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Doc#: 1130818024 Fee: \$56.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/04/2011 12:27 PM Pg: 1 of 11

## Regulatory Agreement for Multifamily Housing Projects

U.S. Department of Housing  
And Urban Development  
Office of Housing  
Federal Housing Commissioner

### Under Sections 207, 220, 221(d)(4), 231 and 232, Except Nonprofits

Project Number		Mortgagee	
071-11256		OAK GROVE COMMERCIAL MORTGAGE, LLC	
Amount of Mortgage Note		Date	
\$6,325,000.00		As of November 1, 2011	
Mortgage Recorded	State Illinois	County Cook	Recorded concurrently herewith
			Originally endorsed for insurance under Section Section 207 pursuant to Section 223(f)

This Agreement entered into as of this 1<sup>st</sup> day of November, 2011, between RIDGE/DEVON LLC, an Illinois limited liability company whose address is c/o Marc Realty, 55 E. Jackson Blvd., Suite 500, Chicago, IL 60604, their successors, heirs, and assigns (jointly and severally, hereinafter referred to as Owners) and the undersigned Secretary of Housing and Urban Development and his successors (hereinafter referred to as Secretary).

In consideration of the endorsement for insurance by the Secretary of the above described note or in consideration of the consent of the Secretary to the transfer of the mortgaged property or the sale and conveyance of the mortgaged property by the Secretary, and in order to comply with the requirements of the National Housing Act, as amended, and the Regulations adopted by the Secretary pursuant thereto, Owners agree for themselves, their successors, heirs and assigns, that in connection with the mortgaged property and the project operated thereon and so long as the contract of mortgage insurance continues in effect, and during such further period of time as the Secretary shall be the owner, holder or reinsurer of the mortgage, or during any time the Secretary is obligated to insure a mortgage on the mortgaged property:

Secretary. The amount of the monthly deposit shall be subject to change every ten (10) years to equal the amount required by the Secretary based upon an valuation made or approved by the Secretary.

Such fund, whether in the form of cash deposit or invested in obligations of, or fully guaranteed as to principal by, the United States of America shall at all times be under the control of the mortgagee. Disbursements from such fund, whether for the purpose of effecting replacement of structural elements and mechanical equipment of the project or for any other purpose, may be made only after receiving the consent in writing of the Secretary. In the event that the owner is unable to make a mortgage note payment on the due date and that payment cannot be made prior to the due day of the next such installment or when the mortgagee has agreed to forgo making an election to assign the mortgage to the Secretary based on a monetary default, or to withdraw an election already made, the Secretary is authorized to instruct the mortgagee to withdraw funds from the reserve fund for replacements to be applied to the mortgage payment in order to prevent or cure the default. In addition, in the event of a default in the terms of the mortgage, pursuant to which the loan has been accelerated, the Secretary may apply or authorize the application

1. Owners, except as limited by paragraph 17 hereof, assume and agree to make promptly all payments due under the note and mortgage.
2. (a) Owners shall establish or continue to maintain a reserve fund for replacements by the allocation to such reserve fund in separate accounts with the mortgagee or in a safe and responsible depository designated by the mortgagee, concurrently with the beginning of payments towards amortization of the principal of the mortgage insured or held by the Secretary of an amount equal to \$1,800.00 per month, unless a different date or amount is approved in writing by the

of the balance in such fund to the amount due on the mortgage debt as accelerated.

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(b) Where Owners are acquiring a project already subject to an insured mortgage, the reserve fund for replacements to be established will be equal to the amount due to be in such fund under existing agreements or charter provisions at the time Owners acquire such project, and payments hereunder shall begin with the first payment due on the mortgage after acquisition, unless some other method of establishing and maintaining the fund is approved in writing by the Secretary. The property was previously subject to a mortgage insured by the Secretary. There shall be an initial deposit to the reserve for replacements of \$64,800.00.

3. Real property covered by the mortgage and this agreement is described in **Schedule Exhibit A** attached hereto.

(This paragraph 4 is not applicable to cases insured under Section 232.)

4. (a) Owners shall make dwelling accommodation and services of the project available to occupants at charges not exceeding those established in accordance with a rental schedule approved in writing by the Secretary, for any project subject to regulation of rent by the Secretary. Accommodations shall not be rented for a period of less than thirty (30) days, or, unless the mortgage is insured under Section 231, for more than three years. Commercial facilities shall be rented for such use and upon such terms as approved by the Secretary. Subleasing of dwelling accommodations, except for subleases of single dwelling accommodations by the tenant thereof, shall be prohibited without prior written approval of Owners and the Secretary and any lease shall so provide. Upon discovery of any unapproved sublease, Owners shall immediately demand cancellation and notify the Secretary thereof.

(b) Upon prior written approval by the Secretary, Owners may charge to and receive from any tenant such amounts as from time to time may be mutually agreed upon between the tenant and the Owners for any facilities and/or services which may be furnished by the Owners or others to such tenant upon his request, in addition to the facilities and services included in the approved rental schedule. Approval of charges for facilities and services is not required for any project not subject to regulation of rent by the Secretary.

(c) For any project subject to regulation of rent by the Secretary, the Secretary will at any time entertain a written request for a rent increase properly supported by substantiating evidence and within a reasonable time shall:

(i) Approve a rental schedule that is necessary to compensate for any net increase, occurring since the last approved rental schedule, in taxes (other than income taxes) and operating and maintenance cost over which Owners have no effective control or;

(ii) Deny the increase stating the reasons therefor.

5. (a) If the mortgage is originally a Secretary-held purchase money mortgage, or is originally endorsed for insurance under any Section other than Sections 231 or 232 and is not designed primarily for occupancy by elderly persons, Owners shall not in selecting tenants discriminate against any person or persons by reason of the fact that there are children in the family.

(b) If the mortgage is originally endorsed for insurance under Section 221, Owners shall in selecting tenants give to displaced persons or families an absolute preference or priority of occupancy which shall be accomplished as follows:

(1) For a period of sixty (60) days from the date of original offering, unless a shorter period of time is approved in writing by the Secretary, all units shall be held for such preferred applicants, after which time any remaining unrented units may be rented to non-preferred applicants;

(2) Thereafter, and on a continuing basis, such preferred applicants shall be given preference over nonpreferred applicants in their placement on a waiting list to be maintained by the Owners; and

(3) Through such further provisions agreed to in writing by the parties.

(c) Without the prior written approval of the Secretary not more than 25% of the number of units in a project insured under Section 231 shall be occupied by persons other than elderly persons.

(d) All advertising or efforts to rent a project insured under Section 231 shall reflect a bona fide effort of the Owners to obtain occupancy by elderly persons.

6. Owners shall not without the prior written approval of the Secretary:

(a) Convey, transfer, or encumber any of the mortgaged property, or permit the conveyance, transfer or encumbrance of such property.

(b) Assign, transfer, dispose of, or encumber any personal property of the project, including rents, or pay out any funds except from surplus cash, except for reasonable operating expenses and necessary repairs.

(c) Convey, assign, or transfer any beneficial interest in any trust holding title to the property, or the interest of any general partner in a partnership owning the property, or any right to manage or receive the rents and profits from the mortgaged property.

(d) Remodel, add to, reconstruct, or demolish any part of the mortgaged property or subtract from any real or personal property of the project.

(e) Make, or receive and retain, any distribution of assets or any income of any kind of the project except surplus cash and except on the following conditions:

(1) All distributions shall be made only as of and after the end of a semiannual or annual fiscal period, and only as permitted by the law of the applicable jurisdiction;

(2) No distribution shall be made from borrowed funds, prior to the completion of the project or when there is any default under this Agreement or under the note or mortgage;

(3) Any distribution of any funds of the project, which the party receiving such funds is not entitled to retain hereunder, shall be held in trust separate and apart from any other funds; and

(4) There shall have been compliance with all outstanding notices of requirements for proper maintenance of the project.

(f) Engage, except for natural persons, in any other business or activity, including the operation of any other rental project, or incur any liability or obligation not in connection with the project.

(g) Require, as a condition of the occupancy or leasing of any unit in the project, any consideration or deposit other than the prepayment of the first month's rent plus a security deposit in an amount not in excess of one month's rent to guarantee the performance of the covenants of the

lease. Any funds collected as security deposits shall be kept separate and apart from all other funds of the project in a trust account the amount of which shall at all times equal or exceed the aggregate of all outstanding obligations under said account.

time to time relative to income, assets, liabilities, contracts, operation, and condition of the property and the status of the insured mortgage.

- (h) Permit the use of the dwelling accommodations or nursing facilities of the project for any purpose except the use which was originally intended, or permit commercial use greater than that originally approved by the Secretary.
7. Owners shall maintain the mortgaged premises, accommodations and the grounds and equipment appurtenant thereto, in good repair and condition. In the event all or any of the buildings covered by the mortgage shall be destroyed or damaged by fire or other casualty, the money derived from any insurance on the property shall be applied in accordance with the terms of the mortgage.
8. Owners shall not file any petition in bankruptcy or for a receiver or in insolvency or for reorganization or composition, or make any assignment for the benefit of creditors, or to a trustee for creditors, or permit an adjudication in bankruptcy, or the taking possession of the mortgaged property or any part thereof by a receiver or the seizure and sale of the mortgaged property or any part thereof under judicial process or pursuant to any power of sale, and fail to have such adverse actions set aside within forty-five (45) days.
9. (a) Any management contract entered into by Owners or any of them involving the project shall contain a provision that, in the event of default hereunder, it shall be subject to termination without penalty upon written request by the Secretary. Upon such request Owners shall immediately arrange to terminate the contract within a period of not more than thirty (30) days and shall make arrangements satisfactory to the Secretary for continuing proper management of the project.
- (b) Payment for services, supplies, or materials shall not exceed the amount ordinarily paid for such services, supplies, or materials in the area where the services are rendered or the supplies or materials furnished.
- (c) The mortgaged property, equipment, buildings, plans, offices, apparatus, devices, books, contracts, records, documents, and other papers relating thereto shall at all times be maintained in reasonable condition for proper audit and subject to examination and inspection at any reasonable time by the Secretary or his duly authorized agents. Owners shall keep copies of all written contracts or other instruments which affect the mortgaged property, all or any of which may be subject to inspection and examination by the Secretary or his duly authorized agents.
- (d) The books and accounts of the operations of the mortgaged property and of the project shall be kept in accordance with the requirements of the Secretary.
- (e) Within sixty (60) days following the end of each fiscal year the Secretary shall be furnished with a complete annual financial report based upon an examination of the books and records of mortgagor prepared in accordance with the requirements of the Secretary, prepared and certified to by an officer or responsible Owner and, when required by the Secretary, prepared and certified by a Certified Public Accountant, or other person acceptable to the Secretary.
- (f) At request of the Secretary, his agents, employees, or attorneys, the Owners shall furnish monthly occupancy reports and shall give specific answers to questions upon which information is desired from
- (g) All rents and other receipts of the project shall be deposited in the name of the project in a financial institution, whose deposits are insured by an agency of the Federal Government. Such funds shall be withdrawn only in accordance with the provisions of this Agreement for expenses of the project or for distributions of surplus cash as permitted by paragraph 6(e) above. Any Owner receiving funds of the project other than by such distribution of surplus cash shall immediately deposit such funds in the project bank account and failing so to do in violation of this Agreement shall hold such funds in trust. Any Owner receiving property of the project in violation of this Agreement shall hold such funds in trust. At such time as the Owners shall have lost control and/or possession of the project, all funds held in trust shall be delivered to the mortgagee to the extent that the mortgage indebtedness has not been satisfied.
- (h) If the mortgage is insured under Section 232:
- (1) ~~The Owners or lessees shall at all times maintain in full force and effect from the state or other licensing authority such license as may be required to operate the project as an assisted living facility and shall not lease all or part of the project except on terms approved by the Secretary.~~
- (2) ~~The Owners shall suitably equip the project for assisted living facility operations.~~
- (3) ~~The Owners shall execute a Security Agreement and Financing Statement (or other form of chattel lien) upon all items of equipment, except as the Secretary may exempt, which are not incorporated as security for the insured mortgage. The Security Agreement and Financing Statement shall constitute a first lien upon such equipment and shall run in favor of the mortgagee as additional security for the insured mortgage.~~
- (i) ~~If the mortgage is insured under Section 231, Owners or lessees shall at all times maintain in full force and effect from the state or other licensing authority such license as may be required to operate the project as housing for the elderly.~~
10. Owners will comply with the provisions of any Federal, State, or local law prohibiting discrimination in housing on the grounds of race, color, religion or creed, sex, or national origin, including Title VIII of the Civil Rights Act of 1968 (Public Law 90-284, 82 Stat. 73), as amended, Executive Order 11063, and all requirements imposed by or pursuant to the regulations of the Department of Housing and Urban Development implementing these authorities (including 24 CFR Parts 100, 107 and 110, and Subparts 1 and M of Part 200).
11. Upon a violation of any of the above provisions of this Agreement by Owners, the Secretary may give written notice thereof, to Owners, by registered or certified mail, addressed to the addresses stated in this Agreement, or such other addresses as may subsequently, upon appropriate written notice thereof to the Secretary, be designated by the Owners as their legal business address. If such violation is not corrected to the satisfaction of the Secretary within thirty (30) days after the date such notice is mailed or within such further time as the Secretary determines is necessary to correct the violation, without further notice the Secretary may declare a default under this Agreement effective on the date of such declaration of default and upon such default the Secretary may:

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- (a) (i) If the Secretary holds the note - declare the whole of said indebtedness immediately due and payable and then proceed with the foreclosure of the mortgage;
- (ii) If said note is not held by the Secretary - notify the holder of the note of such default and request holder to declare a default under the note and mortgage, and holder after receiving such notice and request, but not otherwise, at its option, may declare the whole indebtedness due, and thereupon proceed with foreclosure of the mortgage, or assign the note and mortgage to the Secretary as provided in the Regulations;
- (b) Collect all rents and charges in connection with the operation of the project and use such collections to pay the Owners' obligations under this Agreement and under the note and mortgage and the necessary expenses of preserving the property and operating the project.
- (c) Take possession of the project, bring any action necessary to enforce any rights of the Owners growing out of the project operation, and operate the project in accordance with the terms of this Agreement until such time as the Secretary in his discretion determines that the Owners are again in a position to operate the project in accordance with the terms of this Agreement and in compliance with the requirements of the note and mortgage.
- (d) Apply to any court, State or Federal, for specific performance of this Agreement, for an injunction against any violation of the Agreement, for the appointment of a receiver to take over and operate the project in accordance with the terms of the Agreement, or for such other relief as may be appropriate, since the injury to the Secretary arising from a default under any of the terms of this Agreement would be irreparable and the amount of damage would be difficult to ascertain.
12. As security for the payment due under this Agreement to the reserve fund for replacements, and to secure the Secretary because of his liability under the endorsement of the note for insurance, and as security for the other obligations under this Agreement, the Owners respectively assign, pledge and mortgage to the Secretary their rights to the rents, profits, income and charges of whatsoever sort which they may receive or be entitled to receive from the operation of the mortgaged property, subject, however, to any assignment of rents in the insured mortgage referred to herein. Until a default is declared under this Agreement, however, permission is granted to Owners to collect and retain under the provisions of this Agreement such rents, profits, income, and charges, but upon default this permission is terminated as to all rents due or collected thereafter.
13. As used in this Agreement the term:
- (a) "Mortgage" includes "Deed of Trust", "Chattel Mortgage", "Security Instrument", and any other security for the note identified herein, and endorsed for insurance or held by the Secretary;
- (b) "Mortgagee" refers to the holder of the mortgage identified herein, its successors and assigns;
- (c) "Owners" refers to the persons named in the first paragraph hereof and designated as Owners, their successors, heirs and assigns;
- (d) "Mortgaged Property" includes all property, real, personal or mixed, covered by the mortgage or mortgages securing the note endorsed for insurance or held by the Secretary;
- (e) "Project" includes the mortgaged property and all its other assets of whatsoever nature or wheresoever situate, used in or owned by the business conducted on said mortgaged property, which business is providing housing and other activities as are incidental thereto;
- (1) the payment of:
- (i) All sums due or currently required to be paid under the terms of any mortgage or note insured or held by the Secretary;
- (ii) All amounts required to be deposited in the reserve fund for replacements;
- (iii) All obligations of the project other than the insured mortgage unless funds for payment are set aside or deferment of payment has been approved by the Secretary; and
- (2) the segregation of:
- (i) An amount equal to the aggregate of all special funds required to be maintained by the project; and
- (ii) All tenant security deposits held.
- (g) "Distribution" means any withdrawal or taking of cash or any assets of the project, including the segregation of cash or assets for subsequent withdrawal within the limitations of Paragraph 6(c) hereof, and excluding payment for reasonable expenses incident to the operation and maintenance of the project.
- (h) "Default" means a default declared by the Secretary when a violation of this Agreement is not corrected to his satisfaction within the time allowed by this Agreement or such further time as may be allowed by the Secretary after written notice;
- (i) "Section" refers to a Section of the National Housing Act, as amended.
- (j) "Displaced persons or families" shall mean a family or families, or a person, displaced from an urban renewal area, or as the result of government action, or as a result of a major disaster as determined by the President pursuant to the Disaster Relief Act of 1970.
- (k) "Elderly person" means any person, married or single, who is sixty-two years of age or over.
14. This instrument shall bind, and the benefits shall inure to, the respective Owners, their heirs, legal representatives, executors, administrators, successors in office or interest, and assigns and to the Secretary and his successors so long as the contract of mortgage insurance continues in effect, and during such further time as the Secretary shall be the owner, holder, or reinsurer of the mortgage, or obligated to reinsure the mortgage.
15. Owners warrant that they have not, and will not, execute any other agreement with provisions contradictory of, or in opposition to, the provisions hereof, and that, in any event, the requirements of this Agreement are paramount and controlling as to the rights and obligations set forth and supersede any other requirements in conflict therewith.
16. The invalidity of any clause, part or provisions of this Agreement shall not affect the validity of of the remaining portions thereof.
17. The following Owners: **Ridge/Devon LLC, an Illinois limited liability company, and any of its members and/or officers, present or future**

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Do not assume personal liability for payments due under the note and mortgage, or for the payments to the reserve for replacements, or for matters not under their control, provided that said Owners shall remain liable under this Agreement only with respect to the matters hereinafter stated; namely:

- (a) for funds or property of the project coming into their hands which, by the provisions hereof, they are not entitled to retain; and
- (b) for their own acts and deeds or acts and deeds of others which they have authorized in violation of the provisions hereof.

18. Multiple Counterparts. This Agreement may be executed in counterparts, each of which will be an original, but which, taken together, will constitute one and the same Agreement.

Exhibit "B" (Continuation of Regulatory Requirements) attached hereto is incorporated herein by reference

(To be executed with formalities for recording a deed to real estate.)

THIS INSTRUMENT  
WAS DRAFTED BY:  
Paul E. Kisselburg, Esq.  
Oppenheimer Wolff &  
Donnelly LLP  
Plaza VII, Suite 3300  
45 S. Seventh Street  
Minneapolis, MN 55402

AFTER RECORDATION  
SEND TO:  
U.S. Department of Housing  
and Urban Development  
Attn: Amy Jo Conroy  
77 West Jackson Blvd, 26<sup>th</sup>  
Floor  
Chicago, Illinois 60604



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IN WITNESS WHEREOF, the parties have duly executed this Agreement the day and year first above written.

**RIDGE/DEVON LLC, an Illinois limited liability company**

By: *Gerald L. Nudo*  
Name: Gerald L. Nudo  
Its: Manager and Authorized Representative

STATE OF ILLINOIS            )  
  ) ss.  
COUNTY OF Cook            )

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of November, 2011, by Gerald L. Nudo, the Manager and Authorized Representative of RIDGE/DEVON LLC, an Illinois limited liability company, on behalf of the limited liability company.

*Sarah Ryczek*

Notary Public  
(SEAL)

Printed Name: *Sarah Ryczek*

My Commission Expires:  
*None*



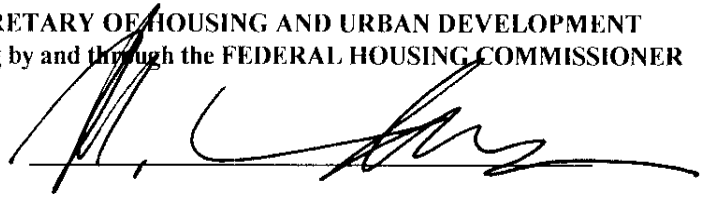
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Separate Signature Page to  
Regulatory Agreement for Multifamily Projects

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SECRETARY OF HOUSING AND URBAN DEVELOPMENT  
acting by and through the FEDERAL HOUSING COMMISSIONER

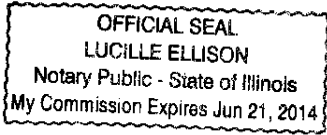
By:



STATE OF ILLINOIS            )  
  ) SS  
COUNTY OF COOK            )

The foregoing instrument was acknowledged before me this   7<sup>th</sup>   day of November, 2011, by \_\_\_\_\_, Multifamily Housing Division, Chicago Office, Department of Housing and Urban Development on behalf of the Secretary of Housing and Urban Development, under the authority given under Section 7(d) of the Department of Housing and Urban Development Act, 42 U.S.C. 3535(d) and 68 F.R. 50161.

  
\_\_\_\_\_  
NOTARY PUBLIC



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## EXHIBIT A

### Legal Description

THAT PART OF LOTS 3, 4 AND 5 DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE NORTH LINE OF LOT 3, SAID POINT BEING 272.0 FEET EAST OF THE WEST LINE OF LOT 3; THENCE SOUTH PARALLEL WITH THE WEST LINE OF LOT 3, 101.30 FEET TO THE POINT OF BEGINNING OF THE PROPERTY INTENDED TO BE DESCRIBED; THENCE EAST PARALLEL WITH THE NORTH LINE OF LOT 3, 30.40 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF LOT 3, 1.26 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF LOT 3, 30.15 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF LOT 3 AND 4, 36.0 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF LOT 3 TO THE WESTERLY LINE OF N. RIDGE BOULEVARD; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE TO THE NORTH LINE OF THE SOUTH 1 ACRE OF THAT PART OF LOT 5 LYING WEST OF THE CENTER LINE OF RIDGE ROAD CONVEYED TO CATHOLIC BISHOP OF CHICAGO BY DEED RECORDED NOVEMBER 10, 1880 IN BOOK 1032, PAGE 534; THENCE WEST ALONG SAID NORTH LINE TO A POINT 302.40 FEET EAST OF THE WEST LINE OF LOT 5; THENCE NORTH PARALLEL WITH THE WEST LINE OF LOTS 4 AND 5 TO THE NORTH LINE OF LOT 4; THENCE WEST ALONG SAID NORTH LINE, 30.40 FEET TO A POINT 272.0 FEET EAST OF THE WEST LINE OF LOT 4; THENCE NORTH PARALLEL WITH THE WEST LINE OF LOT 3, 11.0 FEET TO THE POINT OF BEGINNING, IN CIRCUIT COURT PARTITION OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 6414 - 6424 N. RIDGE BOULEVARD, CHICAGO, ILLINOIS

PERMANENT INDEX NUMBERS:

11 - 31 - 401 - 095 - 0000

11 - 31 - 401 - 097 - 0000



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## EXHIBIT B

### CONTINUATION OF REGULATORY REQUIREMENTS

18. If any new management agent, contractor, sponsor, or Mortgagor entities or principals become involved in the project after endorsement, HUD 2530 forms must be submitted and approved by HUD for each. All changes or transfers of ownership after endorsement of the Mortgage must include personal and corporate financial statements with FHA Form 2417 certifications, credit reports, and 2013 Supplement "Bank and Trade References." After endorsement of the mortgage, any future transfer of ownership interest in the project will be subject to review and approval by HUD. This would include a review of credit reports, bank and trade references, and current financial statements on any new owners.
19. Within sixty (60) days following the end of each fiscal year, Owner shall provide Mortgagee with a complete annual financial report in the same manner as outlined in Section 9(e) of this Agreement.
20. Every ten years of the mortgage term, Owner shall provide, at its sole cost and expense, a new physical needs inspection report covering a period of at least twelve (12) years or two (2) years beyond the remaining term of the mortgage, whichever is shorter, and provide such report to Mortgagee and HUD in order for Mortgagee and HUD to determine if the on-going replacement reserves are adequate for the ten (10) years following such report.

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## EXHIBIT C

### FUNDING SCHEDULE

Property name: Edge Dev't  
 No. of Units: 10  
 Date: 11/12/2010

INITIAL DEPOSIT: \$4,800 900 Unit  
 ANNUAL COLLECTION:  
 Years 1-10 \$21,600 \$ 200.00 Unit/year  
 Years 11-20 \$50,400 \$ 500.00 Unit/year  
 Years 21-30 \$86,400 \$ 900.00 Unit/year  
 Years 31-37 \$86,400 \$ 900.00 Unit/year  
 INFLATION FACTOR: 2.00%  
 ESCROW INTEREST RATE: 2.00%

YEAR	1	2	3	4	5	6	7	8	9	10
PNA FUNDING ESTIMATES	-	4,800.00	16,427.06	12,880.00	7,050.00	4,850.00	49,200.00	13,137.00	9,250.00	64,470.00
Lender Adjustments	-	-	-	-	-	-	-	-	-	-
TOTAL PHYSICAL NEEDS:	-	4,800	16,427	12,880	7,050	4,850	49,200	13,137	9,250	64,470
Inflation Factor:	100.00%	102.00%	104.04%	106.12%	108.24%	110.41%	112.62%	114.87%	117.17%	119.51%
Total Inflated:	-	4,891	17,153	13,318	7,651	5,024	55,407	15,050	10,779	77,046
Cumulative Inflated:	-	4,891	21,794	35,112	42,743	47,767	103,174	118,264	129,044	208,091
Initial Deposit/Balance Carried Forward	4,800	36,400	105,027	111,636	122,150	132,562	157,910	127,261	136,316	149,863
Annual Collection:	21,600	21,600	21,600	21,600	21,600	21,600	21,600	21,600	21,600	21,600
Interest:	-	1,728	2,192	2,233	2,443	2,771	3,152	2,545	2,726	2,997
BALANCE:	4,800	38,027	111,636	122,150	132,562	157,910	127,261	136,316	149,863	171,412

Property name: Edge Dev't  
 No. of Units: 12  
 Date: 11/12/2010

INITIAL DEPOSIT: \$4,800 900 Unit  
 ANNUAL COLLECTION:  
 Years 1-10 \$21,600 \$ 200.00 Unit/year  
 Years 11-20 \$50,400 \$ 500.00 Unit/year  
 Years 21-30 \$86,400 \$ 900.00 Unit/year  
 Years 31-37 \$86,400 \$ 900.00 Unit/year  
 INFLATION FACTOR: 2.00%  
 ESCROW INTEREST RATE: 2.00%

YEAR	11	12	13	14	15	16	17	18	19	20
PNA FUNDING ESTIMATES:	69,371.00	27,850.00	29,767.00	67,850.00	20,350.00	27,850.00	27,850.00	39,767.00	33,850.00	30,350.00
Lender Adjustments	-	-	-	-	-	-	-	-	-	-
TOTAL PHYSICAL NEEDS:	69,371	27,850	29,767	67,850	20,350	27,850	27,850	39,767	33,850	30,350
Inflation Factor:	121.90%	124.34%	126.82%	129.36%	131.95%	134.59%	137.28%	140.02%	142.81%	145.66%
Total Inflated:	84,283	34,638	36,450	87,771	26,944	37,462	38,202	55,711	47,203	44,214
Cumulative Inflated:	291,384	326,012	378,472	454,243	504,283	541,772	590,024	636,715	686,918	731,152
Initial Deposit/Balance Carried Forward	37,412	64,468	81,629	83,100	47,381	59,562	72,783	96,407	82,824	83,678
Annual Collection:	50,400	50,400	50,400	50,400	50,400	50,400	50,400	50,400	50,400	50,400
Interest:	1,945	1,269	1,621	1,622	248	1,174	1,455	1,723	1,655	1,674
BALANCE:	34,467	81,529	83,100	47,381	59,562	72,783	96,407	82,824	83,678	91,537

# UNOFFICIAL COPY

Property name: Ridge Devot  
 No. of Units: 72  
 Date: 11/10/2010

INITIAL DEPOSIT:	\$4,800	900
ANNUAL COLLECTION:		
Years 1-10	\$21,600	\$ 300.00
Years 11-20	\$50,400	\$ 700.00
Years 21-30	\$86,400	\$ 1,200.00
Years 31-37	\$86,400	\$ 1,200.00
INFLATION FACTOR:	2.00%	
ESCROW INTEREST RATE:	2.00%	

YEAR	21	22	23	24	25	26	27	28	29	30
PNA FUNDING ESTIMATED	65,350.00	25,350.00	49,964.00	25,350.00	36,680.00	25,350.00	56,960.00	99,667.00	56,960.00	119,220.00
Lender Adjustments*										
TOTAL PHYSICAL NEEDS:	65,350	25,350	49,964	25,350	36,680	25,350	56,960	99,667	56,960	119,220
Inflation Factor	<b>148.69%</b>	<b>151.67%</b>	<b>154.60%</b>	<b>157.63%</b>	<b>160.84%</b>	<b>164.06%</b>	<b>167.34%</b>	<b>170.69%</b>	<b>174.10%</b>	<b>177.58%</b>
Total inflated	97,107	38,422	77,228	39,972	57,662	41,559	93,626	170,496	97,410	211,715
Cumulative Inflated:	628,229	656,961	643,959	633,863	1,041,526	1,063,116	1,176,743	1,347,238	1,444,629	1,656,366
Initial Deposit/Balance Carried Forward	91,537	82,661	132,293	144,151	163,419	226,024	276,355	273,635	196,012	187,902
Annual Collection:	66,400	66,400	66,400	66,400	66,400	66,400	66,400	66,400	66,400	66,400
Interest	1,631	1,653	2,645	2,662	2,366	4,520	5,507	6,473	3,900	3,756
BALANCE:	92,661	132,293	144,151	193,473	226,024	276,355	273,635	196,012	187,902	66,342

Property name: Ridge Devot  
 No. of Units: 72  
 Date: 11/10/2010

INITIAL DEPOSIT:	\$4,800	900
ANNUAL COLLECTION:		
Years 1-10	\$21,600	\$ 300.00
Years 11-20	\$50,400	\$ 700.00
Years 21-30	\$86,400	\$ 1,200.00
Years 31-37	\$86,400	\$ 1,200.00
INFLATION FACTOR:	2.00%	
ESCROW INTEREST RATE:	2.00%	

YEAR	31	32	33	34	35	36	37
PNA FUNDING ESTIMATED	76,120.00	25,350.00	29,227.00	25,350.00	75,850.00	25,350.00	25,350.00
Lender Adjustments*							
TOTAL PHYSICAL NEEDS:	76,120	25,350	29,227	25,350	75,850	25,350	25,350
Inflation Factor	<b>181.14%</b>	<b>184.76%</b>	<b>188.45%</b>	<b>192.22%</b>	<b>197.37%</b>	<b>199.99%</b>	<b>203.55%</b>
Total inflated	141,504	46,536	55,193	46,729	146,717	50,657	51,711
Cumulative Inflated:	1,797,869	1,944,705	1,999,697	1,946,626	2,097,343	2,148,040	2,169,752
Initial Deposit/Balance Carried Forward	66,343	12,567	62,382	84,637	124,001	64,164	101,150
Annual Collection:	86,400	86,400	86,400	86,400	86,400	86,400	86,400
Interest	1,227	251	1,046	1,693	2,480	1,263	2,022
BALANCE:	12,567	62,382	64,637	124,001	64,164	101,150	137,862