E	($71)
10	Same Market? Miles to Subj		N/37.0		N/54.5		N/39.3		N/41.8		N/37.5	
C.	**Unit Equipment/ Amenities**		Data	$ Adj	Data	Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj
11	# Bedrooms	3	3		3		3		3		3	
12	# Baths	1.5	2	($25)	1	$25	2	($25)	1.5		2	($25)
13	Unit Interior Sq. Ft.	940	1,044	($35)	950		1,300	($120)	1,120	($60)	1,280	($110)
14	Balcony/ Patio	Y	N	$10	N	$10	Y		Y		N	$10
15	AC: Central/ Wall	C	C		C		C		C		C	
16	Range/ Refrigerator	RF	RF		RF		RF		RF		RF	
17	Microwave/ Dishwasher	D	D		D		D		D		MD	($5)
18	Washer/Dryer	L	WD	($50)	L		WD	($50)	WD	($50)	WD	($50)
19	Floor Coverings	C	C		C		C		C		C	
20	Window Coverings	B	B		B		B		B		B	
21	Cable/ Satellite/Internet	N	N		N		N		N		N	
22	Special Features	N	N		N		N		N		SS, GC	($50)
23	Management/Maintenant	Y										
D	**Site Equipment/ Amenities**		Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj
24	Parking ($ Fee)	L/0	L/0		L/0		L/0		L/0		L/0	
25	Extra Storage	N	N		N		N		N		Y/40	
26	Security	Y	N	$5	N	$5	N	$5	N	$5	Y	($10)
27	Clubhouse/ Meeting Rooms	C	N	$5	CMR	($5)	N	$5	N	$5	C	
28	Pool/ Recreation Areas	R	PER	($40)	R	$5	PER	($20)	PR	($5)	PER	($50)
29	Business Ctr / Nbhd Netwk	BC	N	$5	BC		N	$5	N	$5	N	$5
30	Service Coordination	N	N		N		N		N		N	
31	Non-shelter Services	N	N		N		N		N		N	
32	Neighborhood Networks	N	N		N		N		N		N	
E.	**Utilities**		Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj
33	Heat (in rent?/ type)	N/G	N/E		N/E		N/E		N/G		N/E	
34	Cooling (in rent?/ type)	N/E	N/E		N/E		N		N/E		N/E	
35	Cooking (in rent?/ type)	N/G	N/E		N/E		N/E		N/G		N/E	
36	Hot Water (in rent?/ type)	N/G	N/E		N/E		N/E		N/G		N/E	
37	Other Electric	N	N		N		N		N		N	
38	Cold Water/ Sewer	Y	Y/$	$105	Y		Y/$	$45	Y/$	$45	N	$94
39	Trash /Recycling	Y	Y/$		Y		Y/$		Y/$		Y/$	$30
F.	**Adjustments Recap**		Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
40	# Adjustments B to D		6	5	7	2	6	5	6	4	2	9
41	Sum Adjustments B to D		$290	($211)	$341	($30)	$309	($267)	$289	($161)	$15	($376)
42	Sum Utility Adjustments		$105	$0	$0	$0	$45	$0	$45	$0	$124	$0
			Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross
43	*Net/ Gross Adjmts B to E*		$184	*$606*	$311	*$371*	$87	*$621*	$173	*$495*	($237)	*$515*
G.	**Adjusted & Market Rents**		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent	
44	**Adjusted Rent** (5+ 43)		$1,697		$1,571		$1,382		$1,333		$1,538	
45	Adj Rent/Last rent			112%		125%		107%		115%		87%
46	**Estimated Market Rent**	$1,495	$1.59	← Estimated Market Rent/ Sq. Ft								

[redacted] 2/13/2026

Appraiser's Signature — Date

Attached are explanations of :

a. why & how each adjustment was made
b. how market rent was derived from adjusted rents
c. how this analysis was used for a similar unit type

Grid was prepared: ☐ Manually ☐ Using HUD's Excel form

Gretna Village
Primary Unit Type – Three-Bedroom Units (940 SF)

Please note: Minor adjustments in the $5 to $10 range are based on the appraiser's evaluation of the overall market as well as typical responses indicated by existing tenants. In addition, this is standard industry practice when there is insufficient market data present to support adjustments. It is also considered an acceptable practice by HUD as indicated in the Section 8 Renewal Guide Chapter 9-12 (C) (3) which states: "For minor adjustments (adjustments not exceeding the nominal amount), the RCS appraiser may state his/her subjective evaluation of why the observed differences would affect rent."

A rent comparability grid was prepared for the primary unit type with 940 square feet. Comparable apartments used include the following: Southern Hills Townhomes (Comparable 1), West Creek Manor (Comparable 2), County Green Apartments (Comparable 3), Princeton Circle West Apartments (Comparable 4) and Gardens on Timberlake (Comparable 5).

Line 1: $ Last Rent/Restricted – All of the units are currently rented at the rates shown on the grid. Rents range from $1160 to $1775 per month. No unit used in this analysis has any rent restrictions.

Line 2: Date Last Leased – The grid shows the effective date of the leases most recently signed. Effective dates are all February 2026. No adjustments were necessary.

Line 3: Rent Concessions – The subject is not offering any concessions. None of the comparables are currently offering concessions. No adjustments were needed.

Line 4: Occupancy for Unit Type – The subject's current occupancy rate is 77 percent. The property is holding units vacant for the upcoming renovations and typically maintains a stabilized occupancy rate. The comparables' occupancy rates range from 94 to 99 percent. No adjustments were needed.

Line 5: Effective Rent & Rent/Square Footage: All of the units are currently rented at the rates shown on the grid. After all necessary adjustments, effective rents range from $1,160 to $1,775, and effective rents per square foot range from $1.00 to $1.45 per square foot.

Line 6: Structure/Stories – The subject is located in two-story townhome buildings. Comparable 1 is similar. Comparable 2, 3 and 4 are located in two- and three-story walk-up buildings. Comparable 5 is located in three-story elevator and three-story walk-up buildings. Townhouse structures are typically considered more appealing in design than walk-up structures as townhouses have individual, private exterior entrances or a single-family/homeowner type of appearance. Townhouses also often have greater privacy due to the separation of the living area from the sleeping area which provides less interior noise. Therefore, an adjustment is warranted for the townhouse structures. Elevator buildings are also considered superior to walk-up buildings as it is not required to utilized stairs to gain access to the units. There is no market data available by which an adjustment could be determined. Per the Section 8 Renewal Policy, specifically Chapter 9-1-2 Line 6: Structure/Stories, the RCS appraiser should try to select comparables that have the same structure type as the subject. If the comparables have a different configuration than the subject, adjustment may be warranted based on market preferences. For instance, the RCS appraiser may make an adjustment for configuration differences such as townhome versus a stacked unit. In addition, the guide states the RCS appraiser must explain the basis for any adjustment exceeding the larger of $10, or two percent of the comparable's unadjusted rent. Due to insufficient market data by which to extrapolate a market-based adjustment for structure/stories, the appraiser elected to adjust the comparables upward $10, as deemed acceptable by the Section 8 Guide. Therefore, Comparables 2, 3 and 4 were adjusted upward $10 per month. Comparable 5 was deemed similar and was not adjusted.

Line 7: Year Built/Year Renovated – The subject was built in 1970 and was renovated in 2002. The subject will be rehabilitated and expected to be complete by 2028. Comparable 1 was constructed in 1975/2012, and Comparable 2 was built in 1974. Comparable 3 was built in 1976. Comparable 4 was constructed in 1986/2004. Comparable 5 was built in 2015. To account for differences between date of construction/renovation for the subject and the comparables, an effective year built for all properties was determined. The effective year built considers the date of construction as well as any renovation made to the property and the significance of the renovation. The following table shows the effective year built and adjustment amounts determined for the subject and the comparables:

Property	Year Built	Effective Year Built	Adjustment
Subject	1970/2002/2028	2010	---
1	1975/2012	1995	$15
2	1974	1974	$36
3	1976	1976	$34
4	1986/2004	1996	$14
5	2015	2015	-$5

Adjustments for age differences are relatively subjective given that many properties will complete general upgrades to a property even if they do not complete an actual specific rehabilitation or renovation. In general, newer construction properties and recently renovated properties can command a higher rent than older or non-renovated properties. According to Appendix 9-1-2, Line 7: Year Built/Year Renovated of the Section 8 Renewal Policy Guide, an adjustment should typically be no more than $5 or one percent of the comparable's unadjusted rent. The appraiser elected to adjust $1 per effective year built of difference between the subject and the comparables in accordance with the Section 8 guide. No adjustments were made for comparables that have effective year builts within five years of the effective year built determined for the subject.

Line 8: Condition/Street Appeal – The subject has siding and brick construction. The landscaping consists of grass, trees and shrubs. The subject will be rehabilitated and will be in good condition after the rehabilitation. As indicated in the Section 8 Renewal Policy Guide, specifically Chapter 9-1-2 Line 8: Condition/Street Appeal, the appraiser should consider the overall appearance of the project, such as whether the grounds are clean, whether the landscaping is well maintained and whether or not the paint and siding are in good condition. Other considerations would be whether the architecture of the buildings and layout of the site are appealing (open space, shrubbery, etc.). In summary, the appraiser must evaluate whether the comparables' condition/street appeal could cause tenants to pay more or less than they would pay at the subject. The following table illustrates the descriptions of the ratings levels considered in the condition/street appeal analysis.

Condition	Description
Excellent	Desirable curb appeal, luxury or high end amenities and finishes, no deferred maintenance
Good	Well maintained or recently renovated property, limited deferred maintenance
Average	Some original finishes and amenities, Only minor upgrades needed
Fair	In need of repair, obvious deferred maintenance
Poor	Substantial need of major repairs or significant deferred maintenance

The subject will be substantially rehabilitated and will be in good condition. Comparable 5 was deemed similar to the subject's "as complete" condition. Comparables 1, 2, 3 and 4 were deemed to be in average condition. The following analysis details the method used to calculate appropriate adjustments for condition/street appeal.

Property Name	Rating Level	1 BR	2 BR	3 BR	4 BR	Average
Southern Hills Townhomes	Average	$816	$1,027	$1,442	$1,737	$1,256
West Creek Manor	Average	$942	$1,143	$1,321	$1,536	$1,236
County Green Apartments	Average	$812	$888	$1,127	$1,347	$1,044
Princeton Circle West Apartments	Average	$827	$1,015	$1,078	$1,298	$1,055
Average Rent		**$849**	**$1,018**	**$1,242**	**$1,480**	**$1,147**
Gardens on Timberlake	Good	$1,045	$1,286	$1,533	$1,773	$1,409
Average Rent		**$1,045**	**$1,286**	**$1,533**	**$1,773**	**$1,409**
Difference in Average Rents		**$196**	**$268**	**$291**	**$294**	**$252**
Difference per Rating Level		**$196**	**$268**	**$291**	**$294**	**$252**

As shown in the previous chart, average difference between the average rating level and the good rating level is $252. The difference of $252 one rating level. The result is rounded to the nearest $5 and $250 is determined to be the appropriate adjustment per rating level. As previously indicated, the subject will be in good condition. Comparable 5 will be similar and was not adjusted. Comparables 1, 2, 3 and 4 were considered average in condition and were, therefore, adjusted upward $250 as indicated in the previous analysis. The Section 8 Renewal Policy Guide states an adjustment of more than the larger of $20, or four percent of the unadjusted rent for each level of rating difference, would require that the appraiser provide specific explanation in the narrative to support the amount of the adjustment. Although these adjustment amounts are above the amounts indicated in the Section 8 guide, it meets the requirements of the guide as the adjustment amounts are supported by market-driven data. Therefore, the adjustment amounts are considered reasonable and appropriate.

Line 9: Neighborhood – The subject's neighborhood is rated average, with easy access to all services available within the village limits. In order to determine if adjustments were needed for differences in location between the subject and the comparables, several factors were compared. Those factors include livability, amenities available, cost of living, crime factors, employment factors, housing factors, schools in the area, walkscore and transit score (if available). The comparison between the subject and comparables is shown in the following table:

	Gretna	Lynchburg	Roanoke
Livability	74	91	74
Amenities	F	A	C
Cost of Living	A	A	A
Crime	A	D	F
Employment	F	C	D
Housing	B	A	A
Schools	B	A	A
Walkscore	47	29	39
Population	1,434	80,970	99,122
Median Rent	$718	$859	$804
Median Housing Value	$107,100	$162,900	$134,900
Median Income	$29,583	$49,201	$45,664

Source: AreaVibes and Walkscore

Based on the analysis, Comparables 1, 3, 4 and 5 are excellent in location, and Comparable 2 was considered good in location. Per the Section 8 Renewal Guide, specifically Chapter 9-1-2 Line 9:

Neighborhood, an adjustment of more than the larger of $20, or four percent of the unadjusted rent for each level of rating difference, would require that the RCS appraiser provide specific explanation in the narrative to support the amount of the adjustment. After considering all factors, the appraiser elected to adjust Comparables 1, 3, 4 and 5 were adjusted downward four percent of the unadjusted base rent, and Comparables 2 was downward two percent of the unadjusted base rent.

Line 10: Same Market/Miles to Subject – All comparables are located in different but similar market areas to the subject. Therefore, no adjustment was needed.

Line 11: # of Bedrooms – The subject contains three-bedroom units. All comparables are similar. No adjustments were needed.

Line 12: # of Baths – The majority of the difference in number of baths is accounted for in the unit square footage adjustment. However, an adjustment is made here to consider the added convenience of additional baths. The extra room(s) will enhance marketability of a unit even if the square footage remains the same. There was insufficient market data available for a paired analysis as the majority of properties in this market contain a similar number of baths. Therefore, a $50 per full bath and $25 per half-bath per month adjustments were selected.

Line 13: Unit Interior Square Footage – The subject and the comparables vary in square footage. Typically, all other variables being equal, a larger unit is more desirable than a smaller unit. However, the value of the additional square footage is mitigated to some degree by the similarity in perceived unit function. There is a diminishing return of value for additional square footage as each additional square foot does not necessarily equal additional functionality. Additionally, the units at the subject are measured as part of the scope of this assignment. However, the contacts at the comparables are often unwilling to allow interior inspections of the units. Therefore, it is necessary to rely on published unit sizes or verbal confirmation of unit sizes from the property contacts. As such, it is impossible to verify the accuracy of this data. In addition, the subject unit sizes are paint-to-paint measurements, while the contacts often report the "marketing" unit size which is sometimes the gross exterior square footage. Therefore, the unit sizes at the comparables are not always a direct comparison to the unit sizes at the subject. For the purpose of this report, a range of comparable rents per square foot was derived. To determine this adjustment, each comparable's dollar per square foot rental rate was determined for each bedroom type. From these results, a median dollar per square foot rental rate is determined. The median dollar per square foot was then multiplied by 25 percent for each comparable to derive an adjusted dollar per square foot rental rate. The 25 percent was used to account for the diminished return of the larger unit sizes and the potential differences in reported unit sizes of the comparables versus the subject. Next, the difference in square footage between the subject and each comparable is determined. The difference is multiplied by the determined adjusted dollar per square foot rate to arrive at the adjustment for each comparable. The selected dollar per square foot for the units is $0.33. The result was rounded to the nearest $5. No adjustments were made to comparables within 25 square feet of the subject because there is no difference in perceived unit function with 25 square feet. The adjustments are reflected on the HUD-Form 92273-S8, which is attached.

Line 14: Balcony/Patio – The subject contains patios in the units. Comparables 3 and 4 are similar. The remaining comparables do not contain these feature and were adjusted upward $10 per month. Although there is little market data available concerning units with these features versus those without these features, the added amenity is an enhancement to the unit. Per the Section 8 Renewal Policy, the RCS appraiser must explain the basis for any adjustment exceeding the larger of $10, or two percent of the comparable's unadjusted rent. Due to insufficient market data by which to extrapolate a market-based adjustment for balcony or patio, the appraiser elected to adjust the comparables $10, as deemed acceptable by the Section 8 Guide

Line 15: AC: Central/Wall – The subject contains central air conditioning as do all comparables. No adjustments were needed.

Line 16: Range/Refrigerator – The subject and all comparables contain both amenities. No adjustments were needed.

Line 17: Microwave/Dishwasher – Microwaves are a relatively inexpensive item and are unlikely to be a deciding factor when a tenant decides which unit to lease. However, because the included amenity is considered an enhancement to the unit, it was considered appropriate to adjust a nominal $5 per month for microwaves. Dishwashers are more expensive and are more likely to factor into a tenant's decision on which unit to lease. Therefore, it was considered appropriate to adjust $10 per month for dishwashers. The following table shows the amenities available at the subject and each comparable. The comparables were adjusted based on the indicated adjustment amount at the bottom of the table:

Amenity	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
Microwave						$5
Dishwasher	$10	$10	$10	$10	$10	$10
Total	**$10**	**$10**	**$10**	**$10**	**$10**	**$15**
Indicated Adjustment		**$0**	**$0**	**$0**	**$0**	**($5)**

Line 18: Washer/Dryer – Once rehabilitation is complete, the subject will contain a laundry facility. Comparable 2 is similar. Comparables 1, 3, 4 and 5 contain a washer and dryer in the units. Units with these amenities provided are preferred over units without these features as these appliances are expensive purchases for a prospective tenant. Although there is little market data available concerning units with these features versus those without these features, the amenities are an enhancement to the unit. The *2024 NMHC/Grace Hill Renter Preferences Survey Report* for Richmond, Virgina, the nearest metropolitan area, was consulted. According to the *2024 NMHC/Grace Hill Renter Preferences Survey Report*, residents in the metropolitan area indicated they would expect a renter to pay $58.90 per month for washers and dryers in the unit. After considering all factors, washers and dryers were valued at $60 per month and a laundry facility was valued at $10 per month. The comparables were adjusted based on the indicated adjustment amount at the bottom of the table:

Amenity	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
Coin-Operated Laundry Facility	$10		$10			
Washer/Dryer		$60		$60	$60	$60
Total	**$10**	**$60**	**$10**	**$60**	**$60**	**$60**
Indicated Adjustment		**($50)**	**$0**	**($50)**	**($50)**	**($50)**

Line 19: Floor Coverings – The subject and all comparables contain carpet floor coverings. Therefore, no adjustments were needed.

Line 20: Window Coverings – The subject and all comparables contain window coverings. No adjustment was needed.

Line 21: Cable/Satellite/Internet – Neither the subject nor any comparable provides more than access to cable, satellite or internet services. Therefore, no adjustments were needed.

Line 22: Special Features – The subject does not contain special features. Comparables 1, 2, 3 and 4 are similar. Comparable 5 contain stainless steel appliance and granite countertops and was adjusted downward $50 per month. Special features such as stainless steel appliances and granite, quartz or solid-surface countertops will typically command a higher rent in the market. Tenants are typically willing to pay a higher premium for these features. Typically, when these features are included in the units, they are considered luxury items, and units are assessed an up-charge from the rent that would be charged if unit

did not contain these features. The *2024 NMHC/Grace Hill Renter Preferences Survey Report* for Richmond, Virginia, the nearest metropolitan area, was consulted. According to the *2024 NMHC/Grace Hill Renter Preferences Survey Report*, residents in the metropolitan area indicated they would expect a renter to pay $56.97 per month for premium features such as stainless steel appliances and solid-surface countertops. The survey did not differentiate between the amount renters would expect to pay for each feature. However, previous versions of this publication did differentiate the fees for these features and generally indicated that the fees were either evenly split between the two features or were only a minimal amount more for solid-surface countertops. Therefore, after considering all factors, a $25 adjustment was applied for stainless steel appliances, and a $25 adjustment was applied for the solid-surface countertops.

Line 24: Parking – The subject and all comparables contain parking lots with no additional fee. No adjustments were needed.

Line 25: Extra Storage – The subject does not contain extra storage. Comparables 1, 2, 3 and 4 are similar. Comparable 5 offers extra storage for an additional fee of $40 per month. No adjustments were needed.

Line 26: Security – The following table shows the amenities at the subject and each comparable:

Feature	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
Limited Access Gate						$10
Video Surveillance	$5					$5
Total	**$5**	**$0**	**$0**	**$0**	**$0**	**$15**
Indicated Adjustment		**$5**	**$5**	**$5**	**$5**	**($10)**

No complex in the market area shows a rent differential based on security features. However, security features are an enhancement to an apartment complex, particularly security that limits access to the building or grounds. All security features will provide added protection for residents at the properties. Limited access gates limit access to the grounds, while intercom/electronic entry limits access to the buildings. Therefore, properties with limited access gates and/or intercom/electronic entry are considered superior to properties with video surveillance and/or security patrol which do not limit access. Consequently, limited access gates and intercom/electronic entry are considered $5 superior to video surveillance and security patrol. The adjustments for the comparables are shown at the bottom of the table.

Line 27: Clubhouse/Meeting Rooms/Dining Rooms – No complex in the market area shows a rent differential based on these particular items; however, the added amenities are an enhancement. Apartments with these features can command a higher rent in the market area. Therefore, properties with these features were adjusted $5 per feature compared to properties without any of these features. The following table shows the amenities available at the subject and each comparable. The comparables were adjusted based on the indicated adjustment amount at the bottom of the table:

Amenity	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
Clubhouse	$5		$5			$5
Meeting Room			$5			
Total	**$5**	**$0**	**$10**	**$0**	**$0**	**$5**
Indicated Adjustment		**$5**	**($5)**	**$5**	**$5**	**$0**

Line 28: Pool/Recreation Areas – The following table shows the amenities at the subject and each comparable:

Amenity	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
Swimming Pool		$10		$10	$10	$10
Exercise Room		$5		$5		$5
Spa/Hot Tub						$5
Picnic Area	$5	$5				$5
Play Area	$5	$5	$5	$5		$5
Volleyball Court		$5				
Tennis Court				$5		
Pet Park		$5				$5
Game Room						$5
Gazebo					$5	
Courtyard		$5				
Theatre						$5
Sundeck		$5		$5		$5
Walking Trail						$5
Lounge						$5
Tanning Salon		$5				
Total	**$10**	**$50**	**$5**	**$30**	**$15**	**$60**
Indicated Adjustment		**($40)**	**$5**	**($20)**	**($5)**	**($50)**

Although there is little market data available concerning units with these features, the added amenities are an enhancement. Swimming pools are typically considered a more desirable feature than other recreation features. Therefore, a $10 adjustment was determined for swimming pool, and a $5 adjustment per feature was determined for each additional recreation area. The adjustments for the comparables are shown at the bottom of the table.

Line 29: Business Center – The subject contains a business center. Comparable 2 is similar. The remaining comparables do not contain these features and were adjusted upward $5 per month. No complex in the market area shows a rent differential based on these particular items; however, the added amenities are an enhancement. Apartments with these features can command a higher rent in the market area. Therefore, properties with these features were adjusted $5 per feature compared to properties without any of these features.

Line 30: Service Coordination – The subject does not contain this feature. None of the comparables contain this feature. No adjustments were needed.

Line 31: Non-Shelter Services – The subject does not contain these features. None of the comparables contain these features. No adjustment was needed.

Line 32: Neighborhood Network – The subject does not contain this feature. None of the comparables contain this feature. No adjustment was needed.

Line 33: Heat – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Line 34: Cooling – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Line 35: Cooking – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Line 36: Hot Water – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Line 37: Other Electric – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Line 38: Cold Water/Sewer – The subject provides cold water and sewer. Comparable 2 is similar. Comparable 5 does not provide these utilities and was adjusted upward $94 per month based upon the Allowance for Tenant-Furnished Utilities and Other Services for Virginia. Comparable 1 charges a flat rate of $105 per month for water, sewer and trash. Therefore, Comparable 1 was adjusted upward $105 per month. Comparables 3 and 4 charge a flat rate of $45 per month for water, sewer and trash. Therefore, Comparables 3 and 4 were adjusted upward $45 per month.

Line 39: Trash/Recycling – The subject provides this utility. Comparable 2 is similar. Comparable 1 charges a flat rate of $105 per month for water, sewer and trash. Comparables 3 and 4 charge a flat rate of $45 per month for water, sewer and trash. However, as an adjustment was applied on the cold water/sewer line, no further adjustments were made. Comparable 5 charges a flat rate fee of $30 per month for trash collection. Therefore, Comparable 5 was adjusted upward $30 per month.

Line 46: Conclusion of Market Rent
The adjusted rents range from $1333 to $1697 per month. All comparables were given some consideration. However, Comparable 5 was given greater consideration as it will be the most similar to the subject as complete.

Based on the above, the appraiser concluded the market rent for the units as follows:

- **940 SF Three-Bedroom Units - $1,495 , or $1.59 per square foot**

Four-Bedroom Units (1,149 SF) – As Complete

OMB Control Number 2502-0187
form HUD-92273-SR; exp. 04/30/2027

This form is used in the renewal of Section 8 Housing Assistance Payments contracts as authorized by the Multifamily Assisted Housing Reform and Affordability Act of 1997 (MAHRA), 42 U.S.C. §1437f note. The public reporting burden for completing this form is estimated to average 1 hour per response, including the time for reviewing instructions, searching existing data sources, and gathering and maintaining the data needed. The information collected is required to obtain benefits. HUD may disclose certain information to Federal, State, or local agencies when relevant to civil, criminal, or regulatory investigations and prosecutions. Information collected will not otherwise be disclosed or released outside of HUD, except as required and permitted by law. HUD may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

Rent Comparability Grid — ***Unit Type*** → **Four-Bedroom** — ***Subject's FHA #:*** **N/A**

	Subject		Comparable 1		Comparable 2		Comparable 3		Comparable 4		Comparable 5	
	Gretna Village	Data	Southern Hills Townhomes		West Creek Manor		County Green Apartments		Princeton Circle West Apartments		Gardens on Timberlake	
	327 Payne Street	on	725 Mill Stream Lane		410 Westside Boulevard		401 Kerry Lane		18 West Princeton Circle		240 Beverly Hills	
	Gretna Pittsylvania	Subject	Lynchburg Lynchburg City		Roanoke Roanoke City		Lynchburg Lynchburg City		Lynchburg Lynchburg City		Lynchburg Lynchburg City	
A.	**Rents Charged**		Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj
1	**$ Last Rent / Restricted?**		$1,789	N	$1,260	N	$1,295	N	$1,160	N	$1,775	N
2	**Date Last Leased** (mo/yr)		Feb-26		Feb-26		Feb-26		Feb-26		Feb-26	
3	**Rent Concessions**		N		N		N		N		N	
4	**Occupancy for Unit Type**		94%		99%		99%		97%		94%	
5	**Effective Rent & Rent/ sq. ft**		$1,789	$1.49	$1,260	$1.33	$1,295	$1.00	$1,160	$1.04	$1,775	$1.39
		In Parts B thru E, adjust only for differences the subject's market values.										
B.	**Design, Location, Condition**		Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj
6	**Structure / Stories**	T/2	T/2		WU/2,3	$10	WU/2, 3	$10	WU/2, 3	$10	E/3, WU/3	
7	**Yr. Built/Yr. Renovated**	1970/2002/2028	1975/2012	$15	1974	$36	1976	$34	1986/2004	$14	2015	($5)
8	**Condition /Street Appeal**	A	A	$250	A	$250	A	$250	A	$250	G	
9	**Neighborhood**	A	E	($72)	G	($25)	E	($52)	E	($46)	E	($71)
10	**Same Market? Miles to Subj**		N/37.0		N/54.5		N/39.3		N/41.8		N/37.5	
C.	**Unit Equipment/ Amenities**		Data	$ Adj	Data	Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj
11	**# Bedrooms**	4	4		3	$150	3	$150	3	$150	3	$150
12	**# Baths**	1.5	2	($25)	1	$25	2	($25)	1.5		2	($25)
13	**Unit Interior Sq. Ft.**	1,149	1,200	($15)	950	$65	1,300	($50)	1,120	$10	1,280	($45)
14	**Balcony/ Patio**	Y	N	$10	N	$10	Y		Y		N	$10
15	**AC: Central/ Wall**	C	C		C		C		C		C	
16	**Range/ Refrigerator**	RF	RF		RF		RF		RF		RF	
17	**Microwave/ Dishwasher**	D	D		D		D		D		MD	($5)
18	**Washer/Dryer**	L	WD	($50)	L		WD	($50)	WD	($50)	WD	($50)
19	**Floor Coverings**	C	C		C		C		C		C	
20	**Window Coverings**	B	B		B		B		B		B	
21	**Cable/ Satellite/Internet**	N	N		N		N		N		N	
22	**Special Features**	N	N		N		N		N		SS, GC	($50)
23	**Management/Maintenant**	Y										
D	**Site Equipment/ Amenities**		Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj
24	**Parking** ($ Fee)	L/0	L/0		L/0		L/0		L/0		L/0	
25	**Extra Storage**	N	N		N		N		N		Y/40	
26	**Security**	Y	N	$5	N	$5	N	$5	N	$5	Y	($10)
27	**Clubhouse/ Meeting Rooms**	C	N	$5	CMR	($5)	N	$5	N	$5	C	
28	**Pool/ Recreation Areas**	R	PER	($40)	R	$5	PER	($20)	PR	($5)	PER	($50)
29	**Business Ctr / Nbhd Netwk**	BC	N	$5	BC		N	$5	N	$5	N	$5
30	**Service Coordination**	N	N		N		N		N		N	
31	**Non-shelter Services**	N	N		N		N		N		N	
32	**Neighborhood Networks**	N	N		N		N		N		N	
E.	**Utilities**		Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj	Data	$ Adj
33	**Heat** (in rent?/ type)	N/G	N/E		N/E		N/E		N/G		N/E	
34	**Cooling** (in rent?/ type)	N/E	N/E		N/E		N		N/E		N/E	
35	**Cooking** (in rent?/ type)	N/G	N/E		N/E		N/E		N/G		N/E	
36	**Hot Water** (in rent?/ type)	N/G	N/E		N/E		N/E		N/G		N/E	
37	**Other Electric**	N	N		N		N		N		N	
38	**Cold Water/ Sewer**	Y	Y/$	$115	Y		Y/$	$45	Y/$	$45	N	$119
39	**Trash /Recycling**	Y	Y/$		Y		Y/$		Y/$		Y/$	$30
F.	**Adjustments Recap**		Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
40	**# Adjustments B to D**		6	5	9	2	7	5	8	3	3	9
41	**Sum Adjustments B to D**		$290	($202)	$556	($30)	$459	($197)	$449	($101)	$165	($311)
42	**Sum Utility Adjustments**		$115	$0	$0	$0	$45	$0	$45	$0	$149	$0
			Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross
43	***Net/ Gross Adjmts B to E***		$203	*$607*	$526	*$586*	$307	*$701*	$393	*$595*	$3	*$625*
G.	**Adjusted & Market Rents**		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent	
44	**Adjusted Rent** (5+ 43)		**$1,992**		**$1,786**		**$1,602**		**$1,553**		**$1,778**	
45	Adj Rent/Last rent			111%		142%		124%		134%		100%
46	**Estimated Market Rent**	**$1,720**	**$1.50**	← **Estimated Market Rent/ Sq. Ft**								

[redacted] 2/13/2026

Appraiser's Signature **Date**

Attached are explanations of :

a. why & how each adjustment was made
b. how market rent was derived from adjusted rents
c. how this analysis was used for a similar unit type

Grid was prepared: ☐ **Manually** ☐ **Using HUD's Excel form**

Gretna Village
Primary Unit Type – Four-Bedroom Units (1,149 SF)

Please note: Minor adjustments in the $5 to $10 range are based on the appraiser's evaluation of the overall market as well as typical responses indicated by existing tenants. In addition, this is standard industry practice when there is insufficient market data present to support adjustments. It is also considered an acceptable practice by HUD as indicated in the Section 8 Renewal Guide Chapter 9-12 (C) (3) which states: "For minor adjustments (adjustments not exceeding the nominal amount), the RCS appraiser may state his/her subjective evaluation of why the observed differences would affect rent."

A rent comparability grid was prepared for the primary unit type with 1,149 square feet. Comparable apartments used include the following: Southern Hills Townhomes (Comparable 1), West Creek Manor (Comparable 2), County Green Apartments (Comparable 3), Princeton Circle West Apartments (Comparable 4) and Gardens on Timberlake (Comparable 5).

Line 1: $ Last Rent/Restricted – All of the units are currently rented at the rates shown on the grid. Rents range from $1160 to $1789 per month. No unit used in this analysis has any rent restrictions.

Line 2: Date Last Leased – The grid shows the effective date of the leases most recently signed. Effective dates are all February 2026. No adjustments were necessary.

Line 3: Rent Concessions – The subject is not offering any concessions. None of the comparables are currently offering concessions. No adjustments were needed.

Line 4: Occupancy for Unit Type – The subject's current occupancy rate is 77 percent. The property is holding units vacant for the upcoming renovations and typically maintains a stabilized occupancy rate. The comparables' occupancy rates range from 94 to 99 percent. No adjustments were needed.

Line 5: Effective Rent & Rent/Square Footage: All of the units are currently rented at the rates shown on the grid. After all necessary adjustments, effective rents range from $1,160 to $1,789, and effective rents per square foot range from $1.00 to $1.49 per square foot.

Line 6: Structure/Stories – The subject is located in two-story townhome buildings. Comparable 1 is similar. Comparable 2, 3 and 4 are located in two- and three-story walk-up buildings. Comparable 5 is located in three-story elevator and three-story walk-up buildings. Townhouse structures are typically considered more appealing in design than walk-up structures as townhouses have individual, private exterior entrances or a single-family/homeowner type of appearance. Townhouses also often have greater privacy due to the separation of the living area from the sleeping area which provides less interior noise. Therefore, an adjustment is warranted for the townhouse structures. Elevator buildings are also considered superior to walk-up buildings as it is not required to utilized stairs to gain access to the units. There is no market data available by which an adjustment could be determined. Per the Section 8 Renewal Policy, specifically Chapter 9-1-2 Line 6: Structure/Stories, the RCS appraiser should try to select comparables that have the same structure type as the subject. If the comparables have a different configuration than the subject, adjustment may be warranted based on market preferences. For instance, the RCS appraiser may make an adjustment for configuration differences such as townhome versus a stacked unit. In addition, the guide states the RCS appraiser must explain the basis for any adjustment exceeding the larger of $10, or two percent of the comparable's unadjusted rent. Due to insufficient market data by which to extrapolate a market-based adjustment for structure/stories, the appraiser elected to adjust the comparables upward $10, as deemed acceptable by the Section 8 Guide. Therefore, Comparables 2, 3 and 4 were adjusted upward $10 per month. Comparable 5 was deemed similar and was not adjusted.

Line 7: Year Built/Year Renovated – The subject was built in 1970 and was renovated in 2002. The subject will be rehabilitated and expected to be complete by 2028. Comparable 1 was constructed in 1975/2012, and Comparable 2 was built in 1974. Comparable 3 was built in 1976. Comparable 4 was constructed in 1986/2004. Comparable 5 was built in 2015. To account for differences between date of construction/renovation for the subject and the comparables, an effective year built for all properties was determined. The effective year built considers the date of construction as well as any renovation made to the property and the significance of the renovation. The following table shows the effective year built and adjustment amounts determined for the subject and the comparables:

Property	Year Built	Effective Year Built	Adjustment
Subject	1970/2002/2028	2010	---
1	1975/2012	1995	$15
2	1974	1974	$36
3	1976	1976	$34
4	1986/2004	1996	$14
5	2015	2015	-$5

Adjustments for age differences are relatively subjective given that many properties will complete general upgrades to a property even if they do not complete an actual specific rehabilitation or renovation. In general, newer construction properties and recently renovated properties can command a higher rent than older or non-renovated properties. According to Appendix 9-1-2, Line 7: Year Built/Year Renovated of the Section 8 Renewal Policy Guide, an adjustment should typically be no more than $5 or one percent of the comparable's unadjusted rent. The appraiser elected to adjust $1 per effective year built of difference between the subject and the comparables in accordance with the Section 8 guide. No adjustments were made for comparables that have effective year builts within five years of the effective year built determined for the subject.

Line 8: Condition/Street Appeal – The subject has siding and brick construction. The landscaping consists of grass, trees and shrubs. The subject will be rehabilitated and will be in good condition after the rehabilitation. As indicated in the Section 8 Renewal Policy Guide, specifically Chapter 9-1-2 Line 8: Condition/Street Appeal, the appraiser should consider the overall appearance of the project, such as whether the grounds are clean, whether the landscaping is well maintained and whether or not the paint and siding are in good condition. Other considerations would be whether the architecture of the buildings and layout of the site are appealing (open space, shrubbery, etc.). In summary, the appraiser must evaluate whether the comparables' condition/street appeal could cause tenants to pay more or less than they would pay at the subject. The following table illustrates the descriptions of the ratings levels considered in the condition/street appeal analysis.

Condition	Description
Excellent	Desirable curb appeal, luxury or high end amenities and finishes, no deferred maintenance
Good	Well maintained or recently renovated property, limited deferred maintenance
Average	Some original finishes and amenities, Only minor upgrades needed
Fair	In need of repair, obvious deferred maintenance
Poor	Substantial need of major repairs or significant deferred maintenance

The subject will be substantially rehabilitated and will be in good condition. Comparable 5 was deemed similar to the subject's "as complete" condition. Comparables 1, 2, 3 and 4 were deemed to be in average condition. The following analysis details the method used to calculate appropriate adjustments for condition/street appeal.

Property Name	Rating Level	1 BR	2 BR	3 BR	4 BR	Average
Southern Hills Townhomes	Average	$816	$1,027	$1,442	$1,737	$1,256
West Creek Manor	Average	$942	$1,143	$1,321	$1,536	$1,236
County Green Apartments	Average	$812	$888	$1,127	$1,347	$1,044
Princeton Circle West Apartments	Average	$827	$1,015	$1,078	$1,298	$1,055
Average Rent		**$849**	**$1,018**	**$1,242**	**$1,480**	**$1,147**
Gardens on Timberlake	Good	$1,045	$1,286	$1,533	$1,773	$1,409
Average Rent		**$1,045**	**$1,286**	**$1,533**	**$1,773**	**$1,409**
Difference in Average Rents		**$196**	**$268**	**$291**	**$294**	**$252**
Difference per Rating Level		**$196**	**$268**	**$291**	**$294**	**$252**

As shown in the previous chart, average difference between the average rating level and the good rating level is $252. The difference of $252 one rating level. The result is rounded to the nearest $5 and $250 is determined to be the appropriate adjustment per rating level. As previously indicated, the subject will be in good condition. Comparable 5 will be similar and was not adjusted. Comparables 1, 2, 3 and 4 were considered average in condition and were, therefore, adjusted upward $250 as indicated in the previous analysis. The Section 8 Renewal Policy Guide states an adjustment of more than the larger of $20, or four percent of the unadjusted rent for each level of rating difference, would require that the appraiser provide specific explanation in the narrative to support the amount of the adjustment. Although these adjustment amounts are above the amounts indicated in the Section 8 guide, it meets the requirements of the guide as the adjustment amounts are supported by market-driven data. Therefore, the adjustment amounts are considered reasonable and appropriate.

Line 9: Neighborhood – The subject's neighborhood is rated average, with easy access to all services available within the village limits. In order to determine if adjustments were needed for differences in location between the subject and the comparables, several factors were compared. Those factors include livability, amenities available, cost of living, crime factors, employment factors, housing factors, schools in the area, walkscore and transit score (if available). The comparison between the subject and comparables is shown in the following table:

	Gretna	Lynchburg	Roanoke
Livability	74	91	74
Amenities	F	A	C
Cost of Living	A	A	A
Crime	A	D	F
Employment	F	C	D
Housing	B	A	A
Schools	B	A	A
Walkscore	47	29	39
Population	1,434	80,970	99,122
Median Rent	$718	$859	$804
Median Housing Value	$107,100	$162,900	$134,900
Median Income	$29,583	$49,201	$45,664

Source: AreaVibes and Walkscore

Based on the analysis, Comparables 1, 3, 4 and 5 are excellent in location, and Comparable 2 was considered good in location. Per the Section 8 Renewal Guide, specifically Chapter 9-1-2 Line 9:

Neighborhood, an adjustment of more than the larger of $20, or four percent of the unadjusted rent for each level of rating difference, would require that the RCS appraiser provide specific explanation in the narrative to support the amount of the adjustment. After considering all factors, the appraiser elected to adjust Comparables 1, 3, 4 and 5 were adjusted downward four percent of the unadjusted base rent, and Comparables 2 was downward two percent of the unadjusted base rent.

Line 10: Same Market/Miles to Subject – All comparables are located in different but similar market areas to the subject. Therefore, no adjustment was needed.

Line 11: # of Bedrooms – The subject contains four-bedroom units. Due to the lack of conventional four-bedroom units in the area, four three-bedroom apartments were used to compare to the subject's four-bedroom units. Each comparable with a differing number of bedrooms than the subject was adjusted $25 per bedroom per month. The majority of the difference in number of bedrooms is accounted for in the unit square footage adjustment. However, an adjustment is made here to consider the added convenience of additional bedrooms. The extra room(s) will enhance marketability of a unit even if the square footage remains the same. The amount selected was chosen after a paired rental analysis was used to determine a range of $5 to $364, with an average of $179 per month. The paired rental analysis ranges are determined by comparing bedroom types within the same comparable and factoring out any other differences (amenities, utilities provided, etc.) if necessary. The resulting difference is assumed to be attributable to the differing number of bedrooms. The results are grouped together in a range. The adjustment is selected based on where the majority of the results fall within the range. If there is no majority, a conservative adjustment at the low end of the range is selected. As there was no majority for this paired analysis, a $150 adjustment was determined for bedroom.

	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
2 BR Rent	$1,091	$1,119	$1,035	$1,110	$1,500
2 BR Size	864	830	1,110	980	1,123
3 BR Rent	$1,513	$1,260	$1,295	$1,160	$1,775
3 BR Size	1,044	950	1,300	1,120	1,280
Size Adj Factor	$0.32	$0.32	$0.32	$0.32	$0.32
Size Difference	180	120	190	140	157
Indicated Size Adj.	$58	$38	$61	$45	$50
Adjusted 3 BR Rent	$1,455	$1,222	$1,234	$1,115	$1,725
Indicated BR Adj.	**$364**	**$103**	**$199**	**$5**	**$225**

Line 12: # of Baths – The majority of the difference in number of baths is accounted for in the unit square footage adjustment. However, an adjustment is made here to consider the added convenience of additional baths. The extra room(s) will enhance marketability of a unit even if the square footage remains the same. There was insufficient market data available for a paired analysis as the majority of properties in this market contain a similar number of baths. Therefore, a $50 per full bath and $25 per half-bath per month adjustments were selected.

Line 13: Unit Interior Square Footage – The subject and the comparables vary in square footage. Typically, all other variables being equal, a larger unit is more desirable than a smaller unit. However, the value of the additional square footage is mitigated to some degree by the similarity in perceived unit function. There is a diminishing return of value for additional square footage as each additional square foot does not necessarily equal additional functionality. Additionally, the units at the subject are measured as part of the scope of this assignment. However, the contacts at the comparables are often unwilling to allow interior inspections of the units. Therefore, it is necessary to rely on published unit sizes or verbal confirmation of unit sizes from the property contacts. As such, it is impossible to verify the accuracy of this data. In addition, the subject unit sizes are paint-to-paint measurements, while the contacts often report the "marketing" unit size which is sometimes the gross exterior square footage. Therefore, the unit sizes at the comparables are not always a direct comparison to the unit sizes at the subject. For the purpose of this

report, a range of comparable rents per square foot was derived. To determine this adjustment, each comparable's dollar per square foot rental rate was determined for each bedroom type. From these results, a median dollar per square foot rental rate is determined. The median dollar per square foot was then multiplied by 25 percent for each comparable to derive an adjusted dollar per square foot rental rate. The 25 percent was used to account for the diminished return of the larger unit sizes and the potential differences in reported unit sizes of the comparables versus the subject. Next, the difference in square footage between the subject and each comparable is determined. The difference is multiplied by the determined adjusted dollar per square foot rate to arrive at the adjustment for each comparable. The selected dollar per square foot for the units is $0.33$0.33. The result was rounded to the nearest $5. No adjustments were made to comparables within 25 square feet of the subject because there is no difference in perceived unit function with 25 square feet. The adjustments are reflected on the HUD-Form 92273-S8, which is attached.

Line 14: Balcony/Patio – The subject contains patios in the units. Comparables 3 and 4 are similar. The remaining comparables do not contain these feature and were adjusted upward $10 per month. Although there is little market data available concerning units with these features versus those without these features, the added amenity is an enhancement to the unit. Per the Section 8 Renewal Policy, the RCS appraiser must explain the basis for any adjustment exceeding the larger of $10, or two percent of the comparable's unadjusted rent. Due to insufficient market data by which to extrapolate a market-based adjustment for balcony or patio, the appraiser elected to adjust the comparables $10, as deemed acceptable by the Section 8 Guide

Line 15: AC: Central/Wall – The subject contains central air conditioning as do all comparables. No adjustments were needed.

Line 16: Range/Refrigerator – The subject and all comparables contain both amenities. No adjustments were needed.

Line 17: Microwave/Dishwasher – Microwaves are a relatively inexpensive item and are unlikely to be a deciding factor when a tenant decides which unit to lease. However, because the included amenity is considered an enhancement to the unit, it was considered appropriate to adjust a nominal $5 per month for microwaves. Dishwashers are more expensive and are more likely to factor into a tenant's decision on which unit to lease. Therefore, it was considered appropriate to adjust $10 per month for dishwashers. The following table shows the amenities available at the subject and each comparable. The comparables were adjusted based on the indicated adjustment amount at the bottom of the table:

Amenity	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
Microwave						$5
Dishwasher	$10	$10	$10	$10	$10	$10
Total	**$10**	**$10**	**$10**	**$10**	**$10**	**$15**
Indicated Adjustment		**$0**	**$0**	**$0**	**$0**	**($5)**

Line 18: Washer/Dryer – Once rehabilitation is complete, the subject will contain a laundry facility. Comparable 2 is similar. Comparables 1, 3, 4 and 5 contain a washer and dryer in the units. Units with these amenities provided are preferred over units without these features as these appliances are expensive purchases for a prospective tenant. Although there is little market data available concerning units with these features versus those without these features, the amenities are an enhancement to the unit. The *2024 NMHC/Grace Hill Renter Preferences Survey Report* for Richmond, Virgina, the nearest metropolitan area, was consulted. According to the *2024 NMHC/Grace Hill Renter Preferences Survey Report*, residents in the metropolitan area indicated they would expect a renter to pay $58.90 per month for washers and dryers in the unit. After considering all factors, washers and dryers were valued at $60 per month and a laundry

facility was valued at $10 per month. The comparables were adjusted based on the indicated adjustment amount at the bottom of the table:

Amenity	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
Coin-Operated Laundry Facility	$10		$10			
Washer/Dryer		$60		$60	$60	$60
Total	**$10**	**$60**	**$10**	**$60**	**$60**	**$60**
Indicated Adjustment		**($50)**	**$0**	**($50)**	**($50)**	**($50)**

Line 19: Floor Coverings – The subject and all comparables contain carpet floor coverings. Therefore, no adjustments were needed.

Line 20: Window Coverings – The subject and all comparables contain window coverings. No adjustment was needed.

Line 21: Cable/Satellite/Internet – Neither the subject nor any comparable provides more than access to cable, satellite or internet services. Therefore, no adjustments were needed.

Line 22: Special Features – The subject does not contain special features. Comparables 1, 2, 3 and 4 are similar. Comparable 5 contain stainless steel appliance and granite countertops and was adjusted downward $50 per month. Special features such as stainless steel appliances and granite, quartz or solid-surface countertops will typically command a higher rent in the market. Tenants are typically willing to pay a higher premium for these features. Typically, when these features are included in the units, they are considered luxury items, and units are assessed an up-charge from the rent that would be charged if unit did not contain these features. The *2024 NMHC/Grace Hill Renter Preferences Survey Report* for Richmond, Virginia, the nearest metropolitan area, was consulted. According to the *2024 NMHC/Grace Hill Renter Preferences Survey Report*, residents in the metropolitan area indicated they would expect a renter to pay $56.97 per month for premium features such as stainless steel appliances and solid-surface countertops. The survey did not differentiate between the amount renters would expect to pay for each feature. However, previous versions of this publication did differentiate the fees for these features and generally indicated that the fees were either evenly split between the two features or were only a minimal amount more for solid-surface countertops. Therefore, after considering all factors, a $25 adjustment was applied for stainless steel appliances, and a $25 adjustment was applied for the solid-surface countertops.

Line 24: Parking – The subject and all comparables contain parking lots with no additional fee. No adjustments were needed.

Line 25: Extra Storage – The subject does not contain extra storage. Comparables 1, 2, 3 and 4 are similar. Comparable 5 offers extra storage for an additional fee of $40 per month. No adjustments were needed.

Line 26: Security – The following table shows the amenities at the subject and each comparable:

Feature	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
Limited Access Gate						$10
Video Surveillance	$5					$5
Total	**$5**	**$0**	**$0**	**$0**	**$0**	**$15**
Indicated Adjustment		**$5**	**$5**	**$5**	**$5**	**($10)**

No complex in the market area shows a rent differential based on security features. However, security features are an enhancement to an apartment complex, particularly security that limits access to the building or grounds. All security features will provide added protection for residents at the properties. Limited access gates limit access to the grounds, while intercom/electronic entry limits access to the buildings. Therefore, properties with limited access gates and/or intercom/electronic entry are considered superior to

properties with video surveillance and/or security patrol which do not limit access. Consequently, limited access gates and intercom/electronic entry are considered $5 superior to video surveillance and security patrol. The adjustments for the comparables are shown at the bottom of the table.

Line 27: Clubhouse/Meeting Rooms/Dining Rooms – No complex in the market area shows a rent differential based on these particular items; however, the added amenities are an enhancement. Apartments with these features can command a higher rent in the market area. Therefore, properties with these features were adjusted $5 per feature compared to properties without any of these features. The following table shows the amenities available at the subject and each comparable. The comparables were adjusted based on the indicated adjustment amount at the bottom of the table:

Amenity	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
Clubhouse	$5		$5			$5
Meeting Room			$5			
Total	**$5**	**$0**	**$10**	**$0**	**$0**	**$5**
Indicated Adjustment		**$5**	**($5)**	**$5**	**$5**	**$0**

Line 28: Pool/Recreation Areas – The following table shows the amenities at the subject and each comparable:

Amenity	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
Swimming Pool		$10		$10	$10	$10
Exercise Room		$5		$5		$5
Spa/Hot Tub						$5
Picnic Area	$5	$5				$5
Play Area	$5	$5	$5	$5		$5
Volleyball Court		$5				
Tennis Court				$5		
Pet Park		$5				$5
Game Room						$5
Gazebo					$5	
Courtyard		$5				
Theatre						$5
Sundeck		$5		$5		$5
Walking Trail						$5
Lounge						$5
Tanning Salon		$5				
Total	**$10**	**$50**	**$5**	**$30**	**$15**	**$60**
Indicated Adjustment		**($40)**	**$5**	**($20)**	**($5)**	**($50)**

Although there is little market data available concerning units with these features, the added amenities are an enhancement. Swimming pools are typically considered a more desirable feature than other recreation features. Therefore, a $10 adjustment was determined for swimming pool, and a $5 adjustment per feature was determined for each additional recreation area. The adjustments for the comparables are shown at the bottom of the table.

Line 29: Business Center – The subject contains a business center. Comparable 2 is similar. The remaining comparables do not contain these features and were adjusted upward $5 per month. No complex in the market area shows a rent differential based on these particular items; however, the added amenities are an enhancement. Apartments with these features can command a higher rent in the market area.

Therefore, properties with these features were adjusted $5 per feature compared to properties without any of these features.

Line 30: Service Coordination – The subject does not contain this feature. None of the comparables contain this feature. No adjustments were needed.

Line 31: Non-Shelter Services – The subject does not contain these features. None of the comparables contain these features. No adjustment was needed.

Line 32: Neighborhood Network – The subject does not contain this feature. None of the comparables contain this feature. No adjustment was needed.

Line 33: Heat – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Line 34: Cooling – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Line 35: Cooking – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Line 36: Hot Water – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Line 37: Other Electric – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Line 38: Cold Water/Sewer – The subject provides cold water and sewer. Comparable 2 is similar. Comparable 5 does not provide these utilities and was adjusted upward $119 per month based upon the Allowance for Tenant-Furnished Utilities and Other Services for Virginia. Comparable 1 charges a flat rate of $115 per month for water, sewer and trash. Therefore, Comparable 1 was adjusted upward $115 per month. Comparables 3 and 4 charge a flat rate of $45 per month for water, sewer and trash. Therefore, Comparables 3 and 4 were adjusted upward $45 per month.

Line 39: Trash/Recycling – The subject provides this utility. Comparable 2 is similar. Comparable 1 charges a flat rate of $115 per month for water, sewer and trash. Comparables 3 and 4 charge a flat rate of $45 per month for water, sewer and trash. However, as an adjustment was applied on the cold water/sewer line, no further adjustments were made. Comparable 5 charges a flat rate fee of $30 per month for trash collection. Therefore, Comparable 5 was adjusted upward $30 per month.

Line 46: Conclusion of Market Rent

The adjusted rents range from $1553 to $1992 per month. . All comparables were given some consideration. However, Comparable 5 was given greater consideration as it will be the most similar to the subject as complete.

Based on the above, the appraiser concluded the market rent for the units as follows:

- **1,149 SF Four-Bedroom Units - $1,720 , or $1.50 per square foot**

Rent Comparables

Multi-Family Lease No. 1



Property Identification

Record ID	15544
Property Type	Townhouse
Property Name	Southern Hills Townhomes
Address	725 Mill Stream Lane, Lynchburg, Lynchburg City County, Virginia 24502
Market Type	Market
Cross Road	Old Mill Road
Neighborhood	N/A
Verification	Beth; 434-237-2901, February 13, 2026

Unit Mix

Unit Type	No. of Units	Size SF	Rent/Mo.	Mo. Rent/SF	Used In RCS?
1/1	12	800	$933	$1.17	Y
2/1.5	90	864	$1,091	$1.26	Y
3/2 T	50	1,044	$1,513	$1.45	Y
4/2 T	4	1,200	$1,789	$1.49	Y

Multi-Family Lease No. 1 (Cont.)

Occupancy	94%
Rent Premiums	N
Total Units	156
Unit Size Range	800 - 1,200
Avg. Unit Size	925
Monthly Rent Range	$933 - $1,789
Avg. Rent/Unit	$1,232
Avg. Rent/SF	$1.33

Physical Data

No. of Buildings	12
Construction Type	Brick/Siding
HVAC	Central Elec/Central Elec
Stories	2
Utilities with Rent	None
Parking	L/0
Year Built	1975/2012
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Washer, Dryer, Carpet, Wood Composite, Blinds, Ceiling Fans, Walk-In Closet, Patio (Select), Swimming Pool with Sundeck, Exercise Room, Picnic Area, Playground, Volleyball Court, Dog Park, On-Site Management, On-Site Maintenance, Courtyard, Tanning Salon

Remarks

The property does not maintain an active waiting list. The three- and four-bedroom units are townhome units. There are no rent concessions. The water, sewer and trash utilities are included in the rent. However, there is a monthly flat fee to offset the cost of these utilities, as follows: $65 per month for the one-bedroom units; $85 for the two-bedroom units; $105 for the three-bedroom units; and $115 per month for the four-bedroom units. The contact reported a renovation in 2012 and stated updates occur when needed at the complex.

Multi-Family Lease No. 2



Property Identification

Record ID	16204
Property Type	Walk-Up
Property Name	West Creek Manor
Address	410 Westside Boulevard, Roanoke, Roanoke City County, Virginia 24017
Market Type	Market
Cross Road	Shenandoah Avenue NW
Neighborhood	N/A
Verification	Debbie; 540-344-3800, February 13, 2026

Unit Mix

Unit Type	No. of Units	Size SF	Rent/Mo.	Mo. Rent/SF	Used In RCS?
1/1	7	757	$975	$1.29	Y
2/1	105	830	$1,119	$1.35	Y
2/1	33	1,050	$1,173	$1.12	N
3/1	52	950	$1,260	$1.33	Y

Multi-Family Lease No. 2 (Cont.)

Occupancy	99%
Rent Premiums	N
Total Units	197
Unit Size Range	757 - 1,050
Avg. Unit Size	896
Monthly Rent Range	$975 - $1,260
Avg. Rent/Unit	$1,160
Avg. Rent/SF	$1.29
SF	176,499

Physical Data

No. of Buildings	25
Construction Type	Brick/Siding
HVAC	Central Elec/Central Elec
Stories	2, 3
Utilities with Rent	Water, Sewer, Trash Collection
Parking	L/0
Year Built	1974
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Carpet, Vinyl, Blinds, Clubhouse, Meeting Room, Playground, Business Center, Laundry Facility, On-Site Management, On-Site Maintenance

Remarks

The property does not maintain an active waiting list. The annual turnover rate was not disclosed. The units are updated as needed. The property is not offering any rental concessions.

Multi-Family Lease No. 3



Property Identification

Record ID	16306
Property Type	Walk-Up
Property Name	County Green Apartments
Address	401 Kerry Lane, Lynchburg, Lynchburg City County, Virginia 24502
Market Type	Market
Cross Road	County Garden Drive
Neighborhood	N/A
Verification	Cassie; 434-845-7891, February 13, 2026

Unit Mix

Unit Type	No. of Units	Size SF	Rent/Mo.	Mo. Rent/SF	Used In RCS?
1/1	52	750	$920	$1.23	Y
2/1.5	96	1,110	$1,035	$0.93	Y
3/2	32	1,300	$1,295	$1.00	Y

Multi-Family Lease No. 3 (Cont.)

Occupancy	99%
Rent Premiums	N
Total Units	180
Unit Size Range	750 - 1,300
Avg. Unit Size	1040
Monthly Rent Range	$920 - $1,295
Avg. Rent/Unit	$1,048
Avg. Rent/SF	$1.01
SF	187,160

Physical Data

No. of Buildings	16
Construction Type	Brick/Siding
HVAC	Central Elec/Central Elec
Stories	2
Utilities with Rent	Water, Sewer, Trash Collection, Flat Fee
Parking	L/0
Year Built	1976/2011
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Washer, Dryer, Carpet, Vinyl, Blinds, Ceiling Fans, Walk-In Closet, Coat Closet, Balcony, Patio, Swimming Pool with Sundeck, Exercise Room, Playground, Tennis Court, On-Site Management, On-Site Maintenance

Remarks

The property does not maintain a waiting list. The contact stated renovations took place in 2011. However, the extent of the renovations was unknown. There are no rental concession currently being offered. The complex charges a flat rate fee for water, sewer and trash collection of $25 per month for one-bedroom units; $35 per month for two-bedroom units; and $45 per month for three-bedroom units.

Multi-Family Lease No. 4



Property Identification

Record ID	16315
Property Type	Walk-Up
Property Name	Princeton Circle West Apartments
Address	18 West Princeton Circle, Lynchburg, Lynchburg City County, Virginia 24503
Market Type	Market
Cross Road	Rivermont Avenue
Neighborhood	N/A
Verification	Christy; 434-363-6929, February 13, 2026

Unit Mix

Unit Type	No. of Units	Size SF	Rent/Mo.	Mo. Rent/SF	Used In RCS?
1/1	15	740	$930	$1.26	Y
1/1	25	746	$960	$1.29	N
1/1 + Den	25	887	$1,030	$1.16	N
2/1	17	980	$1,110	$1.13	Y
2/2	15	1,028	$1,055	$1.03	N
2/2	15	1,120	$1,120	$1.00	N
3/1.5	20	1,120	$1,160	$1.04	Y
3/3	20	1,203	$1,225	$1.02	N

Multi-Family Lease No. 4 (Cont.)

Occupancy	97%
Rent Premiums	N
Total Units	152
Unit Size Range	740 - 1,203
Avg. Unit Size	969
Monthly Rent Range	$930 - $1,225
Avg. Rent/Unit	$1,072
Avg. Rent/SF	$1.11
SF	147,265

Physical Data

No. of Buildings	10
Construction Type	Brick/Siding
HVAC	Central Gas/Central Elec
Stories	2,3
Utilities with Rent	Water, Sewer, Trash Collection, Flat Fee
Parking	L/0
Year Built	1986/2004
Condition	Average
Gas Utilities	Heating, Cooking, Hot Water
Electric Utilities	Cooling, Other Elec

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Washer, Dryer, Carpet. Vinyl, Wood Composite, Blinds, Ceiling Fans, Balcony, Patio, Swimming Pool, On-Site Management, On-Site Maintenance, Gazebo

Remarks

The property does not maintain a waiting list. The contact stated renovations took place in 2004. However, the extent of the renovations was unknown. There are no rental concession currently being offered. The complex charges a flat rate fee for water, sewer and trash collection of $25 per month for one-bedroom units; $35 per month for two-bedroom units; and $45 per month for three-bedroom units.

Multi-Family Lease No. 5



Property Identification

Record ID	44354
Property Type	Elevator/Walk-Up
Property Name	Gardens on Timberlake
Address	240 Beverly Hills, Lynchburg, Lynchburg City County, Virginia 24502
Market Type	Market
Cross Road	Timberlake Road
Neighborhood	N/A
Verification	Pam; 434-216-3243, February 13, 2026

Unit Mix

Unit Type	No. of Units	Size SF	Rent/Mo.	Mo. Rent/SF	Used In RCS?
1/1	40	696	$1,225	$1.76	Y
1/1	12	950	$1,299	$1.37	N
1/1	13	1,080	$1,450	$1.34	N
2/1	8	723	$1,375	$1.90	Y
2/2	12	1,123	$1,500	$1.34	N
2/2	12	1,190	Unknown	Unknown	N
2/2	12	1,200	Unknown	Unknown	N
2/2	24	1,400	$1,650	$1.18	N
2/2	23	1,525	$1,699	$1.11	N

Multi-Family Lease No. 5 (Cont.)

3/2	36	1,280	$1,775	$1.39	Y
3/2	24	1,360	$1,815	$1.33	N
3/2.5	16	1,518	$1,999	$1.32	N

Occupancy	94%
Rent Premiums	N
Total Units	232
Unit Size Range	696 - 1,525
Avg. Unit Size	1176
Avg. Rent/Unit	$1,425
Avg. Rent/SF	$1.21
SF	272,903

Physical Data

No. of Buildings	8
Construction Type	Brick/Siding
HVAC	Central Elec/Central Elec
Stories	3
Utilities with Rent	Trash Collection – Flat Fee
Parking	L/0
Year Built	2015
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Washer, Dryer, Carpet, Vinyl, Wood Composite, Blinds, Walk-In Closet, Patio (Select), Clubhouse, Swimming Pool, Sundeck, Exercise Room, Spa/Hot Tub, Picnic Area, Playground, Game Room, Theatre, Walking Trail, Lounge, Dog Park, On-Site Management, On-Site Maintenance, Limited Access Gate, Video Surveillance, Perimeter Fencing, Extra Storage ($40), Package Receiving, Common Area Wi-Fi, Stainless Steel Appliances, Granite Countertops

Remarks

The property does not maintain a waiting list. There are no rental concession currently being offered. The property offers trash services for a flat fee of $30 per month.

Appraiser Certification

Project Name: Gretna Village ***FHA Project No: N/A***

By our signature below, We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.

2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial and unbiased professional analyses, opinions and conclusions.

3. We have no present or prospective financial interest in the above project, its ownership or management agent entity or the principles of those entities. We are not an employee of those principals or entities, and We have no business or close personal/family interest with those parties that commonly would be perceived to create bias or a conflict of interest. We have not performed any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment unless listed here: We have performed no services as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. An appraisal and market study were completed in conjunction with this report.

4. We have no bias with respect to the project that is the subject of this report or to the ownership or management parties involved with this assignment.

5. Our engagement in and compensation for this assignment were and are not contingent upon the reportings of a predetermined rent or direction in rent. Our fee is our only compensation for this rent study assignment. There are no other side agreements of considerations.

6. Our analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice,* the Fair Housing Act and all applicable HUD procedures for performing Rent Comparability Studies for Section 8 contracts.

7. Samuel T. Gill inspected the interior and exterior of the subject project.

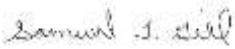
8. Samuel T. Gill inspected the exteriors of the projects used as comparables in this report.

9. No one provided significant professional assistance to the person signing this report except the persons listed here: None.

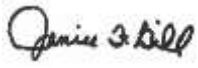
10. We are a certified general appraiser, licensed and in good standing with the state appraiser regulatory agency where the subject project is located and We meet all of the appraiser qualifications required in HUD's rent comparability procedures.

11. We are not debarred or suspended from doing business with the Federal Government. We also are not under a Limited Denial of Participation (LDP) imposed by the HUD Multifamily Regional Center or Program Center having jurisdiction over the Section 8 project.

12. We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012; 31 U.S.C. §3729, 3802).

Appraiser's Name: Samuel T. Gill **Signature**:  **Date**: March 6, 2026

Permanent License No: VA# 4001O15446 **Issuing State:** VA **Expires**: April 30,2 2027

Appraiser's Name: Janice F. Gill, MAI **Signature**:  **Date**: March 6, 2026

Permanent License No: VA# 4001016982 **Issuing State:** VA **Expires**: February 28, 2026

Did you prepare the RCS under a temporary license? No *If so, attach a copy of the temporary license.*

Certification

We certify that to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and is our personal, impartial and unbiased professional analyses, opinions and conclusions.
- We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- We have performed no services as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- We have no bias with respect to the property that is the subject of the report or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- Our analyses, opinions and conclusions were developed, and this report has been prepared in conformity with, the Uniform Standards of Professional Appraisal Practice.
- Samuel T. Gill has made a personal inspection of the property that is the subject of this report. Janice F. Gill, MAI has not made a personal inspection of the property that is the subject of this report.
- No one provided significant professional assistance to the person signing this report.

Samuel T. Gill
State Certified General Real Estate Appraiser
VA# 4001O15446

Janice F. Gill, MAI
State Certified General Real Estate Appraiser
VA# 4001016982

Gretna Village
327 Payne Street
Gretna, Virginia 24557

Exhibits

Appraiser License



COMMONWEALTH of VIRGINIA
Department of Professional and Occupational Regulation
9960 Mayland Drive, Suite 400, Richmond, VA 23233
Telephone: (804) 367-8500

EXPIRES ON
02-28-2026

NUMBER
4001016982

REAL ESTATE APPRAISER BOARD

CERTIFIED GENERAL REAL ESTATE APPRAISER

JANICE F GILL
P O BOX 784
DEXTER, MO 63841

Status can be verified at http://www.dpor.virginia.gov

(SEE REVERSE SIDE FOR PRIVILEGES AND INSTRUCTIONS)

DPOR-LIC (02/2017)

COMMONWEALTH of VIRGINIA
Department of Professional and Occupational Regulation

REAL ESTATE APPRAISER BOARD
CERTIFIED GENERAL REAL ESTATE APPRAISER
NUMBER: 4001016982 EXPIRES: 02-28-2026

JANICE F GILL
P O BOX 784
DEXTER, MO 63841

Status can be verified at http://www.dpor.virginia.gov

DPOR PC (02/2017)



COMMONWEALTH of VIRGINIA
Department of Professional and Occupational Regulation
9960 Mayland Drive, Suite 400, Richmond, VA 23233
Telephone: (804) 367-8500

EXPIRES ON
04-30-2027

NUMBER
4001015446

REAL ESTATE APPRAISER BOARD

CERTIFIED GENERAL REAL ESTATE APPRAISER

SAMUEL TODD GILL
2100 GILL PLAZA DRIVE
SUITE B
DEXTER, MO 63841

DPOR

BRIAN WOLFORD, DIRECTOR

Status can be verified at http://www.dpor.virginia.gov

(SEE REVERSE SIDE FOR PRIVILEGES AND INSTRUCTIONS)

DPOR-LIC (02/2017)

(DETACH HERE)

DPOR COMMONWEALTH of VIRGINIA
Department of Professional and Occupational Regulation

REAL ESTATE APPRAISER BOARD
CERTIFIED GENERAL REAL ESTATE APPRAISER
NUMBER: 4001015446 EXPIRES: 04-30-2027

SAMUEL TODD GILL
2100 GILL PLAZA DRIVE
SUITE B
DEXTER, MO 63841

Status can be verified at http://www.dpor.virginia.gov

DPOR-PC (02/2017)

Appraiser Qualifications

Janice F. Gill

MAI, CERTIFIED GENERAL APPRAISER

CONTACT

(573) 624-6614
jan.gill@gilgroup.com
Dexter, MO, USA
www.gilgroup.com

EDUCATION

Bachelor of Science Degree
Southeast Missouri State University

Associate of Arts Degree
Three Rivers College

ACCREDITATIONS

MAI Designated Member of the Appraisal Institute

State Certified General Real Estate Appraiser

Iowa: CG02436
Missouri: 2002024410
Oklahoma: 13512CGA
Virginia: 4001016982
Maryland: 32198

Also regularly receives temporary licenses in the following states: Colorado, Florida, Hawaii, Minnesota, Oklahoma and Texas.

PROFESSIONAL SUMMARY

Extensive multifamily and commercial experience specializing in work for the Department of Housing and Urban Development (HUD), Fannie Mae and Freddie Mac, as well as some of the largest lenders of the world's financial institutions. Also, many years of experience working with developers and lenders through the Low-Income Housing Tax Credit (LIHTC) program.

EXPERIENCE

(1991 TO PRESENT)

Primary provider of HUD Mark-to-Market Full Appraisals for mortgage restructuring and Mark-to-Market Lites for rent restructuring. I have worked with HUD in this capacity for several years.

Provider of nursing home appraisals and hotel appraisals as well as typical commercial appraisals nationwide.

Provider of HUD Rent Comparability Studies for contract renewal purposes nationwide.

Partial list of clients include: Boston Capital, Colorado Housing Finance Agency, CreditVest, Inc., Foley & Judell, LLP, Kentucky Housing Corporation, Kitsap County Consolidated Housing Authority, Louisiana Housing Finance Agency, Missouri Housing Development Agency, New Mexico Mortgage Finance Authority, Ontra, Inc., Quadel Consulting Corporation, Reznick Group, Siegel Group, Signet Partners and Wachovia Securities.

CONTINUED EDUCATION

Professional Standards of Practice- National Association of Independent Fee Appraisers
Introductions to Income Properties- National Association of Independent Fee Appraisers
Concepts, Terminology & Techniques- National Association of Independent Fee Appraisers
Financial Analysis of Income Properties- National Association of Independent Fee Appraisers
1.4B Report Writing-Non-Residential Real Estate- National Association of Independent Fee Appraisers
Principles of Residential Real Estate Appraising- National Association of Independent Fee Appraisers
1.4A Report Writing-Residential Real Estate - National Association of Independent Fee Appraisers
Economics I- Three Rivers Community College
Advanced Highest & Best Use and Market Analysis- Appraisal Institute
Advanced Sales Comparison & Cost Approaches- Appraisal Institute
Advanced Income Capitalization- Appraisal Institute
Report Writing & Valuation Analysis- Appraisal Institute
National USPA Update- McKissock

Samuel T. Gill

PRINCIPAL

CONTACT

(573) 624-6614
todd.gill@gillgroup.com
Dexter, MO, USA
www.gillgroup.com

EDUCATION

Bachelor of Arts Degree
Southeast Missouri State University
Associate of Arts Degree
Three Rivers Community College

ACCREDITATIONS

Certified General Real Estate Appraiser
Hawaii: CGA1096
Indiana: CG40002270
Kansas: G-1783
Louisiana: G1126
Maryland: 32017
Michigan: 1201068069
Minnesota: 40186198
Mississippi: GA-624
Missouri: RA002563
Montana: REA-RAG-LIC-8550
New York: 46000039864
North Carolina: A5519
Pennsylvania: GA001813R
Rhode Island: CGA.0001058
South Carolina: 3976
Tennessee: 00003478
Texas: 1329698-G
Virginia: 4001 015446
Washington: 1101018
West Virginia: CG358
Wisconsin: 1078-10
Wyoming: 479

PROFESSIONAL MEMBERSHIPS

NCHMA
NCHSA
CARH (Former Board Member)
NH&RA

PROFESSIONAL SUMMARY

Extensive multifamily experience over the past 25 years specializing in work for the Department of Housing and Urban Development (HUD), Fannie Mae and Freddie Mac, United States Department of Agriculture/Rural Development (USDA/RD) as well as lenders and developers through the Low-Income Housing Tax Credit (LIHTC) program including but not limited to, Section 8, Section 202, Section 236, Section 515 and Section 538 Programs. Additionally, extensive experience since inception of the Multifamily Accelerated Processing (MAP) Program of Sections 202/223(f), 232/223(f), 221(d)3, 221(d)4 and 223(f). Also, more than 20 years of experience with nursing homes, hotels and complicated commercial appraisal assignments.

EXPERIENCE

(1991 TO PRESENT)
Primary provider of HUD Mark-to-Market Full Appraisals for mortgage restructuring and Mark-to-Market Lites for rent restructuring and has worked with HUD in this capacity since inception. Completed approximately 350 appraisals assignments under this program.
Provider of HUD MAP and TAP appraisals and market studies for multiple lenders since its inception. Completed approximately 350 appraisal assignments under this program.
Contract MAP quality control reviewer and field inspector for CohnReznick and HUD. I have completed approximately 350 reviews under this program. I have completed approximately 100 field inspections under this program.
Currently approved state reviewer for HUD Rent Comparability Studies for Section 8 Renewals in Alabama, California, Connecticut, Florida, Hawaii, Illinois, Indiana, Iowa, Kansas, Louisiana, Minnesota, Nebraska, New Mexico, North Carolina, Oregon, Utah, Virgin Islands, Virginia, Washington, West Virginia and Wisconsin. Completed approximately 500 reviews under this program.
Provider of HUD Rent Comparability Studies for contract renewal purposes nationwide. Completed approximately 400 rent comparability studies.
Provider of tax credit financing analysis and value of financing analysis. Completed approximately 300 appraisal assignments and market studies under this program.
Provider of multifamily appraisals under the RD 515 and 538 programs. Completed approximately 200 appraisal assignments under these programs.
Partial list of clients include: Colorado Housing Finance Agency, CreditVest, Inc., Foley & Judell, LLP, Kentucky Housing Corporation, Kitsap County Consolidated Housing Authority, Louisiana Housing Finance Agency, Missouri Housing Development Agency, New Mexico Mortgage Finance Authority, Ontra, Inc., Quadel Consulting Corporation, CohnReznick, L.L.P., Group, Siegel Group, Signet Partners and Wachovia Securities.

DEVELOPMENT/OWNERSHIP/MANAGEMENT EXPERIENCE

(2006 TO PRESENT)
For the past 10 years, he has owned three separate companies that develop, own and manage commercial, multifamily, residential, agricultural and vacant land properties.
In his portfolio there are over 100,000 square feet of commercial space, over 1,000 units of multifamily, 300 acres of farmland, and 10 parcels of developable commercial and multifamily lots, all in the Midwest.

Limiting Conditions and Assumptions

1. Limit of Liability
The liability of Gill Group, employees and subcontractors is limited to the client and intended users. There is no accountability, obligation or liability to any party other than those listed in the report as intended users. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. The appraiser assumes no responsibility for any costs incurred to discover or correct any deficiencies present in the property. Possession of this or any copy thereof does not carry with it the right of publication nor may it be used for other than its intended use; the physical report remains the property of the appraiser for the use of the client, the fee being for the analytical services only. This appraisal report is prepared for the sole and exclusive use of the client and other named intended users to assist with the mortgage lending decision. It is not to be relied upon by any parties other than those named in the body of this report.

2. Copies, Publications, Distribution, Use of Report
The client may distribute copies of the appraisal report in its entirety to such third parties as he may select; however, selected portions of this appraisal report shall not be given to third parties without the prior written consent of the signatories of this appraisal report. Neither all nor any part of this appraisal report shall be disseminated to the general public for the use of advertising media, public relations, news, sales or other media for public communication without prior written consent of the appraiser.

3. Confidentiality
This appraisal is to be used only in its entirety. All conclusions and opinions of the analyses set forth in the report were prepared by the Appraiser(s) whose signature(s) appear on the appraisal report unless indicated as “Review Appraiser”. No change of any item in the report shall be made by anyone other than the Appraiser and/or officer of the firm. The Appraiser and the firm shall have no responsibility if any such unauthorized change is made.

The Appraiser may not divulge the material (evaluation) contents of the report, analytical findings or conclusions or give a copy of the report to anyone other than the client or his designee as specified in writing except by a court of law or body with the power of subpoena.

4. Information Used
No responsibility is assumed for accuracy of information furnished by or from others, the client, his designee or public records. The comparable data relied upon in this report have been confirmed with one or more parties familiar with the transaction or from affidavit or other source thought reasonable; all are considered appropriate for inclusion to the best of my factual judgment and knowledge. An impractical and uneconomic expenditure of time would be required in attempting to furnish unimpeachable verification in all instances, particularly as to engineering and market-related information. It is suggested that the client consider independent verification within these categories as a prerequisite to any transaction involving sale, lease or other significant commitment of subject property and that such verification be performed by the appropriate specialists.

5. Testimony, Consultation, Completion of Contract for Appraisal Services
The contract for appraisal, consultation or analytical service is fulfilled and the total fee payable upon completion of the report. The appraiser(s) or those assisting in preparation of the report will not be asked or required to give testimony in court or hearing because of having made the appraisal, in full or in part, nor engage in post-appraisal consultation with client or third parties except under separate and special arrangement and at additional fee. If testimony or deposition is required because of any subpoena issued on the behalf of the client, then the client shall be responsible for any additional time fees and changes.

6. Exhibits
The sketches and maps in this report are included to assist the reader in visualizing the property and are not necessarily to scale. Various photos, if any, are included for the same purpose as of the date of the photos. Site plans are not surveys unless shown as being prepared by a professional surveyor. As noted in the Scope of Work section of the report, the appraiser inspected the exterior of the comparable properties. Our comparable database automatically includes pictures we have recently taken. The only time a comparable picture is replaced is when the inspection shows a material change. Otherwise, the pictures shown in the report are representative of how the comparables looked during the inspection.

7. Legal, Engineering, Financial, Structural or Mechanical Nature Hidden Components, Soil
No responsibility is assumed for matters legal in character or nature or matters of survey or of any architectural, structural, mechanical or engineering nature. The title to the property is good and marketable. No responsibility is assumed for the legal description provided or for matters pertaining to legal or title considerations. The use of the land and improvements is confined within the boundaries or property lines of the property described.

The property is appraised as if free and clear unless otherwise stated in particular parts of the report. The legal description is assumed to be correct as used in this report as furnished by the client, his designee or as derived by the appraiser.

Please note that no advice is given regarding mechanical equipment or structural integrity or adequacy or soils and potential for settlement, drainage, etc., (seek assistance from qualified architect and/or engineer) nor matters concerning liens, title status and legal marketability (seek legal assistance). The lender and owner should inspect the property before any disbursement of funds; further, it is likely that the lender or owner may wish to require mechanical or structural inspections by qualified and licensed contractor, civil or structural engineer, architect or other expert.

The appraiser has inspected, as far as possible by observation, the land and the improvements; however, it was not possible to personally observe conditions beneath the soil or hidden structural or other components. I have not critically inspected mechanical components within the improvements, and no representations are made therein as to these matters unless specifically stated conditions would cause a loss of value. The land or the soil of the area being appraised appears firm; however, subsidence in the area is unknown. The appraiser(s) do not warrant against this condition or occurrence of problems arising from soil conditions.

The appraisal is based on there being no hidden unapparent or apparent conditions of the property site subsoil or structures or toxic materials which would render it more or less valuable. No responsibility is assumed for any such conditions or for any expertise or engineering to discover them.

All mechanical components are assumed to be in operable condition and status standard for properties of the subject type. Conditions of heating, cooling ventilation, electrical and plumbing equipment are considered to be commensurate with the condition of the balance of the improvements unless otherwise stated. No judgment is made as to adequacy of insulation, type of insulation or energy efficiency of the improvements or equipment.

If the Appraiser has not been supplied with a termite inspection, survey or occupancy permit, no responsibility or representation is assumed or made for any costs associated with obtaining same or for any deficiencies discovered before or after they are obtained. No representation or warranties are made concerning obtaining the above-mentioned items.

The Appraiser assumes no responsibility for any costs or consequences arising due to the need or the lack of need for flood hazard insurance. An Agent for the Federal Flood Insurance Program should be contacted to determine the actual need for Flood Hazard Insurance.

8. Legality of Use
The appraisal is based on the premise that there is full compliance with all applicable federal, state and local environmental regulations and laws unless otherwise stated in the report and that all applicable zoning, building and use regulations and restrictions of all types have been complied with unless otherwise stated in the report; further, it is assumed that all required licenses, consents, permits or other legislative or administrative authority, local, state, federal and/or private entity or organization have been or can be obtained or renewed for any use considered in the value estimate.

9. Component Values
The distribution of the total valuation in this report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.

10. Auxiliary and Related Studies
No environmental or impact studies, special market study or analysis, highest and best use analysis study or feasibility study has been requested or made unless otherwise specified in an agreement for services or in the report. The appraiser reserves the unlimited right to alter, amend, revise or rescind any of the statements, findings, opinions, values, estimations or conclusions upon any subsequent such study or analysis or previous study or factual information as to market or subject or analysis subsequently becoming known to him.

11. Dollar Values, Purchasing Power
The market value estimated and the costs used are as of the date of the estimate of value. All dollar amounts are based on the purchasing power and price of the value estimate.

12. Inclusions
Furnishings and equipment or personal property or business operations except as specifically indicated and typically considered as part of real estate have been disregarded with only the real estate being considered in the value estimate unless otherwise stated. In some property types, business and real estate interests and values are combined.

13. Proposed Improvements, Conditioned Value
Improvements proposed, if any, on or off-site as well as any repairs required are considered, for purposes of this appraisal, to be completed in good and workmanlike manner according to information submitted and/or considered by the appraisers. In cases of proposed construction, the appraisal is subject to change upon inspection of property after construction is completed. This estimate of market value is as of the date shown, as proposed, as if completed and operating at levels shown and projected.

14. Value Change, Dynamic Market, Influences
The estimated market value is subject to change with market changes over time; value is highly related to exposure, time, promotional effort, terms, motivation and conditions surrounding the offering. The value estimate considers the productivity and relative attractiveness of the property physically and economically in the marketplace.

In cases of appraisals involving the capitalization of income benefits, the estimate of market value or investment value or value in use is a reflection of such benefits and appraiser's interpretation of income, yields and other factors derived from general and specific client and market information. Such estimates

are as of the date of the estimate of value; they are thus subject to change as the market and value are naturally dynamic.

The “Estimate of Market Value” in the appraisal report is not based in whole or in part upon the race, color or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.

The Appraiser reserves the right to alter the opinion of value on the basis of any information withheld or not discovered in the original normal course of a diligent investigation.

15. Management of the Property
It is assumed that the property which is the subject of this report will be under prudent and competent ownership and management neither inefficient nor super-efficient.

16. Fee
The fee for this appraisal or study is for the service rendered and not for the time spent on the physical report.

17. Authentic Copies
The authentic copies of this report are signed originals. Any copy that does not have the above is unauthorized and may have been altered.

18. Insulation and Toxic Materials
Unless otherwise stated in this report, the appraiser(s) signing this report have no knowledge concerning the presence or absence of toxic materials, asbestos and/or urea-formaldehyde foam insulation in existing improvements; if such is present, the value of the property may be adversely affected and reappraisal an additional cost necessary to estimate the effects of such.

19. Hypothetical Conditions
This Rent Comparability Study was completed under the hypothetical condition that the tenants at the subject property were not receiving rental subsidies and the rents were not restricted by HUD or other government agencies. The use of a hypothetical condition might have affected the assignment results.

20. Extraordinary Assumptions
The "prospective" value was determined under the extraordinary assumption that the rehabilitation is completed as detailed in the scope of work and that the proposed rents indicated in the report are approved. The use of an extraordinary assumption might have affected the assignment results.

21. Americans with Disabilities Act (ADA)
The Americans with Disabilities Act (ADA) became effective January 26, 1992, as to the removal of barriers in existing public accommodations. The ADA applies to alterations of existing public accommodations or commercial facilities or places of public accommodation designed for first occupancy after January 26, 1993. A compliance survey of the subject property has not been conducted to determine if it conforms to the various requirements of the ADA. A compliance survey of the property, in conjunction with a detailed study of the ADA requirements, could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this could have a negative effect on the value of the property. Since I am not qualified to determine if the subject property complies with the various ADA regulations, I did not consider possible noncompliance with the requirements of the ADA in estimating the value of the property.

22. Review

Unless otherwise noted herein, Gill Group's internal review appraiser has reviewed the report only as to general appropriateness of technique and format and has not necessarily inspected the subject or market comparable properties.

The appraiser(s) and/or associates of Gill Group reserve the right to alter statements, analyses, conclusions or any value estimate in the appraisal if there becomes known to them facts pertinent to the appraisal process which were unknown to Gill Group when the report was finished.

Utility Schedule

Virginia Housing | Housing Choice Voucher Program

Allowances for Tenant-Furnished Utilities and Other Services

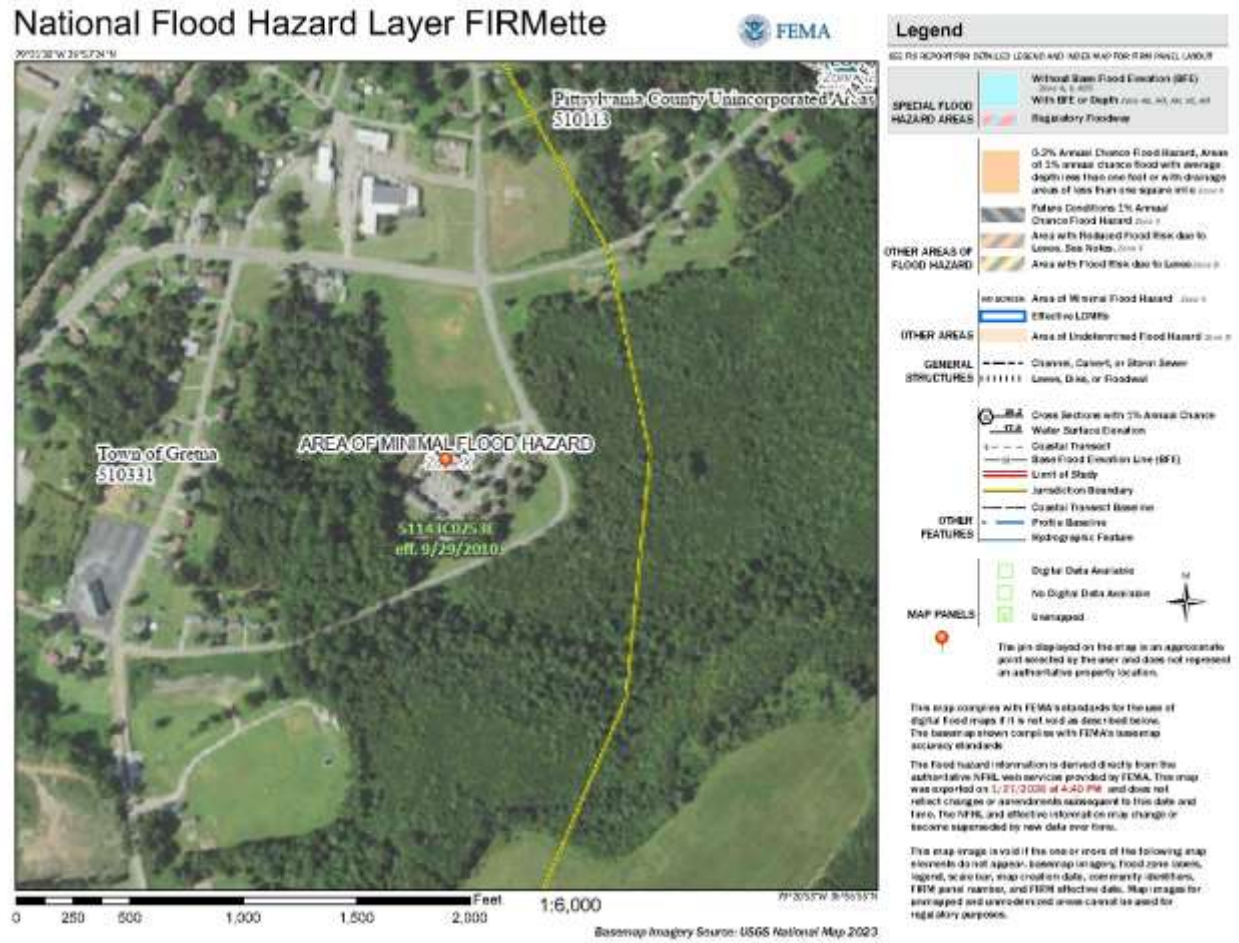
Family Name: _____
Unit Address: _____
_____
Voucher Size*: _____ **Unit Bedroom Size*:** _____
**Use smaller size to calculate tenant-supplied utilities and appliances.*

		Unit Type: 2 Exposed Walls				Effective Date: 07/01/2025			
		Monthly Dollar Amount							
Utility	**Usage**	**0 BR**	**1 BR**	**2BR**	**3BR**	**4BR**	**5 BR**	**6 BR**	**7BR**
Appliance	Range/Microwave	$2.00	$2.00	$2.00	$2.00	$2.00	$2.00	$2.00	$2.00
	Refrigerator	$3.00	$3.00	$3.00	$3.00	$3.00	$3.00	$3.00	$3.00
Bottled Gas	Cooking	$9.00	$12.00	$15.00	$19.00	$24.00	$27.00	$31.00	$34.00
	Home Heating	$49.00	$68.00	$88.00	$107.00	$137.00	$156.00	$175.00	$195.00
	Water Heating	$20.00	$28.00	$36.00	$44.00	$56.00	$64.00	$72.00	$80.00
Electricity	Cooking	$4.00	$5.00	$6.00	$8.00	$10.00	$11.00	$13.00	$14.00
	Cooling (A/C)	$7.00	$11.00	$14.00	$16.00	$21.00	$23.00	$26.00	$29.00
	Home Heating	$26.00	$36.00	$46.00	$57.00	$72.00	$82.00	$92.00	$103.00
	Other Electric	$14.00	$20.00	$25.00	$31.00	$39.00	$45.00	$50.00	$56.00
	Water Heating	$13.00	$18.00	$23.00	$28.00	$35.00	$40.00	$45.00	$50.00
Natural Gas	Cooking	$2.00	$2.00	$3.00	$3.00	$4.00	$5.00	$5.00	$6.00
	Home Heating	$11.00	$14.00	$18.00	$22.00	$28.00	$32.00	$36.00	$40.00
	Water Heating	$4.00	$6.00	$7.00	$9.00	$11.00	$13.00	$14.00	$16.00
Oil	Home Heating	$46.00	$64.00	$82.00	$101.00	$128.00	$146.00	$165.00	$183.00
	Water Heating	$19.00	$26.00	$33.00	$41.00	$52.00	$59.00	$67.00	$74.00
Sewer	Other	$23.00	$32.00	$41.00	$51.00	$64.00	$74.00	$83.00	$92.00
Trash Collection	Other	$15.00	$15.00	$15.00	$15.00	$15.00	$15.00	$15.00	$15.00
Water	Other	$20.00	$27.00	$35.00	$43.00	$55.00	$62.00	$70.00	$78.00
UTILITY ALLOWANCE TOTAL:		$	$	$	$	$	$	$	$

Virginia Housing/Utility Allowance Schedule – Revised 12/2020 Page 1 of 1

Gretna Village
327 Payne Street
Gretna, Virginia 24557

Flood Certificate



Tab R:

Documentation of Utility Allowance calculation

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)
GRETNA VILLAGE APTS	N/A	05/01/2025

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. 3 Rent Per Unit	Contract Rents: Col. 4 Monthly Contract Rent Potential (Col. 2 x Col. 3)	Col. 5 Utility Allowances (Effective Date (mm/dd/yyyy) 05/01/2025)	Col. 6 Gross Rent (Col. 3 + Col. 5)	Market Rents (Sec. 236 Projects Only): Col. 7 Rent Per Unit	Market Rents (Sec. 236 Projects Only): Col. 8 Monthly Market Rent Potential (Col. 2 x Col. 7)
1 Bedroom, Family	5	540	2,700	119	659	0	0
2 Bedroom, Family	10	672	6,720	197	869	0	0
3 Bedroom, Family	23	785	18,055	274	1,059	0	0
4 Bedroom, Family	9	887	7,983	336	1,223	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	0
		0	0	0	0	0	0
		0	0	0	0	0	0
Total Units	47	Monthly Contract Rent Potential (Add Col. 4)*	$35,458			Monthly Market Rent Potential (Add Col. 8)*	$0
		Yearly Contract Rent Potential (Col. 4 Sum x 12)*	$425,496			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 theWorksheet 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.)

☑ Range	☑ Dishwasher	☐
☑ Refrigerator	☑ Carpet	☐
☑ Air Conditionar	☐ Drapes	☐
☑ Disposal	☐	☐

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 G	☐ Hot Water G	☐ Lights, etc. E
☐ Cooling E	☐ Cooking G	☐

Services/Facilities (check those included in rent)

☑ Parking	☑ Comm Room	☐ Nursing Care
☑ Laundry	☑ Picnic Area	☐ Linen/Maid Service
☐ Swimming Pool	☑ Playground	☐
☐ Tennis Courts	☐	☐

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

Purpose	Monthly Charge
	$0.00
	$0.00
	$0.00
	$0.00
	$0.00
	$0.00

Part D – Non-Revenue Producing Space

Col. 1 Use	Col. 2 Unit Type	Col. 3 Contract Rent
		0
		0
		0
		0
		0
Total Rent Loss Due to Non-Revenue Units		**$ 0**

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
			0
			0
			0
			0
	$0	Total Commercial Rent Potential	

Part F – Maximum Allowable Rent Potential

Enter Maximum Allowable Monthly Rent Potential From Rent Computation Worksheet (to be completed by HUD or lender) $35,458

Part G – Information on Mortgagor Entity

Name of Entity

Gretna Village MF IV 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

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	Authorized Official's Signature
Gregory B. Jones, Authorized Signatory	4/25/2025 Date (mm/dd/yyy)

Part I — HUD/Lender Approval

Addendum Number	Branch Chief/Lender Official Signature
	Date (mm/dd/yyy)
HAP Contract Number VA36M000083	Robert J. McLaughlin, Jr. 04/25/2025
Exhibit Number	Director, Housing Management Division Signature
Loan Servicer Signature Date (mm/dd/yyy)	Date (mm/dd/yyy)

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)
Gretna Village Apts.	NA	03/01/2026

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. 3 Rent Per Unit	Contract Rents: Col. 4 Monthly Contract Rent Potential (Col. 2 x Col. 3)	Col. 5 Utility Allowances (Effective Date (mm/dd/yyyy) ___ / ___ / _____	Col. 6 Gross Rent (Col. 3 + Col. 5)	Market Rents (Sec. 236 Projects Only): Col. 7 Rent Per Unit	Market Rents (Sec. 236 Projects Only): Col. 8 Monthly Market Rent Potential (Col. 2 x Col. 7)
1 Bedroom, Family	5	659	3,295		659		0
2 Bedroom, Family	10	869	8,690		869		0
3 Bedroom, Family	23	1,059	24,357		1,059		0
4 Bedroom, Family	9	1,223	11,007		1,223		0
			0		0		0
			0		0		0
			0		0		0
			0		0		0
			0		0		0
			0		0		0
			0		0		0
Total Units 47		Monthly Contract Rent Potential (Add Col. 4)* $47,349				Monthly Market Rent Potential (Add Col. 8)* $0	
		Yearly Contract Rent Potential (Col. 4 Sum x 12)* $568,188				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.)

☑ Range	☑ Dishwasher	☐ _____
☑ Refrigerator	☑ Carpet	☐ _____
☑ Air Conditioner	☐ Drapes	☐ _____
☑ Disposal	☐ _____	☐ _____

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 G	☐ Hot Water G	☐ Lights, etc. E
☐ Cooling E	☐ Cooking G	☐ Water

Services/Facilities (check those included in rent)

☑ Parking	☑ Community R	☐ Nursing Care
☑ Laundry	☑ Picnic Area	☐ Linen/Maid Service
☐ Swimming Pool	☑ Playground	☐ _____
☐ Tennis Courts	☐ _____	☐ _____

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

Purpose	Monthly Charge
	$
	$
	$
	$
	$
	$ 0

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

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 Worksheet (to be completed by HUD or lender) $

Part G – Information on Mortgagor Entity

Name of Entity

Gretna Village MF IV 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

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	Authorized Official's Signature	Date (mm/dd/yyyy)
Gregory B. Jones, Authorized Signatory		1/28/2026

Part I – HUD/Lender Approval

Addendum Number	Branch Chief/Lender Official Signature
HAP Contract Number: VA36M000083	Date (mm/dd/yyyy)
Exhibit Number	Director, Housing Management Division Signature
Loan Servicer Signature — Date (mm/dd/yyyy)	Date (mm/dd/yyyy)

Public reporting burden for this collection of information is estimated to average 20 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This collection of information is authorized under Section 207 of the National Housing Act. The information is necessary for the Department to ensure that project owners are not overcharging their tenants and to ensure that the rent levels approved by the Department are not exceeded. The Department uses this information to enforce rent regulations which otherwise would be difficult because there would be no clear record of the rents and charges that the Department had approved. In addition, the Department needs to periodically collect information regarding project principals, so unauthorized participation by previously excluded or otherwise undesirable owners can be detected. This information is required to obtain benefits. HUD may disclose certain information to Federal, State, and local agencies when relevant to civil, criminal, or regulatory investigations and prosecutions. It will not be otherwise disclosed or released outside of HUD, except as required and permitted by law.

Instructions

All project owners must submit the form HUD-92458 when requesting an adjustment to project rents. HUD establishes and approves rental charges and utility allowances on the Form. The owner is responsible for notifying tenants of the approved rents.

General. For projects with fully-insured or HUD-held mortgages, the owner/agent submits this Form to the HUD Field Office. For projects with coinsured mortgages, the owner/agent submits this Form to the lender.

Part A. If the monthly rent potential you are proposing is less than or equal to the Maximum Allowable Monthly Rent Potential approved by HUD/lender on your original Rent Formula or on your most recent Rent Computation Worksheet, complete all of Part A according to the instructions below. If the monthly rent potential you are requesting exceeds the Maximum Allowable Monthly Rent Potential approved by HUD/lender on your original Rent Formula or on your most recent Rent Computation Worksheet, complete only Columns 1 and 2 according to the instructions below. Show your proposed rents and monthly rent potential in the cover letter transmitting your rent increase request.

Column 1. Show each type of unit for which rents will vary. Show the number of bedrooms and bathrooms and other features that cause rents to vary (e.g., 2 BDM, 1 B, DA, KETTE, vs 2 BDM, 2B, DR, K). Use the following symbols:

BDM	- Bedroom	LR	- Living Room
B	- Bath	DR	- Dining Room
K	- Kitchen	DA	- Dining Alcove
KETTE	- Kitchenette		

Column 2. Show the number of units for each unit type. Include non-revenue producing units.

Column 3. For unsubsidized projects, show the rent you intend to charge for each unit type. For subsidized projects, show the contract rent (as defined in HUD Handbook 4350.3) for each unit type.

Column 4. For each line, multiply the contract rent in Column 3 by the number of units in Column 4. Add monthly contract rent potentials for each unit size to compute the total monthly contract rent potential. Multiply the monthly total by 12 to compute the annual contract rent potential.

Columns 5 and 6. Complete the Columns only if the project has a subsidy contract with HUD and some utilities are not included in the rent. In Column 5, show the utility allowance for each unit type. Compute the gross rent for each unit type by adding the contract rent in Column 3 and the utility allowance in Column 5. Show this amount in Column 6.

Columns 7 and 8. Complete these Columns only if the project is receiving Section 236 Interest Reduction Payments. In Column 7, show the market rent for each unit type. In Column 8, for each line multiply the market rent in Column 7 by the number of units in Column 2. Add the monthly market rent potentials for each unit size to compute the total monthly market rent potential. Multiply the monthly total by 12 to compute the annual market rent potential.

Parts B, C, D and E. Complete these Parts according to the instructions on the Rent Schedule.

Part F. Do not complete this Part. The HUD Field Office/lender will complete this Part.

Parts G and H. Complete these Parts according to the instructions on the Rent Schedule.

Part I. Do not complete this Part. The HUD Field Office/lender will complete this part.

Tab S:

Supportive House Mandatory
Certification and Documentation

This deal does not require information behind this tab.

Tab T:

Funding Documentation

PNC REAL ESTATE

March 9, 2026

Jake Lanza
Green Street Housing
212 E. Main St, Ste 200
Salisbury, MD 21801

RE: Freddie Mac 9% LIHTC Forward Funding Rehabilitation Financing
Gretna Village Apartments
Gretna Village, VA
47 units

Dear Jake Lanza,

PNC Bank, National Association ("PNC") hereby advises you that preliminary project analysis has been completed and reviewed for the referenced multifamily housing project. PNC has completed the analysis required to qualify the project under Freddie Mac's Optigo Targeted Affordable Housing[SM] model. In performing this analysis, we have reviewed the following information that you have provided to us: preliminary project cost estimates and project sources and uses of funds, operating budgets, scope of work, construction timing and potential sources of funds to determine our final figures for an eventual Freddie Mac submission. Our decision to move forward with the transaction is based upon the representations and materials supplied by you and/or your representatives.

The attached 15-year pro forma was prepared by **Green Street Housing** for the **Gretna Village Apartments** located in **Gretna Village, VA.** The pro forma is consistent with the unit rental rate assumptions, total operating expenses, net operating income, and debt service coverage based on PNC's current underwriting parameters and consistent with the loan terms indicated in the term sheet and is preliminarily considered feasible, pending further diligence review. The debt service for each year maintains no less than a 1.15x debt coverage ratio. These projections, which indicate that the Development is expected to be feasible for fifteen years, are made based on the preliminary information provided by the borrower to this point and are subject to PNC and Freddie Mac guidelines and due diligence review.

Additionally, we have performed a preliminary review of the credit worthiness of **Green Street Housing** and its Principals. At this time, PNC has no reservations with the Development Owner or any of the Principals. We anticipate no additional guarantors or financial strength will be needed to facilitate a loan to this borrower, other than those requirements disclosed herein.

Conditions to Delivery of the Freddie Mac Loan:

The availability of the Freddie Mac Loan shall be expressly conditioned upon borrower's ability to provide satisfactory compliance with the following requirements to PNC, Freddie Mac and their counsel.

Estimated Loan Amount	**$5,150,000** (based on current figures) Freddie Mac Forward Commitment loan will be provided at the lesser of up to 90% loan to value and up to a minimum 1.15x DSCR based on underwritten NOI. This Freddie Mac loan is intended for use with the 9% Low Income Housing Tax Credit program. PNC will provide the borrower an opportunity to adjust the mortgage, assuming it is supported by the underwriting, should they require a greater mortgage than the mortgage currently listed above. The final maximum loan amount will be determined by Freddie Mac approval.
Term/Amortization	15-year term/40-year amortization period
Forward Commitment	The Forward Commitment term is 30 months. The cost of the first 6-month extension shall be an 80 basis point up front charge. The cost of the second 6-month extension shall be an 110 basis point up front charge. The Borrower is responsible for all fees and costs associated with any such extension(s).
Mortgage Rate	Annual interest rate shall be approximately **6.50%**. Initial loan sizing has been based on this interest rate assumption. Final loan sizing and interest rate will be determined at the acceptance of any Forward Commitment. The quoted spread and U.S. Treasury rates are subject to market conditions.
Prepayment	Freddie Mac shall be entitled to a yield maintenance termination fee in the event that the loan is terminated prior to 14.5 years following the permanent loan closing. The prepayment penalty is 1% thereafter, and the loan is prepayable at par the last 90 days of the loan.

Borrower	Single asset entity acceptable in all respects to PNC and Freddie Mac in their sole discretion.
Personal Recourse	PNC and Freddie Mac will typically not require Borrower recourse liability except upon the occurrence of certain events specified in the Mortgage Note executed by the Borrower. However, at PNC's and Freddie Mac's discretion, additional Borrower recourse liability or third-party guaranties may be required. Typical recourse "carve-outs" are as follows: **1)** Fraudulent acts committed by the borrower during the course of the loan. **2)** The borrower willfully and knowingly disposing of toxic substances on the site. **3)** Bankruptcy action on behalf of the general partners. Final loan approval will be subject to the ability of Borrower, and its principals, if necessary, to satisfy any financial and other credit requirements necessary to comply with any guaranties that will be required for a Freddie Mac permanent mortgage as required by PNC, Freddie Mac, and their counsel.
Collateral	Secured by a first Mortgage lien on the leasehold estate underlying the Property and all improvements thereon, together with an Assignment of Lease and Rents and a Security Interest in all appropriate personal property.
Land Lease	Any land lease affecting the Property must meet with PNC and Freddie Mac's approval per the requirements of the Freddie Mac 9% LIHTC Forward program.
Subordinate Financing	The subordinate lender must be willing to enter into a subordination agreement approved by PNC and Freddie Mac. Recorded "Soft" subordinate debt is permitted under the Freddie Mac structure for both public/governmental and private sources. Any

	payment of debt service on Soft subordinate debt may not, in the aggregate, exceed 75% of cash flow after the payment of operating expenses, replacement reserve contributions, and other required reserve contributions. The subordinate debt must not come due until after the maturity of the Freddie Mac loan, unless otherwise agreed to by PNC and Freddie Mac. Recorded "Hard" subordinate financing is permitted for debt owed to public, governmental or quasi-governmental sources or to private, institutional lenders. The combined loan to value may not be greater than 90% and the combined debt coverage ratio may not exceed 1.10x. The subordinate financing must fully amortize or must balloon after the maturity of the senior debt. The subordinate debt must have either a fixed interest rate for the full term or an adjustable interest rate with a rate cap. The subordinate hard debt when combined with the senior debt, must pass Freddie Mac's refinance test. The subordinate debt must not come due until after the maturity of the Freddie Mac loan, unless otherwise agreed to by PNC and Freddie Mac.
Escrows and Reserves	PNC and Freddie Mac will require that Borrower make monthly escrow deposits for all real property taxes, required property insurance, and replacement reserves. The tax and insurance escrows shall be maintained by PNC. PNC and Freddie Mac will require the funding of an annual replacement reserve escrow subject to loan underwriting and property inspections by third parties in their sole discretion (minimum $250/unit/year).
Freddie Mac Conversion Assurance Fee:	Should Lender issue a Forward Commitment to make the Loan, Lender will require a 5.00% Conversion Assurance Fee (CAF) payable in the form of a note secured by a mortgage on the property based on the final loan amount.

Third Party Reports	Borrower will be responsible for the cost of obtaining third party seismic, architectural, engineering, environmental and appraisal reports for the Property.

The financing of the referenced project is subject to the completion of final underwriting by PNC following the receipt of all third-party reports identified above, as well as any other underwriting due diligence requested, Freddie Mac issuance of a commitment to purchase the mortgage loan, the satisfaction of any conditions required by the Freddie Mac Commitment, approval of PNC's credit committee and PNC's issuance of a Loan Commitment. This agreement shall be deemed to be made in and governed by the laws of the State of California.

Borrower shall indemnify and hold harmless PNC, or its assigns, and each of its officers, directors, employees, and agents from and against any and all out-of-pocket losses, damages, liabilities, costs, expenses, and counsel fees incurred by PNC as a result of (I) the assertion of any claim made in connection with the issuance by PNC, the Mortgage Loan, Freddie Mac's involvement in the financing, provided that such claim is based upon or arises from out of or as a consequence of any act, event, circumstance or omission of or is caused by or is within the control or direction of, Borrower or its Principals or officers or employees or (II) any fraud or material misrepresentation by Borrower or Principal of the Borrower in connection with the credit enhancement.

Important Information About Procedures for Obtaining a New Loan from PNC:
To help the government fight the funding of terrorism and money laundering activities, Federal law requires all financial institutions to obtain, verify, and record information that identifies each person who establishes a formal relationship with such institution.

What this means for you:
When you apply for a loan with PNC, we will ask you your name, address, date of birth (for individuals) and other pertinent information that will allow us to identify you. We may also ask to see your driver's license (for individuals), organizational documents (for business entities) or other identifying information.

Additional Information and Disclosures:

See "Loan Application Disclosure" attached hereto.

If the above arrangement is acceptable to you, please sign and return one copy of this letter agreement and keep one for your records. Should you have any questions, please do not hesitate to call. We look forward to working with you on this and future partnerships.

PNC Bank, National Association

Trevor Tolbert
Senior Vice President

Agreed to and accepted:

APPLICANT: Gretna Village Preservation, LLC (Company)

By: _____ (Signature)

Name: Thomas J. Ayd, Jr (Printed Name)

Title: Authorized Person

Date: 3/11/2026

LOAN APPLICATION DISCLOSURE

This document contains important information about your rights, and disclosures to which you are entitled, pursuant to certain statutory and regulatory requirements. Consent you provide for further consideration of this application is also included. Please read and retain a copy for your records.

USA Patriot Act Notice: To help the U.S. government fight the funding of terrorism and Money Laundering activities, Federal law requires all financial institutions to obtain, verify and record information that identifies each person that opens an account. What this means: when a Borrower opens an account, the Bank will ask for the business name, business address, taxpayer identifying number and other information that will allow the Bank to identify the Borrower, such as organizational documents. For some businesses and organizations, the Bank may also need to ask for identifying information and documentation relating to certain individuals associated with the business or organization, including the individuals name, address, date of birth and other information that will help the Bank identify such person. The Bank may also ask to see such person's driver's license or other official documents to identify such person.

Online Notice to Borrower/Appraisal: You are entitled to receive a copy of each written appraisal and valuation developed in connection with an application for credit to be secured by a first lien on a 1-4 family residential dwelling at least three (3) business days prior to your closing date. We will make every effort to deliver a copy at least three (3) business days prior to your closing date, however, in the unlikely event that we experience a delay in the delivery your closing may be postponed. By providing your e-mail address to PNC, you agree to the electronic delivery of appraisals and valuations. If you prefer copies in written form, contact PNC at: 855-201-1604.

Important information about phone calls, texts, prerecorded and email messages: By providing telephone number(s) to PNC, its affiliates or designees now or at any later time you authorize PNC and/or its affiliates and designees to contact you regarding your account(s) with PNC or its affiliates whether such accounts are your individual accounts or business accounts for which you are a contact at such numbers using any means, including but not limited to placing calls using an automated dialing system to cell phone or VoIP numbers or leaving prerecorded messages or sending text messages even if charges may be incurred for the calls or text messages. Any phone call with us may be monitored or recorded by us for quality control and training purposes.

Email Communication: By providing your email address, you consent and agree to receive electronic mail from PNC, its affiliates and designees.

Credit Reports: By submitting an application for credit, you, alone and on behalf of all co-applicants and guarantors for whom you have permission to apply for products and services, hereby request and authorize PNC or its designees (and any assignee or potential assignee) to obtain personal and/or business credit profiles from one or more third party credit reporting agencies, including without limitation, national credit bureaus (the "Reporting Agencies"). You, alone and on behalf of all co-applicants and guarantors for whom you have permission to apply for products and services, further request and authorize PNC to disclose information including personal information, to such national credit bureaus, for the purposes described herein. This request and authorization extends to obtaining a credit profile(s) in (i) considering this application, (ii) assessing creditworthiness and (iii) considering extensions of credit on an ongoing basis, for the purposes of (a) update, renewal, modification or extension of such credit or additional credit, (b) reviewing, administering or collecting the resulting account and (c) reporting repayment and satisfaction of such credit obligations to such Reporting Agencies. The execution of definitive loan documents, by you or by any co-applicant or guarantor, for whom you have permission to apply for products and services, shall ratify and confirm the requests and authorizations set forth herein. If you are a New York resident we are informing you that upon request, you will be informed whether or not a consumer report was requested, and if it was, of the name and address of the consumer reporting agency that furnished the report.

Income: When applying for credit, you are not required to disclose alimony, child support or separate maintenance payments if you do not wish to have it considered as a basis for repaying your loan obligation.

Notice for Denial: If you have applied for credit and your request is denied you have the right to a written statement of the specific reasons for denial. To obtain the statement please write to PNC

Bank, National Association, MS: F2-F070-22-C, Attn: Portfolio Processing Team, 1600 Market St 22nd Floor Philadelphia, PA 19103 or call 1-877-287-2654, within 60 days from the date you are notified of our decision. We will send you a written statement of reasons for denial within 30 days of receiving your request for the statement.

ECOA Notice: The federal Equal Credit Opportunity Act prohibits creditors from discriminating against credit applicants on the basis of race, color, religion, national origin, sex, marital status, age (provided the applicant has the capacity to enter into a binding contract), because all or part of the applicant's income derives from any public assistance program, or because the applicant has in good faith exercised any right under the Consumer Credit Protection Act. The federal agency that administers compliance with this law concerning this creditor is: Bureau of Consumer Financial Protection, 1700 G Street NW, Washington, DC 20552.

Other: Bank is not obligated to grant credit or may offer a lower limit than requested.

Business Purpose Affirmation: You certify that all loan proceeds will be used for business purposes.

State Specific Disclosures:

Notice to Ohio Residents: The Ohio laws against discrimination require that all creditors make credit equally available to all creditworthy customers, and that reporting agencies maintain credit histories on each individual upon request. The Ohio Civil Rights Commission administers compliance with this law.

Notice to New Jersey Residents: Under New Jersey law we are required to give you the following notification if we make a loan offer to be secured, in whole or in part, by real property located in New Jersey: "The interests of the borrower and lender are or may be different and may conflict, and the lender's attorney represents only the lender and not the borrower. The borrower is, therefore, advised to employ an attorney of the borrower's choice, licensed to practice law in the State of New Jersey to represent the interests of the borrower."

Notice to Wisconsin Residents: No provision of a marital property agreement, a unilateral statement under Wisconsin Statutes s.766.59 or a court decree under Wisconsin Statutes s. 766.70 adversely affects the interest of the creditor unless the creditor, prior to the time the credit is granted, is furnished a copy of the agreement, statement or decree or has actual knowledge of the adverse provision when the obligation to the creditor is Incurred.

Notice to Vermont Residents: The submission of your loan application constitutes your consent for the lender to obtain credit reports in connection with this application, for the purpose of reviewing the account, increasing the credit limit on the account, taking collection action on the account, or for any other legitimate purposes associated with the account.

PRIVACY NOTICE TO CALIFORNIA RESIDENTS

Last Updated: January 1, 2026

Changes to Our California Privacy Notice

PNC will update this notice in response to changing legal, technology, or business developments. We will post the most up-to-date notice on pnc.com/privacy. You can see when the notice was last updated by checking the "last updated" date displayed at the top. For questions, please contact PNC as noted below.

The California Consumer Privacy Act (CCPA) and the regulations promulgated thereto, each as amended, including pursuant to the California Privacy Rights Act of 2020 (CPRA) requires us to notify California residents (unless an exemption applies) of the categories of personal information we collect about them, with reference to the categories set forth under the CCPA, and the purposes for which we will use such categories of personal information, and whether we "sell" or "share" personal information.

Categories of Personal Information Collected: The relevant categories of personal information PNC may collect about California residents includes:

- **Identifiers:** such as real name, alias, postal address, unique personal identifier, online identifier, Internet Protocol (IP) address, email address, account name, Social Security Number, driver's license number, passport number, or other similar identifiers.
- **Customer records:** such as paper and electronic customer records containing personal information, such as name, signature, Social Security Number, physical characteristics or description, etc.
- **Protected classifications under California or federal law:** such as age, race, color, ancestry, national origin, citizenship or immigration status, religion or creed, marital status, sex (including gender identity or expression, sexual orientation), medical condition, veteran or military status, physical or mental disability, etc.
- **Commercial information:** such as records of personal property, products or services purchased, obtained, or considered, or other purchasing or consuming histories or tendencies.
- **Biometric information:** such as genetic, biological characteristics, etc. such as, fingerprints.
- **Internet or other electronic network activity information:** such as browsing history, search history, website interaction, etc.
- **Geolocation data:** such as precise physical location or movements within 1850 feet.
- **Sensory data:** such as audio, electronic, visual, thermal, olfactory, or similar information.
- **Employment information:** such as current or past job history or performance evaluations.
- **Education Information:** Information, such as education history for job applicants or student loans.
- **Profiles or inferences:** such as profiles reflecting a person's preferences, characteristics, psychological trends, predispositions, behavior, attitudes, intelligence, abilities, and aptitudes.
- **Sensitive Personal Information:** Personal information that reveals a consumer's social security, driver's license, state identification card, or passport number; account log-in, financial account, debit card, or credit card number in combination with any required security or access code, password, or credentials allowing access to an account; precise geolocation; racial or ethnic origin, religious or philosophical beliefs, or union membership; contents of a consumer's mail, email, and text messages unless the business is the intended recipient of the communication; neural data; or genetic data.

Purposes of Collection, Use, and Disclosure: We may collect, use, and disclose the above categories of personal information as follows:

- To provide the services for which the information was provided, including to maintain and administer any accounts you open with us and to process transactions and payments.
- For authentication, identity verification, and fraud prevention and detection.
- To process and respond to or address your questions and investigate and resolve any issues.
- To personalize your experience using our websites and services.
- To communicate with you, including transactional and account-related information as well as news, updates, and marketing communications.
- To improve and develop products and services and for other research and analytics purposes.
- To respond to authorized regulatory, compliance, and legal process.
- To evaluate or conduct a merger or to sell or transfer some or all of PNC's assets.
- To protect and defend our rights and interests and those of third parties, including in defense of litigation and other claims against us.

"Sale" or "Share" of Personal Information. The CCPA also requires that we disclose how we 'sell' and 'share' personal information. Under the CCPA, a 'sale' is defined broadly to include disclosing or making available personal information to a third-party in exchange for monetary compensation or other benefits or value, and 'share' broadly includes disclosing or making available personal information to a third-party for purposes of cross-context behavioral advertising.

PNC does not "sell" personal information. We may "share" personal information with advertising networks, third-party ad companies, data analytics providers or social networks, in order to improve and evaluate our marketing and advertising campaigns and better reach customers and prospective customers with more relevant ads and content.

California residents may submit a request to opt out of the sharing of information by clicking this link "Do Not Sell or Share my Personal information" or by visiting pnc.com/privacy.

"Sale" or "Share" of Sensitive Personal Information. PNC does not "sell" or "share" sensitive personal information. We only use and disclose sensitive personal information as reasonably necessary (i) to perform our services requested by you, (ii) to help ensure security and integrity, including to prevent, detect, and investigate security incidents, (iii) to detect, prevent and respond to malicious, fraudulent, deceptive, or illegal conduct, (iv) to verify or maintain the quality and safety of our services, (v) for compliance with our legal obligations, (vi) to our service providers who perform services on our behalf, and (vii) for purposes other than inferring characteristics about you. We do not use or disclose your sensitive personal information other than as authorized pursuant to section 7027 of the CCPA regulations (Cal. Code. Regs., tit. 11, § 7027 (2022)).

Retention of Personal Information. We retain the personal information we collect only as reasonably necessary for the purposes described in this notice or otherwise disclosed to you at the time of collection. The length of time varies depending upon the circumstances, including the type of information, purposes of collection, and applicable compliance, risk management and legal obligations. (For example, we will retain your transactional data for as long as necessary to comply with our tax, accounting, compliance, risk management and recordkeeping obligations, as well as an additional period of time as necessary to protect, defend or establish our rights, defend against potential claims, and comply with legal obligations.)

Not covered by this Notice: This Notice does not address or apply to any of the nonpublic information we collect about consumers, pursuant to the Gramm-Leach-Bliley Act (GLBA) or otherwise subject to an exemption under CPRA Section 1798.145.

For more details and information about the personal information we collect and how we collect, use and disclose such personal information (as defined by the CPRA) and your rights regarding such personal information, please call 1-888-PNC-BANK(1-888-762-2265) or visit us at pnc.com/privacy.

March 1, 2026

Virginia Housing

RE: Gretna Village Apartments – 9% LIHTC Application, Developer Fee Deferral and Interim Income Narrative

Dear Virginia Housing,

Green Street Housing ("GSH") submits this narrative in connection with the 9% Low-Income Housing Tax Credit (LIHTC) application for Gretna Village Apartments to provide Virginia Housing with a full accounting of the developer's commitment to closing the project's identified financing gap and ensuring the viability of the transaction at closing and throughout the construction and rehabilitation period.

Developer Fee Deferral

Green Street Housing (GSH) is currently forecasting deferring **$612,040** of the total developer fee, representing approximately 41% of the developer fee earned on the Gretna Village Apartments project. This deferral is being made in direct response to the project's financing gap and reflects GSH's confidence in and commitment to the long-term feasibility of this development. The deferred developer fee will remain subordinate to all senior debt obligations and will be repaid solely from available cash flow generated by the project following stabilization, in accordance with the approved repayment schedule and consistent with Virginia Housing's requirements.

GSH understands the critical role that developer fee deferral plays in bridging the financing gap common to many affordable housing transactions, particularly those undergoing substantial rehabilitation. This commitment is made in good faith and is intended to demonstrate the development team's full alignment with the goals of the program and the needs of the community served by Gretna Village Apartments.

Interim Income During Construction and Rehabilitation

In addition to the developer fee deferral outlined above, Green Street Housing intends to utilize approximately **$600,000** in interim income generated from the project during the construction and rehabilitation period to address the remaining financing gap and to cover operational expenses of the property during the rehabilitation period. As existing residents continue to

occupy units throughout the phased rehabilitation, rental income collected during this period will be applied directly to support project costs and further close the gap identified in the project's financial underwriting.

This interim income strategy is a prudent and commonly utilized tool in occupied rehabilitation projects and is consistent with best practices in the affordable housing industry. GSH's project management approach, combined with careful cash flow planning, positions the development team to effectively capture and deploy this income in a manner that supports the overall financial structure of the transaction.

Please do not hesitate to contact us should you have any questions or require additional information regarding this commitment.

Sincerely,

_____

Signature
Printed Name: Thomas J. Ayd, Jr.
Title: Authorized Representative
Gretna Village Preservation, LLC
Date: 3/1/2026

Tab U:

Acknowledgement by Tenant of the availability of Renter Education provided by Virginia Housing

Gretna Village Preservation, LLC
212 E. Main Street, Suite 200
Salisbury, MD 21801

RE: Virginia Housing Free Housing Education Acknowledgement

I_____, have read, understand, and acknowledge, I have been presented information regarding the Virginia Housing free renter education to tenants.

I understand that it is my responsibility to review the website link provided here www.virginiahousing.com/renters.

By signing below, I acknowledge that I have read, and understand the terms of all items contained this form.

Resident Name: _____

Resident Signature: _____

Date: _____

Tab V:

Nonprofit or LHA Purchase Option or Right of First Refusal

This deal does not require information behind this tab.

Tab W:

Internet Safety Plan and Resident Information Form

Gretna Village Apartments Internet Guidelines Acknowledgment

I _____ , have read, understand, acknowledge and agree to be bound by the recommendations, guidelines, terms, and conditions outlined in the Gretna Village Apartments Internet Guidelines Manual (provided to Resident). The Internet Guideline Manual outlines and summarizes the proper use and safety guidelines when using the Internet Services provided at the Gretna Village Apartments common areas.

I understand that the Internet Guideline Manual and handbook contains information that will assist me and my guests in the proper use of the Internet made available by Gretna Village Apartments. I also understand that I will be held accountable for my behavior, as well as for my guests' behavior, and me be subject to legal and/or financial consequences related to any misuses as outlined in the Internet Guideline Manual.

By signing below, I acknowledge that I have read, agree to, and understand the terms of all items contained in Gretna Village Apartments' Internet Guideline Manual.

Resident Name: _____

Resident Signature: _____

Date: _____

GRETNA VILLAGE APARTMENTS

INTERNET SECURITY PLAN

The Internet service at Gretna Village Apartments will have a rotating password that is only accessible to residents. The network router will be in a secure area to which tenants will not have access. The router will have a secure firewall to prevent data breaches.

At move-in, we will provide Tenants with the attached security and safety information and guidelines and will ask Tenants to sign an Acknowledgment of Responsibilities statement to ensure that they are educated in the internet safety and security guidelines.



Internet Safety

Playing it safe while playing online



Hi there kids! I am Charlie Cardinal and this is Speedy the Crime Fighting Hamster. We are here to introduce you to the basics of Internet Safety and some of the villains you need to watch out for. There are some bad characters out there, so you have to protect yourself. Your parents won't always be there to watch out for you, so stay sharp, learn all you can, and stay safe!



Privacy & Personal Information



Privacy is being able to keep things secret or hidden from others.

Personal Information is information about you or your family such as your address, a social security number, your parent's bank account, or how much money they have.

Criminals love to get people's personal information because they can pretend to be you, or use your money to buy things.

They can also make money off of your information by selling it to others. Companies or other criminals will use your info to send you junk mail or spam emails.

Criminals learning your address can be very bad. They may break in and steal from you. Protect your safety and your belongings, by keeping your information a secret.

These bad people may even use your personal information to trick someone else in your circle of friends and family. People sometimes tell criminals things that they shouldn't if they think that they are communicating with someone they know.



Think before you click



Do you know who sent that email?



Passwords

One of the most important things you need to learn is how to create strong passwords. A password is a code you type in to let the computer know it is really you.

Having an easy to guess password could allow someone to snoop around in your private information.



The way to make your password strong is to never use your name or your birthday. Use something hard to guess, but easy for you to remember. Make your password at least 8 characters long, and mixing numbers, symbols, and upper and lower case letters makes the password strong just like Speedy. Avoid using the same password over and over. That way if they do figure out your password, they only gain access to one account. And never leave your passwords written down where someone can find it.

A great tool online that creates kid friendly passwords is the website, www.dinopass.com

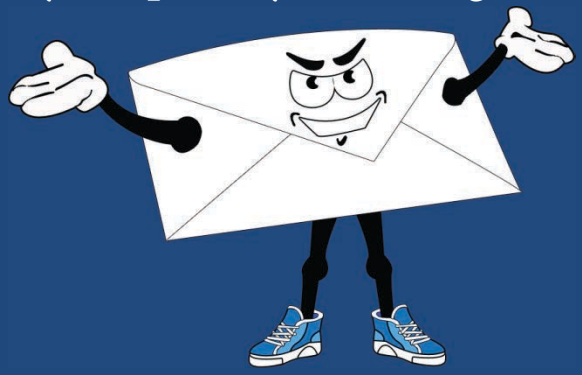
Spam



Spam is basically email that you receive from different companies or strangers that you did not sign up for. Most times it isn't from real companies and usually the sender is up to no good.

Spam emails can sometimes be a phishing scam. Phishing emails are emails that look like it is from some trusted source. A place like your bank, the IRS where taxes are collected, or some other business you shop with often. They make their email look like it is the real thing with logos, and they put links in the email baiting you to click them. Once you click the link, you could be launching a program that can damage your computer in some way or collect your personal information.

Spam emails can also use winning a sweepstakes or some other type prize to trick you into trusting the email source. After they hook you in, they inform you that to collect your prize, you must give them your credit card number.



How do you know it is spam?

Spam emails typically have a bunch of spelling and grammar errors or a mention of someone you don't know in the subject line. Don't Open It! Delete those emails right away.



Malware



Malware is a program written with the intent to harm your computer in some way.

Programs such as this, may be waiting for you to do something(a trigger), so that it can run. This could be the clicking of the link or opening an email attachment.

When searching for free downloads online, be very careful. There are a lot of sites out there trying to trick you. They will pay to make their site get returned at the top of the list of search results. Then when you access the page, they use blinking buttons to trick you to click. The result of clicking usually ends up being your computer loaded up with malware.

Once your machine is infected, it can change browser settings, create unusual popup ads on your computer and then pass the malware on to someone else.



Spyware

Spyware is a program that gets onto your computer through a download or a virus and it gathers information about you and sends this back to its creator.

Some of the types of information spyware might send back to home base is email addresses of you or your contacts, passwords, account numbers, and credit card numbers.

Some spyware out there records how you use your computer and what you search for online.

Adware

Adware is software that you are allowed to use by the author because of the advertisements that pop up occasionally during the game. Many of these type games you will find in the form of apps on your phone or devices.

Through the addition of advertisments, the developer gains some income that may supplement a discount to the user, sometimes making the software free.

Often after using the product with the ads,
a consumer will purchase the software to get rid of the ads.

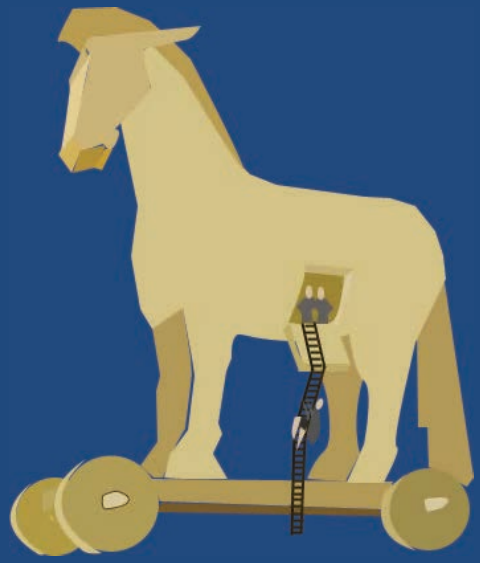
http://www.pctools.com/security-news/what-is-adware-and-spyware/



Trojan Horse

The name for the Trojan Horse virus was derived from tale of the Trojan Horse constructed by the Greeks to gain access to the city of Troy. The wooden horse was left at the gates as an offering to Athena. The horse was then wheeled into the city and out came Greek fighters hiding inside. http://www.britannica.com/topic/Trojan horse

A Trojan horse virus is a form of malware that is dressed up as something interesting or software from a source we are familiar with. The purpose is to trick the person into installing it. This allows the creator of the Trojan to do damage to data or software on your computer. They also will set up a back door or access point that allows them to access your system.



Trojan viruses don spread by infecting other files and they cannot duplicate themselves.
http://www.webopedia.com/DidYouKnow/Internet/virus.asp

Worms

Worms are malware that can duplicate itself and spread to other computers. Worms always do something bad, even if it is just slowing things down.

Worms will frequently set up the ability for computers to be taken over by the worm's author by creating backdoors on the host computer. These computers are then called a "zombie computer". "Zombie computers" can be used to send out spam or as a shield to hide the web address of people who want to do bad things.

http://www.webopedia.com/TERM/Z/zombie.html





Virus

A virus is a small program that is created to spread from one computer to the next and to mess up the way your computer works.

Many times viruses hop from computer to computer via email attachments or messages. They can also hide in funny pictures(memes), e□cards, or other desirable file attachments. It can also be sent through an instant message.

A virus can corrupt your data, or worse, delete it. It can also email copies of itself to your friends.

Keeping your anti□virus software up to date is key to protecting against the latest viruses and other security threats.

https://www.microsoft.com/security/pc-security/virus-whatis.aspx

Social Media



Privacy settings on social media accounts are set up as public when you first get one. Unless you want everyone to be able to look at all of your photos and other private stuff, you must go into your account settings and change this.

Something to remember is whatever you post and say on your page can be shared by your friends. Think about what you post online, BEFORE you do it. What you post, could be seen by anyone at any time depending on your settings and the friends you keep. Because we can take pictures of our screens, there is really no setting that can protect you. Think twice about what you are sharing with others, so there are no regrets later.

Make sure you know the people that you accept friend requests from. Sometimes people try to friend you to hack your Facebook account or access your contacts. Once you are hacked they will send out strange messages or friend requests to your contacts. Protect your friends and yourself by being cautious with friends and creating strong passwords for your social media accounts.

Geotagging



Geotagging is the bit of data that your electronic device packages with your picture that has information about where the picture was taken. This is something that can be turned on and off in your device and typically comes turned on until you change the setting.

When your photo is geotagged, this gives people information about your location. Letting outsiders know where you are, can allow them to plan to steal your belongings or vandalize your home.

Consider if you post a photo every Wednesday in your outfit ready to walk to ball practice and geotagging is turned on. This shows you have a routine and gives a rough area you will be in. A predator could come and take you away.

Another issue with allowing the geotagging to occur is you don't have control of your own privacy. Everyone does not need to know where you are all of the time, keep this information private.

http://www.nytimes.com/2010/08/12/technology/personaltech



Be Careful of What You Say!



Defamation: Defamation is the blanket word used for all types of untrue statements made about others. Definition of Defamation on Law.com

Slander: When someone orally tells one or more people an untruth about someone, which will harm the reputation of the person it is about. It is not slander if the untruth is in writing of some sort or if it is broadcast through television or radio. Definition of Slander on Law.com

Libel: This is where someone publishes to print(including pictures), written word, online posts, blogs, articles, or broadcast through radio, television, or film, an untruth about another which will do harm to the person reputation. Definition of Libel on Law.com



Be Careful of What You Say!



Much of the things people post online may get ignored, and you may get lucky and avoid legal action. But, when someone gets angry and files a lawsuit it can cause a major headache and possibly hit you hard in the wallet.

You might think you should have a right to openly complain about a company and their bad service or lousy product. Well when it comes to this, it is not always that simple. You can get sued for this and even if the judge agrees with you, you still have to pay for a defense attorney. Think twice and make sure that whatever you have to say is worth any headache you may have pop up later.
http://ideas.time.com/2013/01/07/yelp-reviewers-beware-you-can-get-sued/

On social media, people get into the habit of letting their emotions get the better of them and they end up speaking their minds about others online. When that person feels that this damages their character, they may opt to sue the other person for defamation. Even if their case is not successful, the stress, money, and time that you spend defending yourself is not worth it. To read more about defamatory social media posts, click here.

Stranger Danger Online



When you think of being on your computer or other electronic device in your own home, you probably think you are safe. Your mom is in the next room, what could happen?

Well there are people online that are up to no good. They go in chat rooms and pop up on your instant messenger, looking for someone to groom.

What is grooming you say? Well, grooming is when a stranger(can be any age) finds someone they are interested in, usually a minor. They act really nice and maybe they pretend they are much younger than they really are, like they are a kid just like you. Then they try to get you to like them and to trust them. They may ask you not to tell anyone you are talking to them. This is not okay and is a warning sign of a possible groomer.

How to Protect Yourself in Online Chats

- Choose chat sites designed for kids, such as www.kidzworld.com. Kidzworld is moderated and its aim is to protect kids from unwanted requests and online bullying.
- Beware of people you don't know. If they are asking too many questions or being too friendly they may be up to no good.
- If someone asks you to send them a picture or sends you a picture or video that is inappropriate, tell an adult or report them to the site moderators.
- Don't give out personal information to strangers online
- Don't tell strangers where you live or give them your telephone number
- Don't send strangers pictures of you or others
- If you are being bullied or threatened online, tell an adult or someone you trust





Cyberbullying

- Cyberbullying is the **willful and repeated harm** inflicted through the use of computers, cell phones, and other electronic devices.
- Using PhotoShop or other tools to create harassing images.
- Posting jokes about another person on the internet
- Using the internet to entice a group to physically harm another person.
- Making threats online using IM, email, social networking sites, or other electronic devices.



Consequences of Cyberbullying

Anything that you write, pictures that you post, or videos that you upload can be used by your school to **suspend** you.

College students have been removed from their athletic teams and lost college funding for writing negative comments about their coach.

When applying to colleges, they will search online to see what kind of person you are. They can deny you access if they don't like what they find.

When businesses are looking at people to hire for a job they will many times use social media to see what kind of person they are. Mean or inappropriate type posts can prevent you from getting the job you desire.

Cyberbullying can also be considered a crime and participating in this type of behavior can land you in big trouble.

Consequences of Cyberbullying

- § 18.2-152.7:1. Harassment by Computer; Penalty makes cyberbullying a crime.
- Carries a $2500 fine and punishable by up to **12 months in prison**.

There are many websites designed to inform and decrease the number of bullying cases we see each year. The U.S. Department of Health and Human Services has created a website with lots of resources to help combat bullying of all kinds - www.stopbullying.gov
If you experience cyberbullying or witness it, tell someone such as a school counselor, teacher, or a parent.





The Effects of Cyberbullying

- Victims feel depressed, sad, angry, and frustrated.
- Victims become afraid and/or embarrassed to attend school.
- Can lead to low self-worth, family problems, academic problems, school violence, and bad behavior.
- Victims can also develop thoughts of killing themselves and possibly act on these feelings.
- There are no positive effects of cyberbullying, only pain and suffering for the victims.
- The affects of being bullied can affect the victim into adulthood and prevent them from being all they can be in the future.



Dealing with Cyberbullying

- Never do the same thing back, 2 wrongs don't make a right
- Tell them to stop
- Block their access to you
- Report it to the site you are on such as Facebook or Twitter
- NEVER pass along messages from cyberbullies, stop the spread of this behavior
- Set up privacy controls and keep the bully out of your friends list
- Don't be a cyberbully yourself
- If you witness someone getting bullied, tell someone so it can be stopped. Many times the person being bullied won't tell out of fear.
- Spread the word that bullying is not cool
- Don't laugh or encourage the bully, it is not funny and it can lead to major trouble for the person doing the bullying.



About Sexting



"Sexting" is when someone sends or receives sexually explicit or non-PG Rated pictures or video electronically, mainly via cell phones or tablets.

The numbers on how many teens say that they have sent/posted nude or semi-nude pictures or videos of themselves is upsetting.
20% of teens between 13 to 19 years of age have engaged in sexting.
22% of teen girls
18% of teen boys
11% of teen girls between 13 to 16 years of age have engaged in sexting.

Did you know that if you forward a picture of a sexual or nude photo of someone underage, you are as responsible for the image as the original sender?? You can be charged with a crime.

Many teens don't realize that if you send a picture of yourself that is inappropriate and that picture ends up online, it could be there forever. You can never fully delete things that end up on the web.



About Sexting



There is no age minimum that protects young people from getting charged with a sexual offense.

Something that you think is okay or just a joke, might land you in a ton of trouble. For example, you might take a picture of your friend naked to embarrass them, but if they are under the age of 18, this is considered production of child pornography.

If you are sent something inappropriate, do not share it and don delete it. Tell an adult immediately. You may feel like you are getting your friend into trouble, but you are protecting yourself and you are protecting them. They may not be thinking about the consequences or the effect this behavior can have on their future.

Anyone that gets convicted of a sex offense, will have to register as a sex offender. Sex offenders have to keep their address updated and keep a current photo with the police. The information goes on the sex offender registry where anyone can go and see your picture and where you live online.

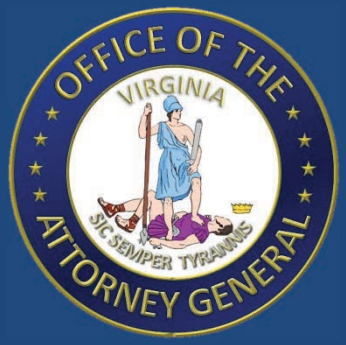
REMEMBER: You can control what other people do with your photos. Even if you think you are sending it to someone you can trust, they may end up surprising you. You can trust anyone with something as private as that. Don Do It!

Legal Consequences of Sexting

- The Virginia Department of Education has an excellent resource with real life examples of the consequences of sexting that can be found here.

- The Attorney General's Virginia Rules website is designed to give Virginia Youth information on all the laws in the state. Virginia Rules has extensive information on sexting and other internet security risks.

- This article in The Virginian-Pilot tells a story of five Virginia teens getting charged with felonies for sexting and being in possession of sexually explicit photos of a minor, read more about it here.



Information Provided By:

Office of the Attorney General
202 North Ninth Street
Richmond, Virginia 23219
(804) 786-2071
www.ag.virginia.gov

Tab X:

Marketing Plan for units meeting accessibility requirements of HUD section 504

Gretna Village Apartments
Marketing Plan for Units Which Conform to Section 504 of the Rehabilitation Act

This Marketing Plan for Units Which Conform to Section 504 of the Rehabilitation Act (the "Marketing Plan") has been designed to convey to current and potential residents with disabilities that Gretna Village Apartments will be a new rental housing experience, with a commitment to excellent management and resident service, as well as an expectation of resident responsibility. Therefore, the majority of this plan will address ways in which property management will endeavor to secure qualified tenants, ensure quality tenancy, and effective management and maintenance of the property.

The Management Agent will be responsible for the management of Gretna Village Apartments. Partnership Property Management (PPM), the Management Agent, will be responsible for all the traditional management functions, including rent collection, maintenance, record keeping, reports, development of budgets, and monitoring resident income qualifications. Additionally, PPM will be responsible for the development and management of community and resident services program.

I. Affirmative Marketing

PPM is pledged to the letter and the spirit of the U.S. policy of the achievement of equal housing opportunity throughout the Nation and will actively promote fair housing in the development and marketing of this project. PPM, it's Officers, Directors and employees will not discriminate on the basis of race, creed, color, sex, religion, familial status, elderliness, disability or sexual orientation in its programs or housing. They will also comply with all provisions of the Fair Housing Act (42 U.S.C. 3600, et. Seq.).

Any employee who has discriminated in the acceptance of a resident will be subject to immediate dismissal. All persons who contact the office will be treated impartially and equally with the only qualification necessary for application acceptance being income and credit, and conformity with the requirements of the Section 8 Program and Tax Credit programs. All interested parties will be provided a copy of the apartment brochure/flyer. Any resident who has questions not answered by the housing staff will be referred to the Regional Property Manager of PPM.

II. Marketing and Outreach

Locating people with disabilities to occupy the units which conform to the requirements of Section 504 of the Rehabilitation Act will be accomplished as follows:

1. Networking

PPM will contact local centers for independent living, disability services boards and other service organizations via phone and printed communication. The contacts will include the following organizations:

- **Area Center for Independent Living (540-433-6513)**
- **Virginia Board for People with Disabilities (804-786-0016)**
- **Virginia Department for Aging and Rehabilitative Services (757-451-7101)**

Centers for Independent Living

Disability Resource Center (540-433-6513)

- **Horizon Behavior Health (434-477-5000)**

Leasing Preference for Target Population Identified in MOU between the Authority and the Commonwealth

- **Unless prohibited by and applicable federal subsidy program.**
- **A "first preference" will be given for person in a target population identified in a memorandum of understanding between the Authority and one or more participating agencies of the Commonwealth.**
- **Will obtain tenant referrals from the Virginia Department of Medical Assistance Services (DMAS) or Virginia Department of Behavioral Health and Developmental Services (DBHDS) or any other agency approved by the Authority.**
- **Will Retain Tenant verification letter, Acknowledgment and Settlement Agreement Target Population Status**
- **Target Population units will be confirmed by VHDA.**
- **Units may be held vacant for 60 days during which ongoing marketing must be documented as required by the Virginia Housing 2026 Housing Tax Credit Manual**

2. Internet Search

Apartments will also be listed on the following websites:

www.virginiahousingsearch.com
www.hud.gov
www.accessva.org
www.dbhds.virginia.gov

3. Print Media

Print media sources will also be identified in the Pittsylvania County area that cater to people with disabilities as well as the public at large. These sources may include, but are not limited to, rental magazines such as the *Apartment Shoppers Guide*, *Apartments For Rent*, local newspapers, etc. All advertising materials related to the project will contain the Equal Housing Opportunity logo, slogan or statement, in compliance with the Fair Housing Act, as well as the fact that units for people with disabilities are available.

4. Resident Referrals

An effective Resident Referral program will be set up, in which current residents are rewarded for referring friends, coworkers, and others who may have disabilities to the property. These referrals are generally the best form of advertising as it attracts friends who will want to reside together, thus binding the community. ***Residents will be offered incentives, to be determined, for referring qualified applicants who rent at the property.*** Flyers will be distributed to residents along with the resident newsletter announcing the tenant referral program.

5. Marketing Materials

Additional marketing materials are needed in order to further support the specific marketing effort to people with disabilities. All printed marketing materials will include the EHO logo. The marketing will also emphasize the physical and administrative compliance with Americans with Disabilities Act.

These marketing materials include:

- **Brochures or news media coverage** –A simple, two-color brochure may be produced at low cost which will effectively sell the apartments and community. A brochure will include a listing of features and amenities. News media may include the local newspaper and/or the local television station coverage.

- **Flyers** - As mentioned earlier, a flyer campaign can be used effectively to market the community. Each flyer should incorporate graphics as well as a small amount of copy and should be designed to generate traffic.

- **Resident Referral** - The least expensive form of advertising is through Resident Referrals. A flyer should be created and distributed to all residents. ($50 - $100 per referral, paid upon move in). In addition to being distributed to all residents, the referral flyer should be left in the Management office and should be included in the move in packet. (People are most inclined to refer their friends in the first few weeks of their tenancy.) The flyers will be changed to reflect the season or any type of special referral program.

Tab Y:

Inducement Resolution for Tax Exempt Bonds

This deal does not require information behind this tab.

Tab Z:

Documentation of team member's Diversity, Equity and Inclusion Designation or Veteran Owned Small Business certification

VSOB/SWAM CONTRACT CERTIFICATION
(TO BE PROVIDED AT TIME OF APPLICATION)

LIHTC Applicant Name: Gretna Village Preservation, LLC

Name of VSOB or SWaM Service Provider: Gibson Spyre LLC

Part II, 13VAC10-180-60(E)(5)(e) of the Qualified Allocation Plan (the "QAP") of the Virginia Housing Development Authority (the "Authority") for the allocation of federal low income housing tax credits ("Credits") available under §42 of the Internal Revenue Code, as amended, provides that an applicant may receive points toward its application for Credits for entering into at least one contract for services provided by a (i) a veteran-owned small business (VOSB) as certified by the U.S. Department of Veterans Affairs, Office of Small and Disadvantaged Business Utilization, or the U.S. Small Business Administration, or (ii) a business certified as service-disabled veteran-owned through the Commonwealth of Virginia's SWaM Certification Program. Any applicant seeking points from Part II, 13VAC10-180-60(E)(5)(e) of the QAP must provide in its application this certification together with a copy of the service provider's VOSB certification or Commonwealth of Virginia's SWaM Program certification. The certification and information requested below will be used by the Authority in its evaluation of whether an applicant meets such requirements.

Complete a separate form for each VOSB or SWaM Service Provider. Note: Contracts used to claim points in Part II, 13VAC10-180-60(E)(5)(a) of the QAP may **not** also be used to claim points under 13VAC10-180-60(E)(5)(e).

INSTRUCTIONS:

Please complete all* parts below.** ***Omission of any information or failure to certify any of the information provided below may result in failure to receive points under Part II, 13VAC10-180-60(E)(5)(e) of the QAP.

1. The VOSB or SWaM Service Provider will provide the following services and roles eligible for points under the QAP:

☒ consulting services to complete the LIHTC application;
☒ ongoing development services through the placed in service date;
___ general contractor;
___ architect;
___ property manager;
___ accounting services; or
___ legal services.

2. Please describe in the space below the nature of the services contracted for with the VOSB or SWaM certified service provider listed above. Include in your answer the scope of services to be provided, when said services are anticipated to be rendered, and the length of the contract term.

Gibson Spyre LLC will review Applicant's application for reservation of 9% low income housing tax credits and make recommendations to Applicant regarding the rehabilitation of the Property. In order to facilitate its recommendations, Gibson Spyre may review financial models, review third-party reports as needed by Applicant for purposes of underwriting the rehabilitation, and review construction scopes with representatives of the Applicant. Gibson Spyre may also assist Applicant with scheduling and coordinating site visits for third-party due diligence and other pre-development activities. Prior to closing on the financing for the rehabilitation of the Property, Gibson Spyre may meet weekly with representatives of the Applicant (construction, asset management, and development management), to track pre-development expenses, and to assist Applicant and Applicant's consultants with the preparation and submission of applications required for the development activities related to the rehabilitation of the Property. Length of contract expected 16 months.

3. Attach to this certification a copy of the service provider's current VOSB certification from the U.S. Department of Veterans Affairs, Office of Small and Disadvantaged Business Utilization, or the U.S. Small Business Administration or attach to this certification a copy of the service provider's current service-disabled veteran-owned certification from the Commonwealth of Virginia's SWAM Program.

4. The undersigned acknowledge by their signatures below that prior to the Authority's issuance of an 8609 to the applicant, the undersigned will be required to certify that the VOSB or SWaM service provider successfully rendered the services described above, that said services fall within the scope of services outlined within Part II, 13VAC10-180-60(E)(5)(e) of the QAP, and that the undersigned service provider is still a business certified as a VOSB by the U.S. Department of Veterans Affairs, Office of Small and Disadvantaged Business Utilization, or the U.S. Small Business Administration or that the undersigned service provider is still a business certified as service-disabled veteran-owned through the Commonwealth of Virginia's SWaM) Program.

5. The undersigned further acknowledge that no spousal relationship exists between any principal of the applicant and any principal of the undersigned service provider.

[Contract Certification and signatures appear on following page]

CONTRACT CERTIFICATION

The undersigned do hereby certify and acknowledge that they have entered into with each another at least one contract for services as described herein; that said services fall within the scope of services outlined within Part II, 13VAC10-180-60(E)(5)(e) of the QAP; that the undersigned service provider is a business certified as a VOSB by the U.S. Department of Veterans Affairs, Office of Small and Disadvantaged Business Utilization, or the U.S. Small Business Administration or that the undersigned service provider is a business certified as service-disabled veteran-owned through the Commonwealth of Virginia's SWaM) Program; that no spousal relationship exists between any principal of the applicant and any principal of the undersigned service provider; and that it is the current intention of the undersigned that the services be performed (i.e., the contract is *bona fide* and not entered into solely for the purpose of obtaining points under the QAP). The undersigned do hereby further certify that all information in this certification is true and complete to the best of their knowledge, that the Authority is relying upon this information for the purpose of allocating Credits, and that any false statements made herein may subject both the undersigned applicant and the undersigned service provider to disqualification from current and future awards of Credits in Virginia.

APPLICANT:

Gretna Village Preservation, LLC
Name of Applicant

Signature of Applicant

Thomas J. Ayd, Jr. / Authorized Person
Printed Name and Title of Authorized Signer

VOSB OR SWAM CERTIFIED SERVICE PROVIDER:

Gibson Spyre LLC
Name of VOSB or SWaM Certified Service Provider

Signature of VOSB SWaM Certified Service Provider

Thomas A. Gibson, President of Gibson Spyre LLC
Printed Name and Title of Authorized Signer

U.S. Small Business Administration

202-205-8800 | sba.gov
409 3rd St, SW. Washington DC 20416

Aug. 1, 2024

Gibson Spyre LLC
SAM UEI: PADSZ9JD9XM3
1403 Prince St.
Alexandria, VA 22314

Dear Gibson Spyre LLC:

On behalf of the Small Business Administration (SBA), Veteran Small Business Certification Program (VetCert), I am writing to inform you that Gibson Spyre LLC's VetCert expiration date has been extended one year from the period of eligibility established by the Department of Veterans Affairs, Center for Verification and Evaluation. Your new VetCert expiration date is Aug. 30, 2026. Gibson Spyre LLC's business profile and period of eligibility, are viewable in the public VetCert database located at https://veterans.certify.sba.gov.

This certification is valid until the date of expiration indicated. Please retain a copy of this letter to confirm Gibson Spyre LLC's continued program eligibility in accordance with 13 Code of Federal Regulation (CFR) part 128.

To promote Gibson Spyre LLC's certification status, you may use the following link to download the logo for use on your marketing materials and business cards: https://ussba.github.io/brand/external-partners/certified-contractors/. In addition, please access the following link for information on next steps and opportunities for certified businesses: www.sba.gov/vetcert.

Thank you for your service to our country and for continuing to serve America through small business ownership.

Sincerely,

John B. Perkins

John B. Perkins
Director Veteran Small Business Certification Program

All SBA programs and services are extended to the public on a nondiscriminatory basis.

Tab AA:

Priority Letter from Rural Development

This deal does not require information behind this tab.

TAB AB:

Social Disadvantage Certification or Veteran Owned Small Business Certification

VOSB PRINCIPAL CERTIFICATION

Individual's Name: Thomas A. Gibson, President and CEO of Gibson Spyre LLC

LIHTC Applicant Name: Gretna Village Preservation, LLC

Part II, 13VAC10-180-60(E)(5)(f), of the Qualified Allocation Plan (the "Plan") of the Virginia Housing Development Authority (the "Authority") for the allocation of federal low income housing tax credits ("Credits") available under §42 of the Internal Revenue Code, as amended, provides that an applicant may receive thirty (30) points toward its application for Credits for demonstrating that at least one of its principals (i) is an individual or entity that is either a veteran-owned small business (VOSB) (as certified by the U.S. Department of Veterans Affairs, Office of Small and Disadvantaged Business Utilization, or the U.S. Small Business Administration) or a business certified as service-disabled veteran-owned through the Commonwealth of Virginia's SWaM Certification Program; (ii) that said principal also has an ownership interest of at least 25% in the controlling general partner or managing member for the proposed development; and (iii) that no spousal relationship exists between said principal and any other principal having an ownership interest in the development who does not also possess a VOSB certification or service-disabled veteran-owned Virginia SWaM certification.

INSTRUCTIONS:

Please describe the ownership interest of the VOSB or service-disabled veteran-owned business in the general partner or managing member of the applicant for Credits (provide any supporting documentation necessary to verify said ownership interest, such as the organizational chart provided elsewhere in the application for Credits). Note that the ownership interest described in this section may not be the same interest used to obtain points for participation by a socially disadvantaged individual under 13VAC10-180-60(E)(5)(b) of the QAP (i.e., to claim points under both 13VAC10-180-60(E)(5)(b) and 13VAC10-180-60(E)(5)(f), the principal must have at least 50% ownership interest in the controlling general partner or managing member).

Omission of any information or failure to certify any of the information provided below may result in failure to receive points under Part II, 13VAC10-180-60(E)(5)(f) of the Plan. Though the information requested below is of a personal nature, please note that all information provided on this form shall be subject to the Virginia Freedom of Information Act, § 2.2-3700, et seq.

Description of Ownership Interest: [continued]

Gibson Spyre, LLC is a Veteran-Owned Small Business as designated by the U.S. Small Business Administration. This certification is provided as an attachment to this document. Gibson Spyre LLC will have a 25% ownership in the MM as depicted in the project's organization chart (attached).

[Application continues on following page]

CERTIFICATION OF ELIGIBILITY

I hereby certify the following:

- that the undersigned principal has an ownership interest of at least 25% in the controlling general partner or managing member for the proposed development, as required by the Plan;
- no spousal relationship exists between the undersigned principal and any other principal having an ownership interest in the development who is not also a veteran-owned small business (as certified by the U.S. Department of Veterans Affairs, Office of Small and Disadvantaged Business Utilization, or the U.S. Small Business Administration) or a business certified as service-disabled veteran-owned through the Commonwealth of Virginia's SWaM Certification Program; and
- I hereby further certify that all information in this certification is true and complete to the best of my knowledge, that the Authority is relying upon this information for the purpose of allocating Credits, and that any false statements made herein may subject both the undersigned principal and the undersigned applicant to disqualification from current and future awards of Credits in Virginia.

APPLICANT:

Gretna Village Preservation, LLC
Name of Applicant

Signature of Applicant

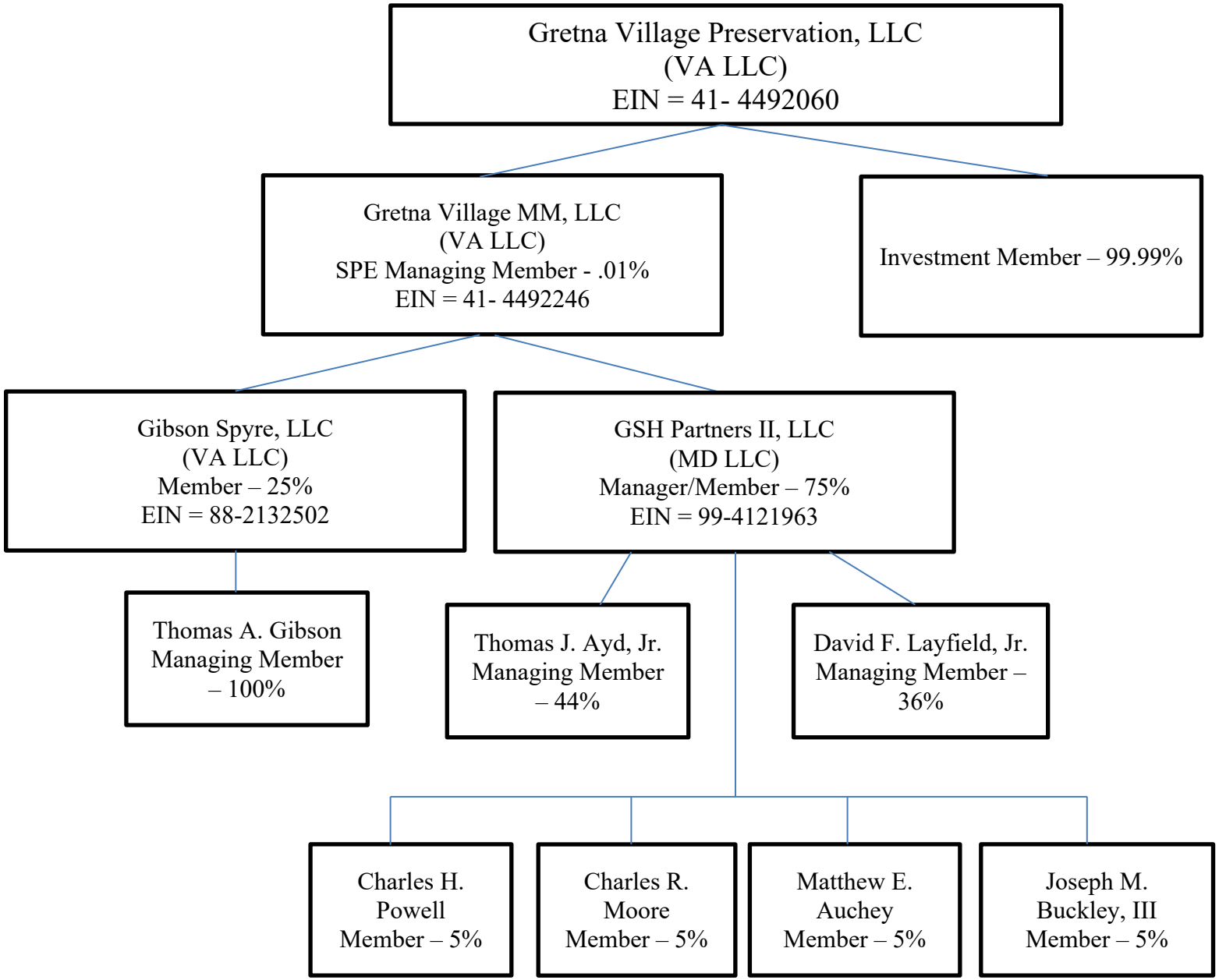
Thomas J. Ayd, Jr. / Authorized Person
Printed Name and Title of Authorized Signer

PRINCIPAL:

Signature of Qualifying Principal

Thomas A. Gibson, President and CEO of Gibson Spyre LLC
Printed Name and Title of Qualifying Principal

ORGANIZATIONAL CHART FOR GRETNA VILLAGE PRESERVATION, LLC



U.S. Small Business Administration

202-205-8800 | sba.gov
409 3rd St, SW. Washington DC 20416

Aug. 1, 2024

Gibson Spyre LLC
SAM UEI: PADSZ9JD9XM3
1403 Prince St.
Alexandria, VA 22314

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Thank you for your service to our country and for continuing to serve America through small business ownership.

Sincerely,

John B. Perkins

John B. Perkins
Director Veteran Small Business Certification Program

All SBA programs and services are extended to the public on a nondiscriminatory basis.