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MFM001-M/N
MASTER 8-20-85
IHDA Form No.
IHDA Loan No. ML-217
~~1985 Series B~~
1987 Administrative Funds

REGULATORY AGREEMENT
(FHA-Insured Housing Development)

THIS REGULATORY AGREEMENT, dated as of the first day of November, 19 87, by and between American National Bank and Trust Co., not personally but solely as Trustee under a Trust Agreement (hereinafter referred to as the "Trust Agreement") dated December 5, 19 86, and known as Trust No. 10-0780-04 (hereinafter referred to as "Mortgagor"), Central Avenue Limited Partnership (hereinafter referred to as "Owner") and the ILLINOIS HOUSING DEVELOPMENT AUTHORITY (hereinafter referred to as "Authority"), a body politic and corporate established pursuant to the Illinois Housing Development Act, Laws 1967, p. 1931, constituting Chapter 67-1/2, Section 301, et seq., Illinois Revised Statutes, as amended and supplemented (hereinafter referred to as the "Act");

W I T N E S S E T H:

WHEREAS, Mortgagor is the holder of legal title of certain real property upon which a housing project is to be erected or rehabilitated, located in Chicago, Illinois, which is legally described in Exhibit A attached hereto and by this reference made a part hereof (which real property together with the improvements thereon is hereinafter referred to as the "Development"), and Owner is the sole beneficiary under the Trust Agreement;

WHEREAS, Authority has heretofore issued a mortgage loan commitment (hereinafter referred to as the "Commitment") to make a loan to Mortgagor in an amount not to exceed the sum of Two Million Three Hundred Seventy Four Thousand Eight Hundred Dollars ($2,374,800.00) (hereinafter referred to as the "Mortgage Loan") to be used with such other monies, if any, paid by Mortgagor for the acquisition, construction or rehabilitation, development and/or permanent financing of the Development, which Mortgage Loan is to be evidenced by a certain mortgage note (hereinafter referred to as the "Mortgage Note") and secured by a certain mortgage of even date herewith on the Development and recorded on November 19, 1987 as Document No. 87-606798 (hereinafter referred to as the "Mortgage");

WHEREAS, the advances under the Mortgage Loan are to be insured by the Federal Housing Administration ("FHA") under Section 221(d)(4) of the National Housing Act, as amended, and Mortgagor and Owner have entered into a Regulatory Agreement with the Secretary of Housing and Urban Development ("HUD"), FHA Form No. 2466 or 92465 (if Section 8 of the U.S. Housing Act of 1937 is applicable), of even date herewith and recorded on November 10, 1987 as Document No. 87-606799 (the "FHA Regulatory Agreement"); and

WHEREAS, as an inducement to Authority to make the Mortgage Loan, Owner and Mortgagor have agreed to enter into this Regulatory Agreement in accordance with the terms, conditions and covenants set forth below and consents hereby to be regulated and restricted by Authority as herein provided and as provided for in the Act and the rules, regulations, policies and procedures of Authority promulgated thereunder;

Box 430

NOW, THEREFORE, the parties hereto covenant and agree hereby as follows:

1. The foregoing recitals are made a part of this Regulatory Agreement.

2. Act and Regulations. Owner and Mortgagor agree that at no time shall their acts regarding the Development violate the Act or the rules required to be promulgated thereunder, as amended from time to time, the applicable statutes and rules and regulations of the United States Government or any agreements entered into with federal agencies concerning the Development, which agreements they agree to execute if Authority so requests.

3. Additional Owner Covenants. Owner further covenants and agrees that:

(a) It shall establish and maintain market rental charges for the dwelling units in the Development not greater than those sufficient to pay the amounts required under the Plans described in subparagraph (c) hereinbelow, usual and customary expenses in operating and maintaining the Development, the debt service payments required under the Mortgage Note, reasonable reserves, any amounts of permitted Distributions to Owner, and all other expenses and charges due under the Mortgage Note, the Mortgage and the FHA Regulatory Agreement;

(b) With respect to those dwelling units in the Development reserved under the Tenant Selection Plan for Moderate Income Tenants, if any, it shall limit admission to the Development to those persons and families whose incomes do not exceed the limits of no less than 160% of median income heretofore approved by Authority in the Tenant Selection Plan described in (c)(ii) below (with respect to the subject Development, 0 dwelling units are reserved for Moderate Income Tenants);

(c) In the advertising, marketing and rental of units in the Development and the selection of tenants for such units, Owner agrees to abide by the terms and conditions of: (i) its Affirmative Fair Housing Marketing Plan, dated September 29, 1986, and approved by Authority on November 26, 1986 (any change in or to said Affirmative Fair Housing Market Plan must be approved by HUD) and (ii) the Tenant Selection Plan dated April 29, 1987, which Tenant Selection Plan is attached hereto as Exhibit B and by this reference made a part hereof;

(d) Preference for occupancy in the Development shall be given to those persons and families displaced from an urban renewal area, or as a result of governmental action, or as a result of a major disaster, in accordance with the Act and the applicable regulations and procedures of Authority or as determined by the President pursuant to the Disaster Relief Act of 1970 in accordance with the FHA Regulatory Agreement; and

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(e) It will obtain all governmental approvals required by law for its acquisition, construction, ownership and operation of the Development.

(f) No less than Zero (0) parking spaces included in the Development shall be reserved for use exclusively by residential tenants in the Development and their guests.

4. Acts Requiring Authority Approval. Owner and Mortgagor shall not without the prior written approval of Authority:

(a) Sell, convey, transfer, lease, sublease (other than for actual occupancy of a unit in the Development, and then only in accordance with the terms permitted herein and in the FHA Regulatory Agreement) or encumber any of the Development, or permit the conveyance, transfer or encumbrance of any part of the Development or any interest in the Development unless Authority expressly consents to such sale, conveyance, transfer, lease, sublease or encumbrance and a prepayment of the Mortgage Note is made by Mortgagor in compliance with Paragraph 8 hereof, provided, however, that no such Prepayment shall be required (but such consent of Authority shall be required for Mortgagor and Owner to (i) grant easements, licenses or rights-of-way over, under or upon the site of the Development, so long as such easements, licenses or rights-of-way do not destroy or diminish the value or usefulness of such site, as determined by Authority, (ii) lease the Development or a portion thereof to a third party for the purposes of operation, when and to the extent authorized by law, such lease to be subject to all of the terms, provisions and limitations of the Mortgage Loan documents (iii) sell or exchange any land not required for the Development, provided that the proceeds derived from the sale of any such lands shall be paid over to Authority and applied by Authority to reduce the obligations of Authority incurred in connection with the financing of the Mortgage Loan (such payment to Authority shall also be applied as a mandatory reduction of the Mortgage Loan indebtedness and no prepayment premium under Paragraph 8 hereof shall be payable with respect thereto) and (iv) sell the Development to another mortgagor approved by Authority, which successor mortgagor shall assume the Mortgage and all related Mortgage Loan documents on the same terms as apply to the Mortgagor and the Owner; provided, however, that the prior written consent of HUD to any such sale, conveyance, transfer, lease, sublease or encumbrance shall be deemed to be the prior written consent of Authority; provided further, however, prior to Owner and Mortgagor requesting or receiving HUD consent to any such sale, conveyance, transfer, lease, sublease, or encumbrance, it

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shall be the independent obligation hereunder of Owner and Mortgagor to submit to Authority, for Authority's review and written verification, proof satisfactory to Authority, that such purchaser, transferee, lessee, sublessee or encumbrance holder under such sale, conveyance, transfer, lease, sublease or encumbrance is an eligible borrower under the Act, and nothing contained in this Paragraph 4(a) shall impose any requirement on HUD to obtain any such written verification from Authority.

(b) Convey, assign, pledge or transfer all or any part of the beneficial interest (including the power of direction) in any trust holding title to the Development, or any right to manage or receive the rents and profits from the Development, or convey, assign, pledge or transfer the entire, or any portion of, any general partnership interest, stock ownership interest or other interest (other than a limited partnership interest unless prohibited by HUD) in an entity or person comprising or owning said beneficial interest or power of direction; provided, however, that the prior written consent of HUD to any such conveyance, assignment, pledge or transfer shall be deemed to be the prior written consent of Authority (any such conveyance, assignment, pledge or transfer which under applicable HUD rules and regulations does not require HUD consent shall similarly not require Authority's consent); provided further, however, prior to Owner and Mortgagor requesting or receiving HUD consent to such conveyance, assignment, pledge or transfer of all or part of the beneficial interest, including the power of direction, in any trust holding title to the Development, it shall be the independent obligation hereunder of Owner and Mortgagor to submit to Authority, for Authority's review and written verification, proof satisfactory to Authority, that such purchaser, assignee, pledgee or transferee under such conveyance, assignment, pledge or transfer is an eligible borrower under the Act, and nothing contained in this Paragraph 4(b) shall impose any requirement on HUD to obtain any such written verification from Authority.

(c) Lease or sublease any non-residential facility in the Development or amend or modify any such lease or sublease, which, to the best of Owner's or Mortgagor's knowledge, would result in a conflict of interest between any of the parties to such contracts and Authority, its board members, officers, employees, agents or members of their respective immediate families;

(d) Enter any contract or contracts for managerial services which, to the best of Owner's or Mortgagor's knowledge, will result or could result in a conflict of interest between any of the parties to the

contracts and Authority, its board members, officers, employees, agents or members of their respective immediate families; or

(e) Invest or deposit any funds from the Development in any property, real, personal or mixed, except obligations of, or fully guaranteed or secured as to principal by, the United States of America or an agency thereof or the State of Illinois, or deposit or maintain such funds in a depository not approved by Authority.

5. Distributions. Owner and Mortgagor shall not, without the prior written approval of Authority, make, receive or retain any distribution of assets or any income of any kind of the Development, except Surplus Cash and then only as permitted herein and except on the following conditions (provided, however, that no such Distribution shall occur without the prior written approval of Authority and without Authority's receipt and approval of the annual financial report required under Paragraph 7(c) hereof, which approvals shall not be unreasonably withheld):

(a) Any Distribution shall be made only after the end of each fiscal year, and shall be limited to 6 percent (6 %) of the Equity in the Development, as defined herein and set forth in the Act, which Distribution shall be cumulative;

(b) No Distribution shall be made from borrowed funds, prior to the completion of the Development or when there is any notice of default under this Regulatory Agreement, Mortgage Note or Mortgage;

(c) Any Distribution of any funds of the Development, 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

(d) There shall have been compliance with all outstanding notices of requirements for proper maintenance and operations of the Development.

It is understood and agreed that no such Distribution shall be made in violation of the FHA Regulatory Agreement, or in excess of the amounts permitted by HUD, and it is further agreed that should the regulations of Authority permit only a lesser Distribution, then the Distribution shall not exceed that permitted by Authority.

6. Equity in the Development. Owner covenants and agrees to have Equity in the Development determined as follows:

~~(a) On the Initial Closing Date, Authority shall estimate the Equity in the Development and enter into an initial equity agreement with Owner which sets forth the amount and sources thereof; and~~

(b) On the Final Closing Date, Authority shall, pursuant to its adopted resolution, determine the Equity in the Development and enter into a final equity agreement with Owner which sets forth the amount thereof, which amount shall remain constant until the Mortgage is satisfied.

7. Owner's Duties. In addition to, but not by way of limitation of, the other duties of Owner set forth herein, Owner shall comply with the following:

(a) Audit. The Development, 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 shall be subject to examination, inspection and copying at any reasonable time by Authority, or the authorized agent or representative of Authority.

(b) Books and Records. The books and records of Owner and of the operations of the Development shall be kept in accordance with the requirements of Authority and HUD.

(c) Financial Report. Within sixty (60) days following the end of each fiscal year, Authority shall be furnished with a complete annual financial report based upon an examination of the books and records of Owner, prepared in accordance with the requirements of Authority, certified to by Owner, and when required by Authority, certified at Owner's expense by an Illinois licensed certified public accountant, or other person acceptable to Authority, provided that all HUD requirements shall also be met.

(d) Furnishing Information. At the request of Authority, Owner shall furnish such reports, projections and analysis as required pursuant to the rules and regulations of Authority, as amended from time to time, and shall give specific answers to questions upon which information is desired from time to time relative to Owner's income, assets, liabilities, contracts and operation and the condition of the Development.

8. Conditions of Prepayment of the Mortgage Note. The Mortgage Note provides that Mortgagor is prohibited from prepaying the debt evidenced thereby in whole or in part without the prior written consent of Authority and HUD. ~~Authority will not consent to any prepayment of the Mortgage Note prior to a date which is ten (10) years after the initial disbursement of the Mortgage Loan proceeds. Thereafter~~ Mortgagor may prepay the Mortgage Note in full on the following conditions:

(a) the payment to Authority of the unpaid principal and interest due under the Mortgage Note together with all other amounts due Authority thereunder or under the Mortgage;

(b) the payment to Authority of a premium or charge equal to the following percentage of the outstanding principal balance of the Mortgage Note (the "Prepayment Premium"): see the Rider attached hereto as Exhibit "D" and by this reference made part hereof.

Prepayment Period	Prepayment Penalty

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(c) The Prepayment Premium shall only be deemed to have been paid to Authority or holder of the Mortgage Note if it shall have been on deposit with the Authority or holder of the Mortgage Note for a period of ninety-one (91) days during which no objection in bankruptcy shall have been filed by or against Mortgagor.

~~(d) If prepayment under the Mortgage~~ Note pursuant to the terms and conditions hereinabove occurs prior to the later of the termination of (i) the Qualified Project Period or (ii) the period during which any of the Bonds remain outstanding, Mortgagor executes and delivers to Authority, concurrently with the payments required in (a) and (b) above, a quitclaim deed conveying the Development to Authority and Harris Trust & Savings Bank, as trustee ("Trustee") under Authority's 1985 Series B Multi-Family Housing Resolution adopted May 24, 1985, as amended and supplemented, in order that said grantees may immediately thereafter impose the occupancy restrictions, rental restrictions and use restrictions required by Section 103(b) of the Code, and such other terms, conditions or restrictions as Authority shall require in order to monitor or defray the costs of monitoring such compliance, in a quitclaim deed or deeds reconveying the Development to Mortgagor, all in a form, manner and priority as required by Authority and in substance identical to that certain Regulatory Agreement as to Tax-Exemption of even date herewith, by and between Maker, the beneficiary of Maker, Authority and Trustee (the "Tax-Exemption Regulatory Agreement"); provided, however, if subsequent amendments to Section 103 of the Code impose additional or other restrictions or requirements on the Development, Mortgagor shall execute such quitclaim deed or deeds or agreements in form, manner, substance and priority as required by Authority for the purposes of complying fully (as determined by nationally recognized bond counsel chosen by Authority) with Section 103 of the Code, as so amended. The terms "Qualified Project Period" and "Bonds", as used in this Paragraph 8(d) shall have the same definitions as contained in the Tax-~~Exemption Regulatory Agreement.~~

(e) The Prepayment Premium provided in Paragraph 8(b) hereof shall not be payable with respect to a prepayment of the Mortgage Note resulting from the application of casualty insurance proceeds or condemnation awards in reduction of the Mortgage Note indebtedness or resulting from the application of funds in reduction of the Mortgage Note indebtedness pursuant to Paragraph 4(a)(iii) hereof.

Authority agrees that it shall not transfer or assign the Mortgage Note to any party (other than HUD) unless such transferree or assignee shall first have agreed to be bound by the provisions of this Paragraph 8, notwithstanding the terms of the Mortgage Note and have agreed to similarly bind any subsequent transferee.

9. Non-Discrimination in Housing.

(a) Owner shall not in the selection of tenants, in the provision of services or in any other manner unlawfully discriminate against any person on the grounds of race, color, creed, religion, sex, age, handicap or national origin.

(b) Owner shall comply with all of the provisions of Section 13 of the Act and all other provisions of federal, state and local law relative to non-discrimination.

10. Subordination and Enforcement of Regulatory Agreement. This Regulatory Agreement and the terms, conditions and restrictions hereunder are subordinate to the Mortgage and the FHA Regulatory Agreement. Upon violation of any of the provisions of this Regulatory Agreement by Owner or Mortgagor, Authority may give written notice thereof to Owner or Mortgagor, by registered or certified mail, addressed to the addresses stated in this Regulatory Agreement, or such other addresses as may subsequently, upon appropriate written notice thereto to Authority, be designated by Owner or Mortgagor as its legal business address. If such violation is not corrected to the satisfaction of Authority within thirty (30) days after the date such notice is mailed or within a reasonable time if such violation is not curable within said thirty (30) days but in no event later than ninety (90) days after the date such notice is mailed or within such further time as Authority in its sole discretion permits, without further notice Authority may declare a default under this Regulatory Agreement effective on the date of such declaration of default and upon such default Authority may apply to any court, state or federal, for specific performance of this Regulatory Agreement, for an injunction against any violation of this Regulatory Agreement, for monetary damages (subject to the provisions of Paragraph 11 hereof), for the appointment of a receiver to take over and operate the Development in accordance with the terms of this Regulatory Agreement, or for such other relief as may be appropriate. Notwithstanding the foregoing, failure to comply with this Regulatory Agreement will not constitute a default under the Mortgage and enforcement of this Regulatory Agreement will not result in any claim under the Mortgage, or claim against the Development, the Mortgage Loan proceeds, any reserve or deposit made with the Authority or other person or entity required by HUD in connection with the Mortgage Loan, or against the rents or other income from the Development (other than Surplus Cash or net sales or refinancing proceeds of the Development remaining after payment in full of the Mortgage Loan) for payment hereunder.

11. Liability of Owner.

(a) Neither Owner nor any of its partners shall be personally liable for obligations under this Regulatory Agreement, the Mortgage, Mortgage Note or for payments to the replacement reserve fund required by the FHA Regulatory Agreement, except that Owner and its general partners shall be personally liable for violations of this Regulatory Agreement to the extent set forth in subparagraph (b) below.

(b) Owner and its general partners (but not its limited partners) do assume personal liability under this Regulatory Agreement:

(i) for all rents, income and other receipts from the Development

which are applied in violation of the FHA Regulatory Agreement or in violation of Paragraphs 4(e) and 5 and of this Regulatory Agreement;

(ii) for its own willful acts and deeds and the willful acts and deeds of others acting by, through or under it in violation of the provisions hereof; provided, however, that nothing in this subparagraph 11(b)(ii) shall impose personal liability on the Mortgagor, the Owner or any of its partners for payments required under the Mortgage Note or the Mortgage or for replacement reserve payments required under the FHA Regulatory Agreement; and

(iii) for the expense of accounting fees incurred in curing any qualification, exception or disclaimer of opinion of a certified public accountant performing an audit regarding the Development when such qualification, exception or disclaimer results from a violation by Owner or others acting by, through or under it, of this Regulatory Agreement.

(c) Nothing contained herein shall limit the liability of Owner or any of its partners for funds coming into their hands which under the terms of the FHA Regulatory Agreement they are not entitled to retain.

12. Definitions. As used in this Regulatory Agreement and to the extent consistent with the FHA Regulatory Agreement, the terms:

(a) "Code" means the Internal Revenue Code of 1954, as amended, and all rules, rulings, policies, procedures, regulations or other official statements promulgated or proposed by the Department of the Treasury or the Internal Revenue Service from time to time applicable thereto.

(b) "Cost of the Development" means the amount determined by HUD in establishing the maximum insured amount of the Mortgage Loan, so long as such determination complies with Authority's Act and rules promulgated thereunder.

(c) "Distribution" means any withdrawal or taking of cash or any assets of the Development, including the segregation of cash or assets for subsequent withdrawal within the limitations of paragraph 4(e) hereof, and excluding payment or reimbursement for advances for reasonable expenses incident to the operation and maintenance of the Development.

(d) "Equity in the Development" means the difference between the amount of the Mortgage Loan and the estimated Cost of the Development, as recognized and approved by Authority, as such estimated Cost of the Development may be altered from time to time pursuant to changes in the plans and specifications for the Development or

orders for extra work approved by Authority; provided, however, Equity in the Development shall not be increased in the case of an unapproved change.

(e) "Final Closing Date" means the date that Authority has received the final endorsement of insurance from FHA.

(f) "Initial Closing Date" means the date that Authority has received the initial endorsement of insurance from FHA.

(g) "Surplus Cash" shall have the meaning set forth in the FHA Regulatory Agreement.

13. Amendment of Regulatory Agreement. This Regulatory Agreement shall not be altered or amended without the prior written approval of all of the parties hereto and HUD.

14. Execution of Conflicting Documents. In the event of any conflict (as determined by HUD) between the provisions of this Regulatory Agreement (including the Tenant Selection Plan described in Paragraph 3(c) hereof) or any other written instrument executed by Owner and/or Mortgagor and Authority, and the provisions of any applicable HUD regulations, related HUD administrative requirements, or Mortgage Loan documents, the HUD regulations, related administrative requirements or Mortgage Loan documents shall control, except as this Regulatory Agreement or such other written instrument may impose stricter or additional covenants, conditions or limitations which are not in conflict (as determined by HUD) with the HUD regulations, related administrative requirements or Mortgage Loan documents, in which case Owner and Mortgagor shall comply with such stricter or additional covenants, conditions or limitations.

15. Application of Proceeds of Prepayment or Sale or Transfer of Mortgage Note - Term of Regulatory Agreement.

(a) In the event of the prepayment of the Mortgage Note pursuant to the provisions of the foregoing Paragraph 8 hereof, while the Authority is the holder of such Mortgage Note, or in the event of the sale or transfer of the Mortgage Note by Authority to a transferee holder, the Authority shall promptly apply the proceeds of such prepayment or the proceeds derived by the Authority from such sale or transfer to the ~~redemption of the Bonds~~. payment of any underlying obligation or the repayment of any funds used to finance the Development.

(b) The parties hereto agree that this Regulatory Agreement shall continue in full force and effect so long as the Mortgage Note and Mortgage are outstanding on the Development; provided, however, this Regulatory Agreement shall automatically terminate in the event of foreclosure of the Mortgage, transfer of title by deed in lieu of foreclosure of the Mortgage or assignment of the Mortgage by Authority to HUD, or in the event of any sale or transfer of the Mortgage Note to any other holder.

(c) Notwithstanding any provision of this Agreement to the contrary, in the event of the termination of this Regulatory Agreement, the terms and provisions of

Paragraph 8 and this Paragraph 15 of this Regulatory Agreement shall nonetheless survive such termination and continue in full force and effect. The provisions of this Paragraph 15(c) shall not be binding on HUD or its successors and assigns; provided, however, that if Mortgagor or Owner or a related person (within the meaning of Section 1.103(10(e) of the Treasury Regulations) is a successor or assignee of HUD, with respect to such Mortgagor or Owner or related person, the provisions of Paragraph 8 and Paragraph 15 of this Regulatory Agreement shall survive.

(d) The term "Bonds" as used in this Paragraph 15 shall mean the bonds issued to finance the Mortgage Loan.

16. Partial Invalidity. The invalidity of any clause, part or provision of this Regulatory Agreement shall not affect the validity of the remaining portions thereof.

17. Binding Successors. This Regulatory Agreement shall bind, and the benefits shall inure to, the respective parties hereto, their legal representatives, executors, administrators, successors in office or interest, and assigns.

18. Waiver by Authority. No waiver by Authority of any breach of this Regulatory Agreement shall be deemed to be a waiver of any other or subsequent breach.

19. Notices. The following are addresses for notices hereunder:

Mortgagor: American National Bank and Trust Company as Trustee under Trust Agreement dated December 5, 1986 and known as Trust No. 10-0780-04
33 N. LaSalle Street
Chicago, Illinois 60690

Owner: Central Avenue Limited Partnership
1950 E. 71st Street
Chicago, Illinois 60649

Authority:

Illinois Housing Development Authority
401 N. Michigan Avenue, Suite 900
Chicago, Illinois 60611

Attn: Legal Department

20. Termination of Liabilities.

(a) In the event of a sale or other transfer of the Development or of all of the beneficial interest in any trust holding title to the Development which is accomplished in the manner permitted under the provisions of Paragraphs 4(a) or 4(b) hereof, all of the duties, obligations, undertakings and liabilities of the owner-transferor, under the terms of this Agreement, shall thereafter cease and terminate as to such owner-transferor, except as to any acts or omissions or obligations to be paid or performed of such owner-transferor

which occurred prior to such sale or transfer, provided, however, as a condition precedent to the termination of the liability of the owner-transferor hereunder, the owner-transferee shall assume, on the same terms and conditions as apply hereunder to the owner-transferor, all of the duties and obligations of such owner-transferor, arising under this Agreement from and after such sale or transfer. Such assumption shall be in form and content acceptable to HUD and Authority.

(b) Any new or successor general partner of the Owner (a "New General Partner") shall be bound by the terms of this Agreement to the same extent and on the same terms as the present General Partners are bound hereunder and shall execute an assumption of such obligation in form and content acceptable to HUD and the Authority as condition precedent to such party's admission as a New General Partner of the Owner; provided that any such New General Partner shall not be obligated with respect to matters or events which occur or arise prior to such party's admission as a New General Partner of the Owner. In the event that any General Partner of the Owner shall voluntarily retire or withdraw from the Owner (a "Voluntarily Retiring General Partner") in a manner permitted under Paragraph 4(b) of this Agreement, all of the duties, obligations, undertakings and liabilities of the Voluntarily Retiring General Partner under the terms of this Agreement shall thereupon cease and terminate except as to any acts or omissions or obligations required to be paid or performed of such Voluntarily Retiring General Partner which occurred prior to such retirement or withdrawal. In the event that any General Partner shall die, be adjudicated insane or incompetent, or have a guardian or conservator appointed with respect to such General Partner or its assets, or be adjudicated insolvent or bankrupt (and such adjudication of insolvency or bankruptcy shall not be dismissed or stayed within 60 days) (any such General Partner is referred to herein as an "Involuntarily Retiring General Partner"), all of the duties, obligations, undertakings, and liabilities of the Involuntarily Retiring General Partner under the terms of this Agreement shall thereupon cease and terminate except as to any acts or omissions or obligations required to be paid or performed of such Involuntarily Retiring General Partner which occurred prior to such death, adjudication of insanity or incompetence, appointment of a guardian or conservator or adjudication of insolvency or bankruptcy.

(c) Nothing in this Paragraph 20 shall alter or modify the provisions of Paragraphs 4(a) or 4(b) hereof as such provisions in any way relate to HUD.

21. Exculpation of Trustee. This Regulatory Agreement is executed by American National Bank and Trust Co.,

not personally, but as Trustee under Trust No. 10-0780-04 as aforesaid, in the exercise of the power and authority conferred upon and vested in said Trustee as such, and it is expressly understood and agreed that nothing contained in this Regulatory Agreement shall be construed as creating any monetary liability on said Trustee personally to pay any indebtedness accruing thereunder, or any personal monetary liability on said Trustee with respect to the performance of any warranty or covenant, either expressed or implied in this Regulatory Agreement (all such personal monetary liability, if any, being expressly waived by the parties hereto and by every person now or hereafter claiming any right of security thereunder) except that the said Trustee shall be liable for Development Funds or Development Property coming into its hands which, by the provisions of this Regulatory Agreement, it is not entitled to retain.

IN WITNESS WHEREOF, the parties hereto have caused this Regulatory Agreement to be executed and attested on the day and year above first written.

American National Bank and Trust Co.
not personally but solely as Trustee under a Trust Agreement dated December 5, 1986, and known as Trust No. 10-0780-04

By: [signature]
Title: Second Vice President

Attest:

By: [signature]
Title: ASSISTANT SECRETARY

Central Avenue Limited Partnership

By: City Lands Corp., a Delaware corporation, ("Owner") general partner

By: [signature]
Its: VICE PRESIDENT

By: PRIDE Development Corporation, an Illinois Corporation, a general partner

By: [signature]
Its: Agent

Attest:

By:
Title:

ILLINOIS HOUSING DEVELOPMENT AUTHORITY

By: See page 13(a)
Title:

Approved and Consented to by Federal Housing Commissioner

not personally, but as Trustee under Trust No. 10-0780-04 as aforesaid, in the exercise of the power and authority conferred upon and vested in said Trustee as such, and it is expressly understood and agreed that nothing contained in this Regulatory Agreement shall be construed as creating any monetary liability on said Trustee personally to pay any indebtedness accruing thereunder, or any personal monetary liability on said Trustee with respect to the performance of any warranty or covenant, either expressed or implied in this Regulatory Agreement (all such personal monetary liability, if any, being expressly waived by the parties hereto and by every person now or hereafter claiming any right of security thereunder) except that the said Trustee shall be liable for Development Funds or Development Property coming into its hands which, by the provisions of this Regulatory Agreement, it is not entitled to retain.

IN WITNESS WHEREOF, the parties hereto have caused this Regulatory Agreement to be executed and attested on the day and year above first written.

American National Bank and Trust Co.
not personally but solely as Trustee under a Trust Agreement dated December 5, 1986, and known as Trust No. 10-0780-04

By: _____
Title: _____

Attest:

By: _____
Title: _____

Central Avenue Limited Partnership
("Owner")

By: City Lands Corp., a Delaware corporation, general partner

By: _____

Its: _____

By: PRIDE Development Corporation, an Illinois Corporation, a general partner

By: _____

Its: _____

Attest:

By: Steven A. Nemura
Title: ASST. SECRETARY

ILLINOIS HOUSING DEVELOPMENT AUTHORITY

By: _____
Title: Deputy Director

Approved and Consented to by Federal Housing Commissioner

_____

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STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Peter H. Johansen, personally known to me to be the Second Vice President of American National Bank & Trust Co. and J. MICHAEL WHELAN personally known to me to be the ASSISTANT SECRETARY of American National Bank and Trust Company of Chicago, each of whom are personally known to me to be the same persons whose names are subscribed to the foregoing Regulatory Agreement, appeared before me this day in person and acknowledged that they signed and delivered the said Regulatory Agreement, in their respective capacities as Second Vice President and ASSISTANT SECRETARY of American National Bank & Trust Co., as Trustee under a Trust Agreement dated December 5, 19 86, and known as Trust No. 10-0780-04, as their free and voluntary act and as the free and voluntary act and deed of ASSISTANT SECRETARY, for the uses and purposes therein set forth.

Given under my hand and official seal this NOV 09 1987 day of _____, 19____.

"OFFICIAL SEAL"
Karen E. Burns
Notary Public, State of Illinois
My Commission Expires 8/27/90

Karen E. Burns
Notary Public

STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Susan M. McCann, personally known to me to be the Vice-President of City Lands Corp., and Saundra Quinn personally known to me to be the authorized agent of PRIDE Development Corporation, the general partners of Central Avenue Limited Partnership, an Illinois Limited Partnership, and personally known to me to be the same persons whose names are subscribed to the foregoing Regulatory Agreement, appeared before me this day in person and acknowledged that they signed and delivered the said Regulatory Agreement, in their capacities as Vice-President of City Lands Corp., and authorized agent of PRIDE Development Corporation, the general partners of Central Avenue Limited Partnership as their free and voluntary act and as the free and voluntary act and deed of Central Avenue Limited Partnership, for the uses and purposes therein set forth.

Given under my hand and official seal this 9th day of November, 1987.

" OFFICIAL SEAL "
RONDI C. SIMMONS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 6/30/91

Rondi C. Simmons
Notary Public

STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Peter R. Dwars, personally known to me to be the Deputy Director of Illinois Housing Development Authority, and Steven H. Nemerovski, personally known to me to be the Assistant Secretary of Illinois Housing Development Authority, each of whom are personally known to me to be the same persons whose names are subscribed to the foregoing Regulatory Agreement, appeared before me this day in person and acknowledged that they signed and delivered the said Regulatory Agreement, in their respective capacities as Deputy Director and Assistant Secretary of Illinois Housing Development Authority, as their free and voluntary act and as the free and voluntary act and deed of Illinois Housing Development Authority, for the uses and purposes therein set forth.

Given under my hand and official seal this 9th day of November, 1987.

Julie M Biel
Notary Public
Commission expires 8/27/89

Exhibit B

Rider To Regulatory Agreement

Attached to and made part of the Regulatory Agreement dated November 1, 1987 and executed by and between the American National Bank and Trust Company of Chicago, not personally but solely as Trustee under Trust Agreement dated December 5, 1986 and known as Trust Number 10-0780-04 (the "Mortgagor"), the Illinois Housing Development Authority (the "Authority"), a body politic and corporate, and the Central Avenue Limited Partnership, (the "Owner").

The Mortgagor reserves the privilege to prepay the indebtedness evidenced by the Mortgage Note in whole or in part, prior to maturity, on the first day of any calendar month, upon at least thirty (30) days prior written notice to the holder of the Mortgage Note. In the event of any such prepayment, all parties obligated for the payment thereof shall be jointly and severally obligated to pay the holder thereof for its own account a penalty or charge or prepayment premium on the date of such prepayment, in an amount equal to the applicable percentage, as stated below, of the excess of the payment to principal actually made over the regularly scheduled installment of principal, if any, required to be paid on such date:

"Anniversary Year" (as such term is defined below) During Which Prepayment Occurs	Applicable Percentage Penalty
1	10.00%
2	9.18%
3	8.36%
4	7.55%
5	6.73%
6	5.91%
7	5.09%
8	4.27%
9	3.45%
10	2.64%
11	1.82%

From and after the commencement of six (6) months following the eleventh (11th) Anniversary Year, the applicable prepayment penalty shall be one percent (1%). Notwithstanding anything to the contrary herein contained, the foregoing prepayment penalty shall be applicable only to the amount, if any, prepaid in any given Anniversary Year in excess of fifteen percent (15%) of the face principal amount of this Mortgage Note.

As employed herein, the first "Anniversary Year" shall be the period commencing on the date of the initial endorsement of this Mortgage Note for insurance by the Secretary of Housing and Urban Development ("Initial Endorsement") and ending on the first anniversary thereof. Each successive Anniversary Year shall commence on the date next following the expiration of the preceding Anniversary Year and shall end upon the next following anniversary of Initial Endorsement.

Notwithstanding any prepayment penalty required by the Mortgage Note, with respect to prepayments made prior to the commencement of the sixth (6th) month following the eleventh (11th) Anniversary Year, the indebtedness evidenced by the Mortgage Note may be prepaid in part or in whole without the consent of the holder of the Mortgage Note and without prepayment penalty if the Secretary determines that prepayment will avoid a mortgage insurance claim and is therefore in the best interests of the Federal Government.

Authority _____
Mortgagor _____
Owner _____

A reduction in the amount hereof required by the Secretary at the time of Final Endorsement shall not be construed as a prepayment hereunder.

See attached Exculpatory Rider

87605798

Authority
Mortgagor
Owner

Approved Form

EXCULPATORY RIDER FOR FHA DOCUMENTS

Attached to and made a part of that instrument created by AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, as Trustee under Trust No. 10-0780-04.

This Document is executed by AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, not personally, but as Trustee under Trust No. 10-0780-04 aforesaid, in the exercise of the power and authority conferred upon and vested in said Trustee as such, and it is expressly understood and agreed that nothing contained in this Agreement shall be construed as creating any monetary liability on said Trustee personally to pay any indebtedness accruing thereunder or any personal monetary liability on said Trustee with respect to the performance of any warranty or covenant, either express or implied in said Agreement (all such personal monetary liability, if any, being expressly waived by the parties hereto and by every person now or hereafter claiming any right or security thereunder), except that the said Trustee shall be liable for funds or property of the project coming into its hands which, by the provisions of the Regulatory Agreement, it is not entitled to retain.

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

Lots 3 and 4 in Britigan's Harrison Street and Central Avenue Subidivion of Lots 141, 142, 143 and 144 (except streets) in School Trustees' Subdivision in the Northwest Quarter of Section 16, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 2:

Lots 45, 46 and 47 in Briticgan's Harrison Street and Central Avenue Subidivion of Lots 141, 142, 143 and 144 (except Streets) in School Trustees' Subdivision in the Northwest Quarter of Section 16, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

CE'D ALL WM

Permanent Tax Numbers: 16-16-117-025 Volume: 564
(Affects Parcel 1)

16-16-120-001 Volume: 564
(Affects Parcel 2)

CE'D ALL WM

Address of Property: 421-425 South Central Avenue
501-511 South Central Avenue
Chicago, Illinois

87604078

THE WHITMORE APARTMENTS TENANT SELECTION PLAN 4/29/87

54 UNITS OF SECTION 8

SPONSORS: CENTRAL AVENUE PARTNERS, CHICAGO, ILLINOIS

I. MARKETING PROCEDURES

A. Start of Marketing

1. Affirmative Marketing

As set forth in the Agreement to Enter Into the Housing Assistance Payment Contract, marketing efforts will include:

Letters which are sent to the groups listed on the outreach section of the Affirmative Fair Housing Marketing Plan. They state when the marketing of the project will commence and end. The letters will contain descriptive information about the development-management company, and solicit tenant referrals for Preliminary Applications. (See Sample Letter, Exhibit # 1)

Advertisements. Suitable advertisements will be placed in newspapers identified in the Affirmative Fair Housing Marketing Plan in order to generate additional Preliminary Applications. These advertisements will include the following: name, address and telephone number of the rental office; and the size of the units available.

Through the Affirmative Marketing efforts described above, interested persons will be encouraged to submit Preliminary Applications. (See Exhibit #2) The interested persons submit Preliminary Applications which contain all the necessary information to determine potential eligibility for this or other low income projects.

2. General Marketing

The Management company has on file a number of Preliminary Applications for persons potentially eligible for placement in the development. They were derived from marketing efforts begun in 1984. These marketing efforts included significant local and citywide advertisements/notifications, outreach to community organizations and churches, articles in local and citywide newspapers, referrals by City agencies, and public service announcements. These efforts were consistent with the Affirmative Fair Housing Marketing Plan approved by HUD's Equal Housing Opportunity Division for that project, and resulted in a geographically diverse pool of applications.

TSelP1.P1D5

EXHIBIT B

Individuals who place or have placed a Preliminary Application are informed that this does not guarantee occupancy; that it merely means that the interested persons will be contacted in the future with instructions on how to formally complete the process with a Home Visit and Application Interview (necessary for certification); and that the date of their applications do not dictate a priority in screening.

All such interested persons are informed at the time their Preliminary Applications are submitted that it is their responsibility to inform the management office of changes in address, phone #, members in household, income etc.

3. Additional Marketing

General Notification. If marketing efforts described herein for any reason do not result in an adequate number of Preliminary Applications or Waiting List applications for the development, then the management agent will enable "General Notification" by advertisements in local, Westside and citywide newspapers/publications additional to those specified in the Affirmative Fair Housing Marketing Plan. Such notification shall include the name, address, and telephone number of the rental office; the approximate date units will be available; and the size of the units available. The notification will also request that individuals interested in living at the development submit Preliminary Applications within 15 days of the publication date.

Mass Mailing. If the General Notification does not generate an adequate number of Preliminary Applications during the 15 day period referenced above, then the agent will enable a Mass Mailing that will include flyers or advertisements to local community groups and/or churches. Such flyers and/or ads will specify a 15 day period wherein Preliminary Applications will be accepted.

B. Establishing Both Priority for Screening and the Waiting List

1. Priority for Screening

A lottery will be used to assign priority for screening to all Preliminary Applications which were received from either the Affirmative Marketing efforts or the existing file of interested families from the previous marketing effort. The lottery will be held approximately thirty (30) days following the initial Affirmative Marketing and its specific location and date will be announced to those families who have filed Preliminary Applications.

TSelPl.P2D5

2. Waiting List

Of those families who are drawn in the lottery, it is anticipated that only twenty-four (24) will be interviewed at Home Visits. This is due to the limited number of vacant units. The remaining families will retain their numbers and become the initial waiting list. Procedures for utilizing the waiting list are described later in this plan. (See Exhibit #3)

C. Determining Home Visit Interviews

The persons to be interviewed will be contacted first by telephone and if no contact is made, a letter will be sent with the applicant given 15 calendar days to respond from the date the letter was sent. The letters will be sent Certified Mail, return receipt requested, or hand delivered, with an adult household member signing for receipt. Those persons not responding within the given period of time will have their applications placed in an Inactive File. Once an application is placed in an Inactive File, the applicants possibility for further screening will be forfeited. No further effort will be made to contact individuals whose applications are placed in the Inactive File. (See Exhibit #4)

D. Preliminary Application Overflow

If there is a surplus of applications after tenant selections have been made, the remaining applications will be held for further screening on subsequent low-income projects enabled by the development-management company.

II. PROCEDURES FOR UTILIZING THE WAITING LIST

A. Definition of the Waiting List

All families who were, by use of the lottery, drawn but not placed in the initial vacant units, will become this development's waiting list. Management will conduct home visits interviews, as appropriate, in order to maintain a minimum of ten (10) names on the waiting list of applicants ready for Application Interviews. This is to help insure timely filling of vacancies.

B. Contacting Persons on the Waiting List

1. When a unit becomes available, the highest rated applications on the waiting list for that unit size will be selected for an Application Interview (for certification).

   Management will attempt to make contact with the individual by telephone at least 3 times during the next 48 hour period. If contact cannot be made by telephone, a letter will be sent to the individual requesting the applicant to contact management to schedule an Application Interview. The letter will be sent Certified Mail, return receipt requested, or hand delivered, with an adult household member signing for receipt. If the Management company does not receive a response to the letter within 5 business days from the date the letter was mailed, the individual will forfeit the opportunity for placement in the available unit. The application will then be placed in the Inactive File.

2. If the contacted person refuses a unit in a particular building, he/she will remain on the waiting list; however, he/she will be informed that after the second refusal his/her name will be removed from the waiting list and placed in the Inactive File.

3. When an Application Interview (for certification) is scheduled but the applicant fails to attend, Management will attempt to contact the applicant by telephone. If there is no contact after 3 attempts within 48 hours, the applicant's application will be placed in the Inactive File. If management contacts the applicant, another appointment will be scheduled if the applicant has good cause such as illness or accident, for failure to Keep the prior appointment. If applicant again fails to attend the interview the applicant's Preliminary Application will then be placed in the Inactive File.

C. Updating the Waiting List

1. For applicants who have been placed on the waiting list, they are informed that their application is considered active and will be reexamined for possible placement in units becoming available in this or other low-income projects. The Management company has the right, but not the obligation, to verbally contact or write waiting list applicants to verify information on the application or confirm their continued interest in placement.

2. Management may request updates of applicants to verify information or confirm continued interest. Letters may be sent requesting applicants to contact the management staff to update the application (Exhibit # 5). The letter allows two weeks from the date of the letter to respond. If there is no response within the time provided, a follow-up letter is sent providing five business days for a response. (Exhibit # 6) When an applicant does not respond to the second letter, the application is placed in the Inactive File and they are no longer eligible for low-income housing. The letters will be sent Certified Mail, return receipt requested, or hand delivered, with an adult household member signing for receipt.

D. Reopening and Closing the Waiting List

1. Because of the low turnover rate anticipated for this development (see chart below), management does not expect to reopen the waiting list for several years. If based on projected turnover, it is anticipated that all persons on the current waiting list will be assigned a unit within six months, then the development will begin to accept Preliminary Applications. Applications so accepted from the general public will receive priority numbers for screening on the waiting list based on a first come, first serve basis.

Unit Size	# Units	Annual Projected Turnover	Units Available Annually
1 BR	22	5 %	1
2 BR	32	5 %	2

2. The waiting list will again be closed when the number approximately equal to the turnover rate for five (5) years.

III. THE APPLICATION/SCREENING/SELECTION PROCESS

A. Application Fees and Charges

The Management company assesses no application fees or other charges for low-income applicants.

B. Credit and Reference Checks

The Management staff enables credit and reference checks by phone inquiries, and written requests if necessary, to landlords (if they are judged to be a reliable source of information); personal and business references; and, credit and financial references (if any). (See Sample Reference Check, Exhibit # 7)

C. Home Visits

Interested Persons will be contacted to schedule Home Visits according to the procedures described in this plan. Home Visits will be performed on all applicants who appear to be potentially eligible, based on HUD requirements, subsequent to staff prescreening of the Preliminary Applications, except for those not living within a 50 mile radius of the project. (See Exhibit # 8) Within two weeks of the Home Visit, applicants will be invited to an Application Interview (Exhibit # 9); sent a rejection letter (Exhibit # 10); or, if there is a surplus of suitable applicants, placed on the waiting list.

D. Application Interviews/Completion of Application Process

1. In accordance with the Department of Housing and Urban Development standard procedures, approved applicants come to the Application Interview and bring records requested by the Management which will expedite the certification process. (See Application Interview Questionaire, Exhibit # 11)

2. During the interview, Management verbally confirms information in the Preliminary Application; questions whether all income, assets and possible deductions have been disclosed; and answers questions the applicant may have.

3. Management requests verifications and releases for income, bank accounts, previous housing, child care, unusual expenses, medical expenses, disabilities and handicaps etc. These will be mailed by management. (See Exhibits #'s 12 to 26)

4. Once verifications are returned, Management will determine if the applicant is eligible and acceptable. Management will then notify the applicant in writing of the decision. This notice will typically take place within thirty (30) days of the Application Interview. If the applicant is approved, arrangements will be made for the move-in. This concludes the Application/Screening/Selection Process.

IV. ELIGIBILITY REQUIREMENTS

All Eligibility Requirements will comply with Federal Regulation 24CFR 883.704 and other requirements of the Housing Assistance Payment Program.

A. Income

The annual income of the applicant must be less than or equal to the limits set up by the U.S. Department of Housing and Urban Development for the appropriate family size.

B. Non-Immigrant Student Alien

A non-immigrant student will not be eligible for Federal housing assistance. A non-immigrant student alien is a person who: 1) has a foreign residence which he/she has no intention of abandoning; 2) is a bonafide student qualified to pursue full course study and 3) was admitted to the United States temporarily and solely for the purpose of pursuing a full course of study at an established institution.

C. Family Size

Single persons (individuals living alone or who intend to live alone) are ineligible for Section 8 assistance, without prior approval from HUD unless such person is elderly, disabled, or handicapped.

V. HOUSEHOLD/UNIT SIZE LIMITATIONS 87606798

A. The unit applied for must have enough bedroom space to accommodate the applicant's household. No more than two people will be permitted to occupy a bedroom. In selecting a unit size for the applicant, Management will balance the need to avoid overcrowding a unit with the objective of appropriate utilization of space.

B. Non-married elderly, disabled, or handicapped persons may occupy either a one-bedroom or a two-bedroom apartment. An elderly or handicapped person(s) may also occupy a two-bedroom apartment with a person who is not elderly, handicapped, disabled, or otherwise eligible for Section 8 assistance, *provided the person* who is not elderly, handicapped, disabled or otherwise eligible for Section 8 is determined to be essential to his/her care or well being.

C. A married couple living alone may not occupy a two-bedroom apartment unless seperate bedrooms are determined by a physician to be necessary for medical reasons.

VI. SELECTION AND REJECTION CRITERIA

The fact that an applicant is eligible for Federal Housing Assistance does not mean that the applicant is acceptable and will be a suitable tenant. Tenant selection criteria may relate to the ability of the applicant to fulfill lease obligations and may not automatically deny tenancy to a particular group or category of otherwise eligible applicants. In determining whether the applicant will be selected, Management *will consider* various criteria, along with any related explanations offered by the applicant concerning the facts involved, including changes in circumstances.

A. Insufficient/Inaccurate Information on Application

Management will consider whether the applicant refuses to *cooperate fully in all* aspects of his/her application process, or if the information supplied is intentionally falsified.

B. Credit and Financial Standing

1. Management will consider whether the applicant has a satisfactory history of meeting financial obligations, (including timely payment of rent, outstanding judgements or a history of late payment of bills). If Management rejects an application based upon the credit checks the management staff makes, the applicants will be given the opportunity to have corrections made to the record or offer explainations. Such corrections or explainations would be made a part of the applicant's file and may be the basis of *Review of* Rejection (See Section VII, Part B herein).

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2. Management's inability to verify credit references is a factor for rejection of an application. Consideration will be given to special circumstances in which credit has not been established (i.e. income, age, marital status, etc.). Lack of credit history will not cause an applicant to be rejected, although management may require in such circumstances that the lease be guaranteed by a person with a history of credit worthiness.

3. Management will consider whether the applicant demonstrates financial ability to pay the security deposit and monthly tenant rent. This consideration can include examination of the applicant's potential tenant rent plus other long-term obligations (payments more than 12 months), and whether the total is less than fifty-five percent of his/her monthly gross income. Income ratios higher than 55% will not automatically disqualify an applicant. The ratios must be considered in the context of the applicant's credit and employment history, potential for increases in income etc. Management's decision on the credit worthiness of the applicant will be based upon a determination of whether the applicant, considering all relevant factors, including the income-to-debt ratio, is capable and willing to pay rent on the apartment unit leased.

C. History of Residence

Management will consider whether the applicant or any other person who will be living in the unit has a history of physical violence to persons or property, or has exhibited living habits at prior residences which could adversely affect the health, safety and quiet enjoyment of the other residents of the development. Management will consider all circumstances regarding this type of activity as well as the period during which it occurred. Management may also verify and document the previous two years of housing for each applicant. This includes those applicants who were homeowners or lived with parents.

D. Unsanitary Housekeeping

Management will consider unsanitary housekeeping by the applicant. This criteria is not intended to exclude households whose housekeeping is only superficially unclean or disorderly if such conditions would not appear to affect the health, safety or comfortable possession of other residents.

TSelP1.P8D5

VII. REJECTION PROCEDURES

A. Written Notification

Each rejected applicant will be notified promptly by Written Rejection Notice of the reason for rejection. The Notice will advise the applicant that he/she may, within 14 days of receipt of the Notice, respond in writing or request to meet with Management to discuss the Notice. The letter shall also inform the applicant that responding to Management's Notice does not preclude the applicant from exercising other avenues available if he/she believes he/she is being discriminated against on the basis of race, color, creed, religion, sex, national origin, age or handicap.

B. Review of Rejection Applications

A review of the applicant's application file will be conducted by a member of Management staff who did not participate in the initial decision to reject the applicant. Prior to 95% occupancy for the unit size of the rejected applicant, the review will take place within 14 days (excluding week-ends and Federally designated holidays) of the applicant's request for review. At the review, the contents of the applicant's file will be discussed with the applicant to make certain that the file contains no inaccuracies with respect to the information forming the basis of the rejection. The applicant may submit a written statement for the file.

Management will inform the applicant within 5 days (excluding week-ends and designated Federal holidays) after the date of the review whether or not Management's decision has changed. If after the review, Management's decision is reversed, the applicant will be placed in a suitable vacant unit if available. If no such unit is available, he/she will be placed in the next available unit.

VIII. SPECIAL OCCUPANCY CATEGORIES

When selecting tenants from among eligible applicants, HUD allows for preferences based on the the categories below:

A. Residency Preferences

1. Because of the management company's policy of Development Without Displacement, existing residents will have preference over newly selected tenants for the project.

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2. Preferences will be given to residents who live or work in the project community. The applicant who is a resident may be selected prior to a non-resident even if the non-resident is higher on the waiting list. The development's use of resident's preference does not supercede or negate any Affirmative Marketing obligations. To enable preference based on local residence, an applicant must provide documentation clearly demonstrating his/her current residence address within the project community.

B. Displaced Persons

1. Preference for occupancy in the development will be given to displaced persons and families. Displaced individuals are those as defined in Federal Regulations 24 CFR 812.2

2. Applicants claiming to be displaced persons must provide documentation to prove their status.

C. Substandard Housing

This preference would be utilized in the selection of tenants if an applicant is living in conditions which are obviously substandard, thereby indicating a high need for a rehabilitated apartment.

D. Handicapped Persons

There will not be specially designed units in this project for the physically handicapped, including those who require wheel chair access. However, Management will give preference to applicants who have a handicap or physical disability when special apartment design features are not necessary for those individuals.

E. Gautreaux

1. Under the terms of the consent decree entered into as a result of the Gautreaux litigation, a portion of the units must be reserved for the occupancy of those persons who meet the project's eligibility and selection criteria and who are certified by the Leadership Council as members of the Gautreaux class.

2. Prior to selection of tenants for development, the owners, IHDA and the Leadership Council will determine the total number and bedroom distribution of the apartments to be made available for members of the Gautreaux class.

TSelP1.P10D5

HUD allows for additional preferences in tenant selection to be established by the owner, which are subordinate to the categories listed above.

A. Family Size Mix

Management will not exceed family size limits required by the Dept. of Housing and Urban Development, but may choose some applicants who have one person per bedroom to avoid potential overcrowding.

Note: If the size of a family already residing at the development changes, the family residents will be required to move to the next available unit of proper size approved by management. If such a unit is not available at the project, then transfer or relocation procedures will be initiated, as described in the Relocation Plan.

All applicants given preference within a Special Occupancy Category must meet the eligibility and selection criteria outlined in Sections IV and V above.

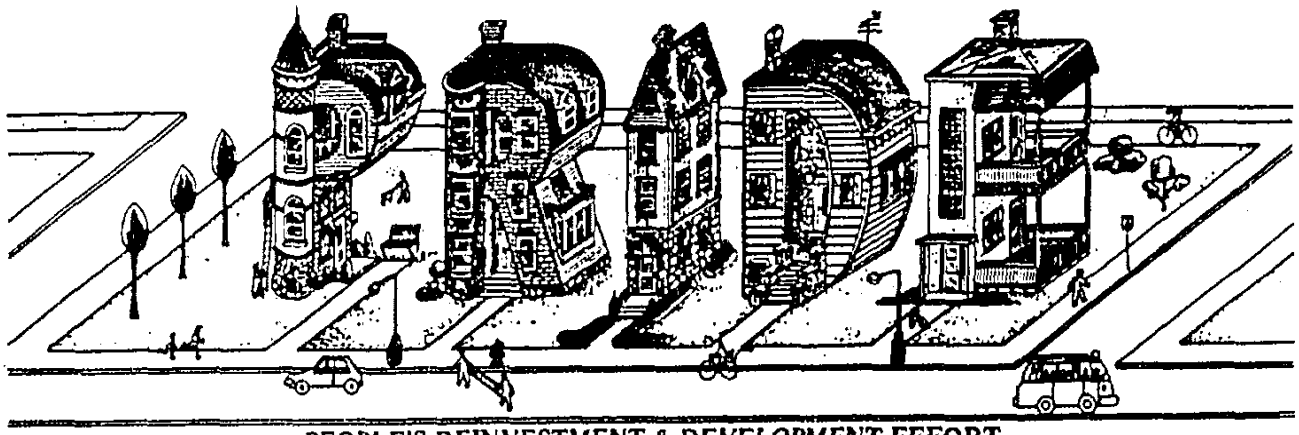
Submitted: _____ Date 4/30/87
Name & Title of Property Management Representative
People's Reinvestment and Development Effort (PRIDE), Inc.

Approved: Edward W. Solan Date 5/5/87
Illinois Housing Development Authority

TSelPl.PlID5

EXHIBITS TO THE WHITMORE APARTMENTS TENANT SELECTION PLAN

#	Exhibit Description
1	Affirmative Marketing Referral Letter
2	Preliminary Application
3	Letter-- Placement on Waiting List
4	Letter-- Placement of Application in Inactive File
5	Letter-- Application Update
6	Letter-- Application Update Followup
7	Sample Form-- Landlord Reference Check
8	Sample Form-- Home Visit Evaluation
9	Letter-- Invitation to Application Interview
10	Rejection Letter
11	Application Interview Questionaire
12- 26	Recertification Tracking Form: Income, Asset and Miscellaneous Verifications



PEOPLE'S REINVESTMENT & DEVELOPMENT EFFORT
—A Not-for-Profit Neighborhood Housing Development Corporation —
4 N. Cicero - Room 41 Chicago, Illinois 60644 (312) 379-4412

 Exhibit #1

Date: _____

_____

_____

_____

Dear Friends:

As you may know PRIDE and partners are involved in the development of a 54-unit low-income project in the South Austin neighborhood.

We already have a Waiting List of applicants on file for this project, made up primarily of local residents and westsiders.

However, we recognize our obligation to market our housing opportunities to other racially and ethnically mixed communities, as well as others least likely to apply. We hope you can assist us in this effort.

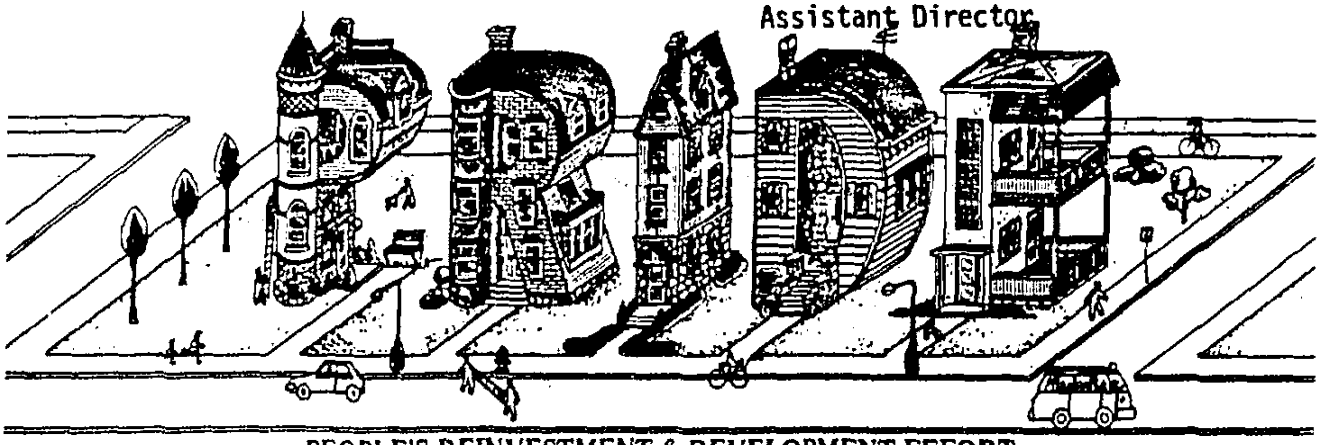
Enclosed you'll find information on PRIDE and flyers for this project. If you could post a flyer in an appropriate place in your office, and make the remainder available to others upon request, it would be most appreciated.

Applications will only be accepted through _____ (date). Please let them know to mention your organization as a referring agency so that when they call they will have a chance to apply.

Thanks for your help on this; we will be glad to return the favor in-kind.

Sincerely,

Michael C.Rohrbeck, PRIDE
Assistant Director



PEOPLE'S REINVESTMENT & DEVELOPMENT EFFORT
—A Not-for-Profit Neighborhood Housing Development Corporation—
4 N. Cicero · Room 41 Chicago, Illinois 60644 (312) 379-4412

PEOPLE'S REINVESTMENT & DEVELOPMENT EFFORT
—A Not-for-Profit Neighborhood Housing Development Corporation—
4 N. Cicero · Room 41 Chicago, Illinois 60644 (312) 379-4412

Ex. #2

Bdrms: _____

APPLICATION FOR LEASE

Date: _____

Head/Household: _____ Phone: _____

Current address: _____ Zip: _____ How long? _____

Rent paying $_____ Apartment size _____ Date lease expires _____

_____

(current landlord's name address phone)

Previous address: _____ Zip: _____ How long? _____

_____

(previous landlord's name address phone)

LIST ALL PERSONS WHO WILL OCCUPY THIS APARTMENT:

	Name	Sex	Age	Birthdate
1.				
2.				
3.				
4.				
5.				
6.				

Do you have any pets? _____ If Yes, what kind? _____

Head/Household SS#_____ Spouse SS#_____

Monthly income (net) $_____ Monthly income (net) $_____

_____ _____

Exhibit #3

Date: _____

To: _____

_____

_____

Re: Placement on Waiting List for Potentially Eligible Applicants

Dear: _____:

This is to inform you that you have been selected as a tenant for the project(s) at _____, but are considered to be reasonably qualified and potentially eligible for future placement in PRIDE's apartments.

As of the date of this letter there are _____ applicants of equal or higher priority for filling vacancies.

For placement at the project mentioned above, and assuming an "average turnover rate" (when people move out) the estimated date when you could be selected for a PRIDE unit might be by

_____ 19_____.

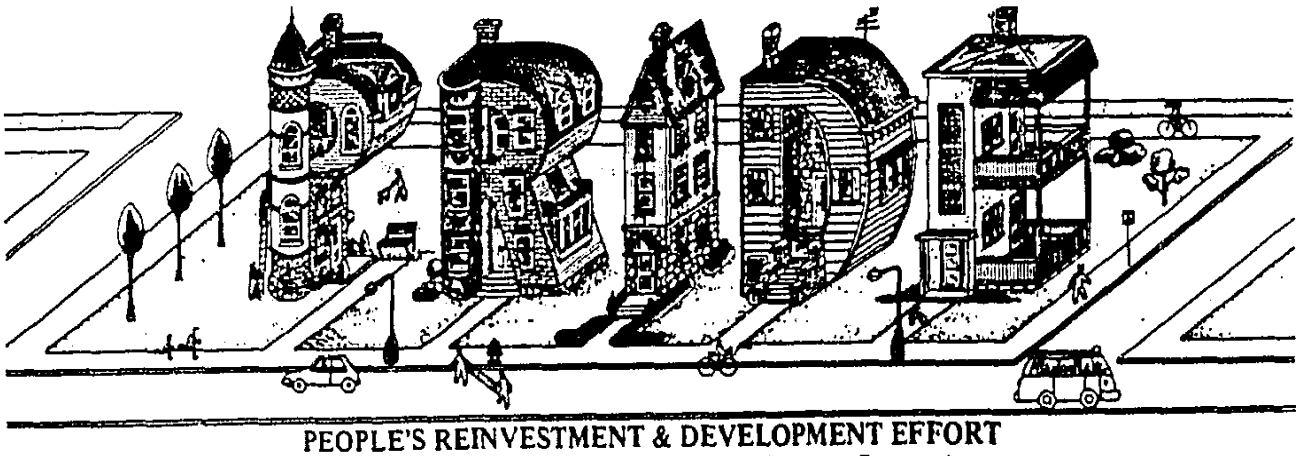
For placement in other PRIDE buildings, assuming an average turnover rate and plans for future projects, placement could occur by

_____ 19_____.

Should your family size change, or your address, phone or other important details change--please call us immediately.

IMPORTANT. Our estimates for when your future placement could occur are only estimates. You are not guaranteed a PRIDE unit.

Please call 379-4412 if you have any questions about your application status.



PEOPLE'S REINVESTMENT & DEVELOPMENT EFFORT
—A Not-for-Profit Neighborhood Housing Development Corporation—
4 N. Cicero · Room 41 Chicago, Illinois 60644 (312) 379-4412

 Exhibit #4

0 7 6 0 6 7 9 3

Date: _____

_____

_____

_____

Re: Placement of Apartment
Application in Inactive File

Dear _____

This is to inform you that your application is being placed in the Inactive File, and you will no longer be eligible for a low income apartment at PRIDE.

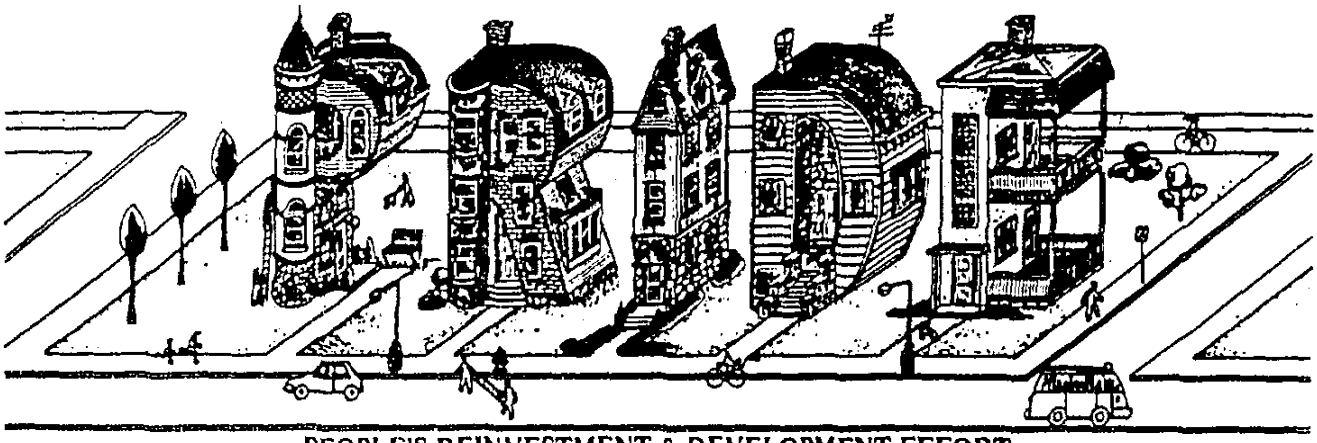
This is a result of your failure to schedule an interview with the PRIDE staff. Calls were made and a letter delivered to your last known address with no response from you to enable this interview within the specified time period.

We regret this action, but it is your responsibility to inform us of any changes to your residence address or phone, or respond to written requests in a responsible way.

Sincerely,

Michael C. Rohrbeck, PRIDE
Assistant Director

InFileL1.D5



PEOPLE'S REINVESTMENT & DEVELOPMENT EFFORT
—A Not-for-Profit Neighborhood Housing Development Corporation—
4 N. Cicero - Room 41 Chicago, Illinois 60644 (312) 379-4412

87619798

Exhibit #5

87603793

Date: _____

_____

_____

_____

Re: Update of your Apartment Application with PRIDE

Dear

It has been some time since you have applied for a low-income subsidized apartment with PRIDE. And it is important for us to update our files and verify who it is that is still in need of an apartment.

First, you must call us when you receive this letter if you wish us to retain your preliminary application for low income apartments. You must call within two weeks of the date of this letter to be eligible for low income apartments when they become available.

Second, it is your additional obligation to inform us of any changes which should be made on your original application. Examples of such changes include: change in address/phone, new sources of income for the family, changes in the size of the family etc.

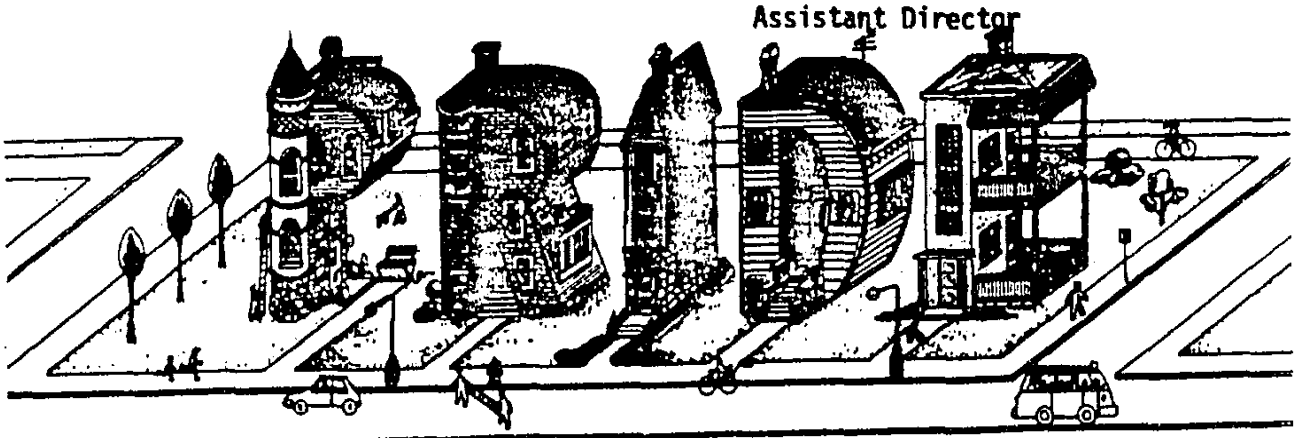
And finally, for those of you are on CHA's Section 8 Waiting List as well, and you have a 6-digit Waiting List number, we encourage you to verify that this is on your original application.

PRIDE DOES NOT HAVE NEW LOW-INCOME APARTMENTS AVAILABLE AT THIS TIME. However, PRIDE will accept applications for non-low income, "market apartments" if the family income is enough to pay the rent. We will be trying to develop more low income housing; and we will contact you when further screening of your application can be made and a home visit scheduled. Further, we are not accepting new names for preliminary applications.

When you call, please ask for Ms. Toni Riddle, who will be in charge of updating these applications. Our phone number is 379-4412.

Sincerely,

Michael C. Rohrbeck
Assistant Director



PEOPLE'S REINVESTMENT & DEVELOPMENT EFFORT
—A Not-for-Profit Neighborhood Housing Development Corporation —

Exhibit #6

Date:_____

_____

_____

_____

Re: Update of Application

Dear_____:

Recently PRIDE sent you a letter requesting you to call to update information on your apartment application.

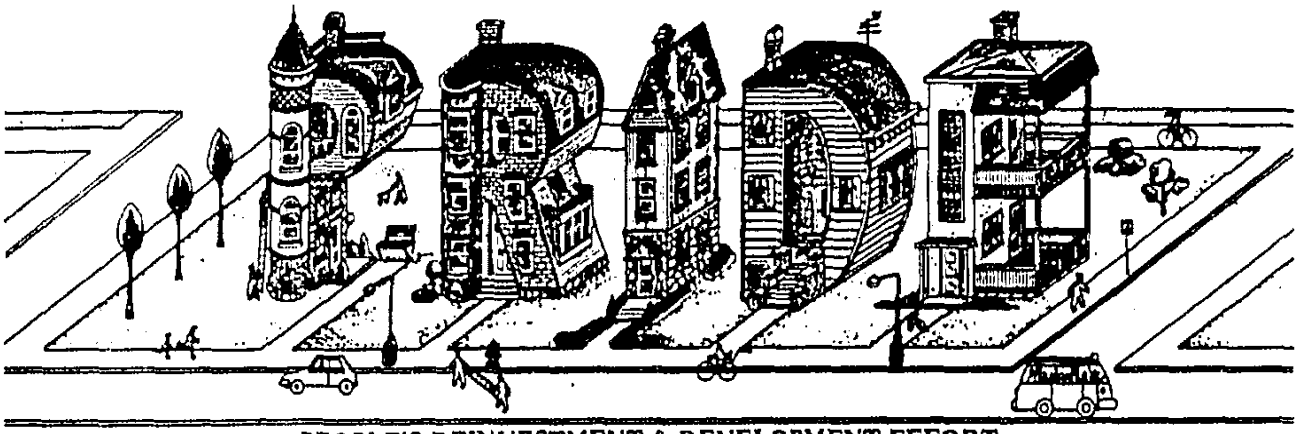
We still have not received a response from you. It is your obligation to keep us current on your family situation, including information on your address, phone #, income, Section 8 number, and members of your household.

Therefore, if you do not call within 5 business days of the date on this letter, we will place your application in PRIDE's inactive file and you will not be eligible for placement in a low-income apartment.

When you call, please ask for Ms. Joni Riddle, who will be in charge of updating these applications. Our phone number is 379-4412.

Sincerely,

Michael C. Rohrbeck,
Assistant Executive Director
PRIDE



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Ex. # 7

LANDLORD REFERENCE QUESTIONAIRE

Name of Contact _____

Date & Phone # _____ _____

Introduce yourself, tell why you are calling, identify by name and address the applicant for a PRIDE unit. Ask the following questions and jot down the contact person's answers.

1. What do you know personally about the tenant (if anything)?

2. Have you inspected the Apartment since he/she has moved in? What has been the result? Does he/she maintain the unit well?

3. Are there problems with the behaviour of the children? If so, have them explain.

4. Does he/she get along well with the neighbors? Please explain.

5. From your records, has the tenant paid rent on time (by 10th)

6. List other relevant comments. Fill out the Landlord Reference and Rent Paying History portions of Staff Prescreening Form and attach this questionaire with it.

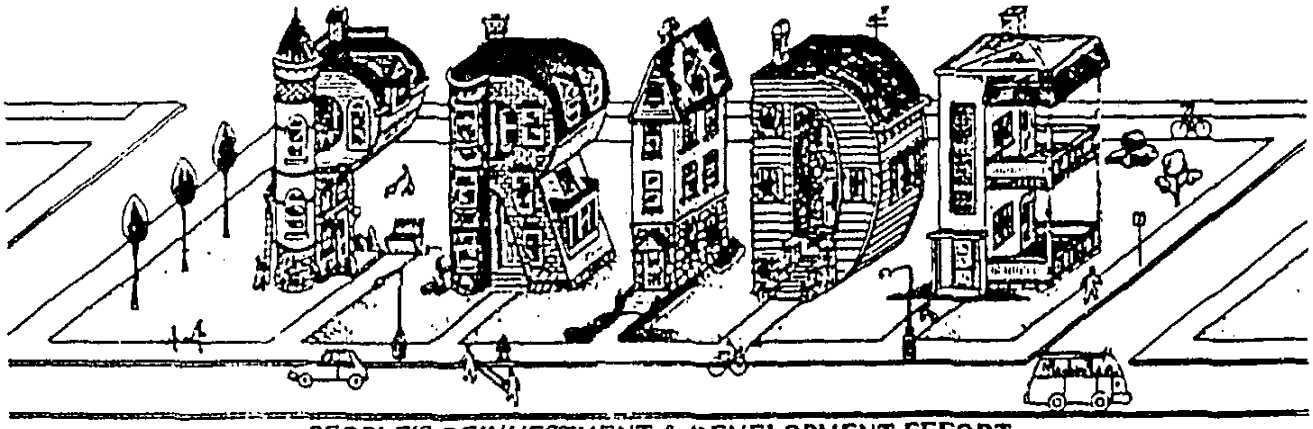

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 Exhibit #8

HOME VISIT EVALUATION

Family Size/Composition Requirements ___ yes ___ no

Permanent Residency Intended (at least 3 years) ___ yes ___ no

All Family Members in Attendance ___ yes ___ no

Overcrowded in Present Apartment (for legitimate reasons) ___ yes ___ no

Ability to Pay Security Deposit ___ yes ___ no

Willingness to Participate in Tenant Activities

___ Excellent Prospect, potential leader

___ Average-- Good, can be expected to attend regular meetings

___ Bad, shows little or no interest in Tenant Activities

Understanding of PRIDE Lease &/or Handbook (Circle One)

excellent good average poor bad

Housekeeping

excellent good average poor bad

Family Environment

excellent good average poor bad

Previous Organizational/Community Experience-- Involvement in tenant organizing; working with or for a non-profit organization, a community group or church; active participation as a Board Member, staff or Volunteer (Check One)

___ Extensive Experience

___ Involved On and Off

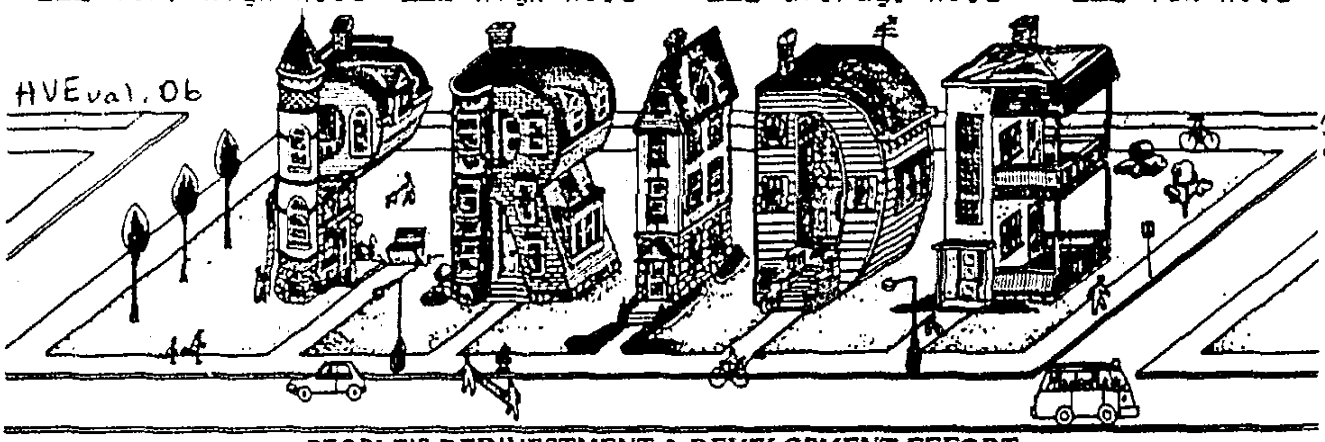
___ Not involved presently, but some in past

___ No Significant History of involvement

Substandard Housing Need (Check One)

___ very high need ___ high need ___ average need ___ low need

HVEval.06



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4 N. Cicero - Room 41 Chicago, Illinois 60644 (312) 379-4412

92606798

Exhibit #9

87656798

Date: _____

To: _____

_____

_____

Re: Invitation for Application Interview

Dear Applicant(s):

This is to inform you that you have been accepted for further processing of your Preliminary Application for a Section 8 rent-subsidized apartment at _____.

So far, we have screened your Preliminary Application, completed a Home Visit, and may have finished reference checks. Next, the Application Interview will be the first step toward officially certifying your eligibility for Section 8.

Without endangering your chance for getting a Section 8 unit, you must:

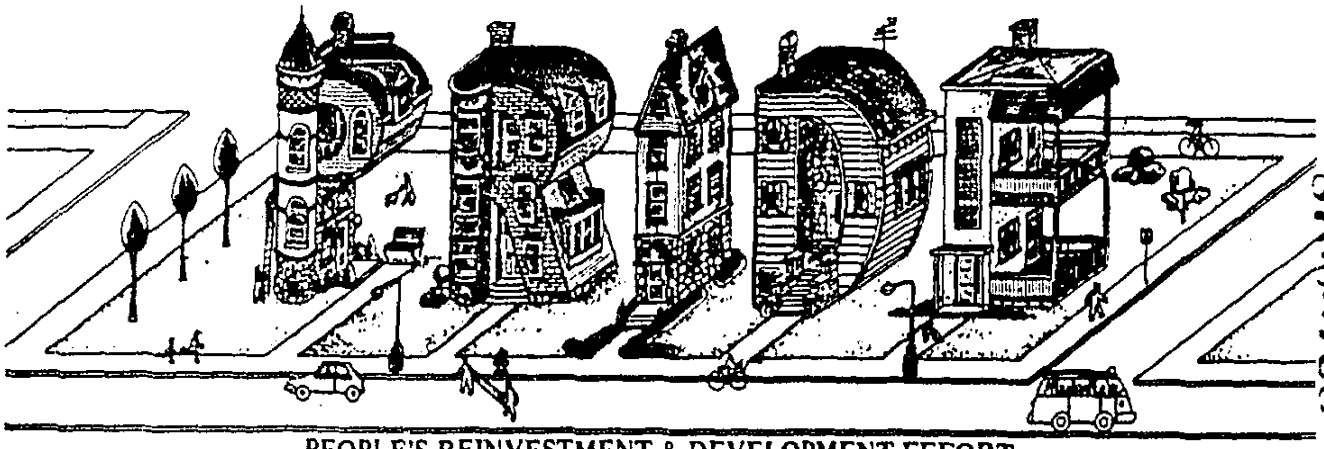
Call Ms. Toni Riddle at PRIDE (379-4412). She will schedule your interview, read to you a pre-interview Questionaire, and ask you to bring specific kinds of information to enable fast processing of your application, and

You must respond within 10 days to the above request, PRIDE can cancel your initial acceptance for an Application Interview because of your unreasonable delay.

We are hopeful that you can join us as a member of the PRIDE family. We look forward to your full cooperation in the extensive work still to be done prior to your final approval and move-in.

Sincerely,

Thirlene Bronaugh, PRIDE
Property Manager



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87656798

Ex. #10

Date: _____

To: _____

_____

_____

Re: Apartment Application Rejection Letter

Dear M _____:

We at PRIDE regret to inform you that you have not been approved for tenancy in one of PRIDE's low-income, Section 8 apartments.

This is for the reason(s) checked below

* ___You are not eligible according to Department Housing and Urban Development (DHUD) regulations: (explaination)

_____

_____

* ___Household Characteristics: (explaination)

_____

* ___Family Size

* ___PRIDE's Tenant Selection Criteria: (explaination)

_____

_____

If you have questions or concerns about the application process or this rejection, you have 14 days from the date of this letter to respond in writing or request a meeting with PRIDE to discuss the rejection. Regardless of whether or not you decide to respond to this notice, you may still exercise other avenues of relief available to you if you believe that you have been discriminated againnst on the basis of race, color, creed, religion, sex, national origin, age or handicap.

Sincerely,

Thirlene Bronaugh, PRIDE
Property Manager

RejectL.D5

Ex. # 11

APPLICATION/INTERVIEW QUESTIONAIRE
for Section 8 Applicants

1. IS ANYONE IN THE HOUSEHOLD EMPLOYED? If so,

   ____must send & sign verification (for each); need copies for the following: W2 forms-- last 2 years if possible, State and Federal Income Tax Return (last Year), recent check stubs

2. DOES ANYONE RECEIVE PAYMENTS FROM (check) _____ DEPARTMENT OF PUBLIC AID (1 & 2 below), ____SSI/DISABILITY (1 & 3), ____SOCIAL SECURITY (1), ____RETIRMENT/PENSIONS/TRADE UNION BENEFITS (2)

   (1) need Award Letter
   (2) need recent check stubs
   (3) form/letter from State Review Board or doctor, specifying nature of disability

3. IS ANYONE RECEIVING ____ALIMONY OR ____CHILD SUPPORT? If so, need copy of court order or letter from individual paying

4. IS THERE ANY FOSTER CHILDREN? If so,

   ____need adoption papers and/or other documentation for care of children.

   FOR NATURAL CHILDREN,

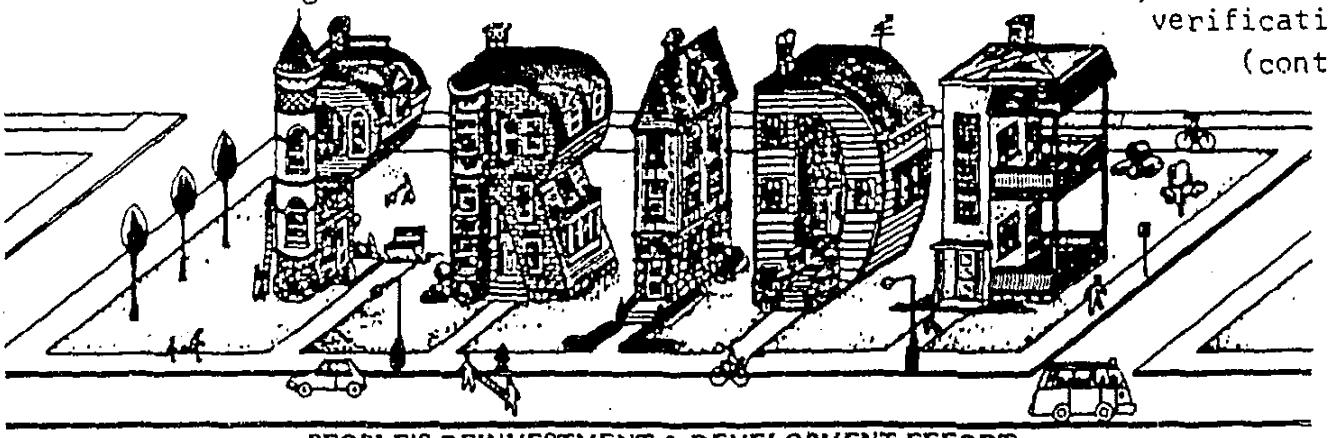
   ____need copies of birth certificates (if available)

5. IS ANYONE IN THE HOUSEHOLD RECEIVING ____EDUCATIONAL SCHOLARSHIPS OR GRANTS, OR VA BENEFITS FOR SCHOOL? ____ If so,

   ____for those getting "full support"-- school and all living expenses, need documentation of this

   ____for those getting partial scholarships, grants, or benefit must get documentation about tuition, books, equipment, parking etc. (nonsubsistence/living support) related to school i.e. copies of returned checks or receipts, school registrar's documentation of "full-time status", & VA Office verification.

(cont.)



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4 N. Cicero - Room 41 Chicago, Illinois 60644 (312) 379-4412

Ex #11

(Application/Interview-- Page 2)

6. DOES ANYONE IN YOUR HOUSEHOLD HAVE ____ A SAVINGS ACCOUNT, ____CHECKING ACCOUNT, ____MONEY MARKET (or miscellaneous investment accounts)

   If so, need "Deposit Verification", an IRS 1099 Form for interest-bearing accounts (if comparable balance to this year), and copies of recent account statements

7. CHECK IF ANY BELOW APPLIES:

   ____Any stocks or bonds?-- need copies of "certificates" and quarterly SEC statements

   ____Do you own any property or have equity in property?-- refer for more detailed followup

   ____Have you recently sold any property?--refer for followup

   ____Are you party in any kind of Property Sales Contract?-- refer for followup

   ____Are you party in a lawsuit?-- need written explaination

   ____Do any children or adults receive child/day care or receive regular home health services?-- need form letter from agency or person providing service and "Declaration of Amount Paid for Care of Children or Dependant Person(s)", cancelled checks of payment to agency, individual, etc.

   ____Does anyone in the household have continuous obligations or medical expenses that are not routine and are anticipated during the next 12 month-- yet still are not covered by any insurance in full? If so, need

   --form letter from hospital or physician showing amount and payments due during the next 12 months (showing balanc owed)
   --written confirmation of health insurance premium, employers health plan (paid by employee)
   --written confirmation of Social Security Administration for Medicare paid by applicant
   --past receipts, checks etc. (during last year) that would help predict similar, continuing obligations

The applicant understands that the above-described information will remain confidential between the appropriate staff at People's Reinvestment and Development Effort (PRIDE) and the Department of Housing and Urban Development (HUD). The applicant further acknowleges that some or all of the above should be provided promptly-- the applicant giving authorization and assistance-- in order to determine Section 8 eligibility. Further, the Applicant understands that more information and assistance may be requested at a future time.

_____ _____

Applicant PRIDE Staff/Date

E'S REINVESTMENT & DEVELOPMENT EFFORT

CERTIFICATION/RECERTIFICATION INTERVIEW & VERIFICATION RECORD

Name of Applicant/Tenant(s) _____ Address/Phone _____

Date Initial Letter Mailed to Tenant/Applicant to Arrange for Certification/Recertification Interview: / / Follow-Up Letters & Calls : / / / /

VERIFICATIONS SENT TO:

PROCESSING DATES:

	Sent	Written Follow-Up (if any)	Rec'd	Oral Completed	Phone Contacts (if any) Dates Contacted

OTHER DOCUMENTATION NEEDED FOR FILE:

PROCESSING DATES:

	Requested	Submitted	Phone Contacts (if any)

86290928

Exhibit #12

Exhibit #13

3 7 6 0 6 7 9 8

Date: _____

Department of Public Aid

_____

_____

_____

Re: Public Assistance Verification

_____

_____

_____

Dear Friends:

People's Reinvestment and Development Effort (PRIDE) is required to verify the incomes of all members of families applying for admission as tenants to Section 8 rent-subsidized housing units which we operate. We must also recertify periodically the incomes of all tenant-households. We ask your cooperation to comply with this requirement for the person(s) listed above.

This information will be used only in determining eligibility status and rent of the the family, and will be for the confidential use of PRIDE and the Department of Housing and Urban Development (HUD).

Your prompt return of the attached information will be appreciated. A self-addressed return envelope is enclosed. If you have any questions or concerns, please call me at 379-4412.

Sincerely,

Michael C. Rohrbeck
PRIDE
Assistant Director

Enclosed:

Public Assistance Verification
Return Envelope

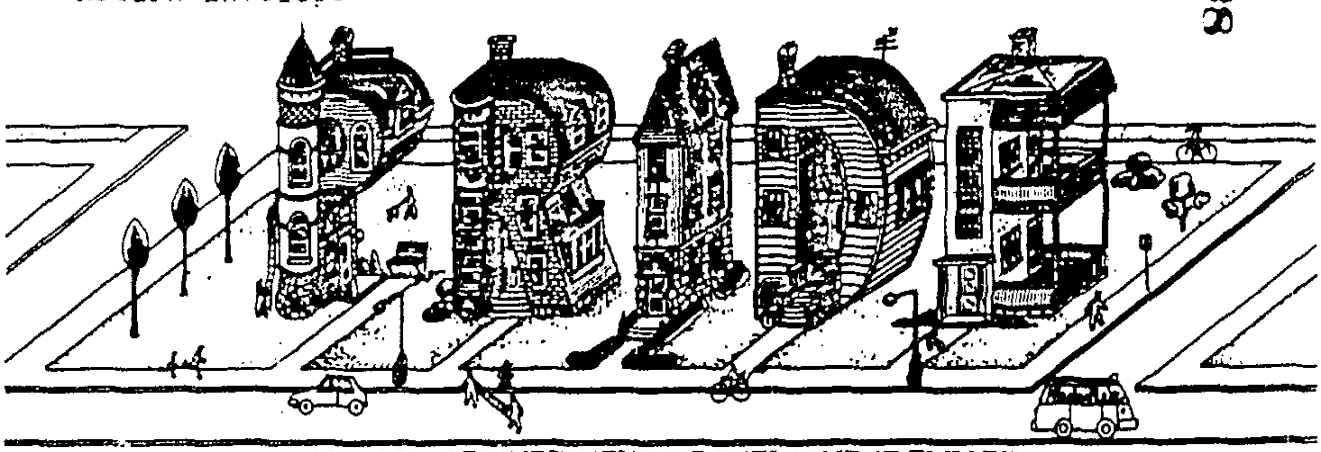

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Exhibit #13

PUBLIC ASSISTANCE VERIFICATION

Name of Tenant/Applicant _____

Address/Phone _____

Number in Family _____

I HEREBY AUTHORIZE THE RELEASE OF THE INFORMATION BELOW TO PRIDE AND THE DEPT. OF HOUSING AND URBAN DEVELOPMENT

_____ Signature

_____ Date

Type of Assistance	Rate Per Month
Aid to Families with Dependant Children	$_____
General Assistance	_____
Other Assistance-- Type _____	_____
Other Income Source(s)-- If any Type _____	_____

Amount of Public Assistance given during the past 12 months $_____

Remarks (if any) _____

_____

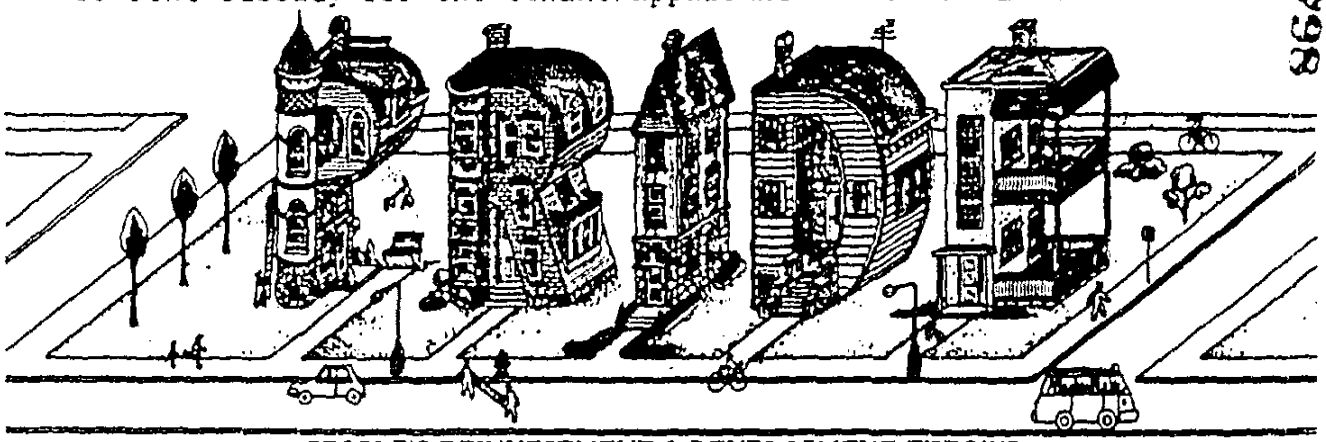
_____

_____ Signature/Date

_____ Title

Return To: People's Reinvestment and Development Effort (PRIDE)
4 North Cicero, Room 41
Chicago, Illinois 60644
Attn: Michael Rohrbeck

IMPORTANT: This is for the confidential use of PRIDE and the Department of Housing and Urban Development (HUD) and is necessary solely for the purpose of determining Section 8 eligibility and the levels of rent-subsidy for the tenant/applicant. PLEASE RESPOND PROMPTLY.



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—A Not-for-Profit Neighborhood Housing Development Corporation—
4 N. Cicero · Room 41 Chicago, Illinois 60644 (312) 379-4412

Exhibit #14

Date: _____

To: _____

_____

_____

Re: Employment Verification for

_____

Dear Friends:

We are required to verify the incomes of all members of families applying for admission as tenants to the Section 8 rent-subsidized housing units which we operate and to redetermine periodically the incomes of tenant families. This is because the laws under which these housing units are administered restrict occupancy to low-income families and base rents on the amount of family income.

To comply with this requirement, we ask your cooperation in completing the applicable items on the following report for the employee listed above. This information will be used only in determining the eligibility status and rent of the employee's household.

Your prompt return of the attached information will be appreciated. A self-addressed return envelope is enclosed. If you have any questions, please call at 379-4412.

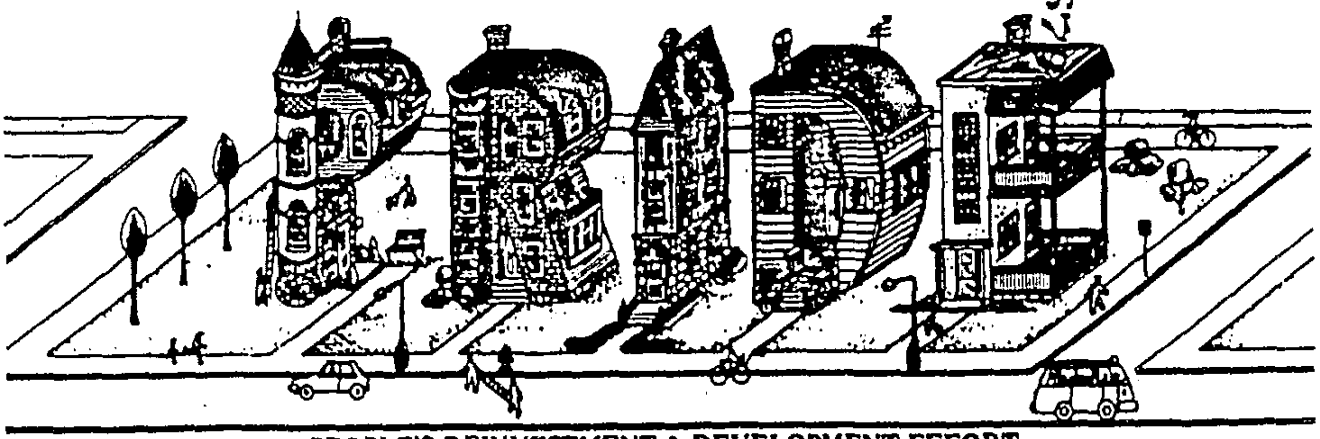
Sincerely,

I hereby authorize the release of the requested information.

_____

Michael C. Rohrbeck
PRIDE
Assistant Director

Enclosed:
Employment Data Sheet
Return Envelope



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—A Not-for-Profit Neighborhood Housing Development Corporation—
4 N. Cicero - Room 41 Chicago, Illinois 60644 (312) 379-4412

Exhibit #14

EMPLOYMENT DATA

Employee Name _____ Firm Name _____

Employee ID _____ _____

1. Employed since _____ Occupation _____

2. SALARY: BASE PAY RATE--

   per hour _____; OR per week _____; OR per Month _____

   Date present rate effective _____

   Average Hours per Week at Base Rate _____ Weeks _____

   or Months _____ worked per year

   OVERTIME PAY RATE--

   per hour _____, What is the expected average number of hours overtime worked per week anticipated during the next 12 months. Specify any other compensation not listed above (i.e. commissions, bonuses, tips etc.)

   For _____ $_____ Per _____

3. Is pay received for vacation? _____ Number of Days Per Year _

4. Total Base Pay Earnings Past 12 Months: $_____

   Total Overtime Earnings Past 12 Months: $_____

_____
Signature/Date

_____
Title

RETURN TO: People's Reinvestment And Development Effort (PRIDE)
4 North Cicero Avenue, Room 41
Chicago, Illinois 60644
Attn: Michael Rohrbeck

IMPORTANT: This is for the confidential use of People's Reinvestment and Development Effort (PRIDE) and the Department of Housing and Urban Development (HUD) and is necessary solely for the purpose of determining Section 8 eligibility and the levels of rent-subsidy for the employee. Your quick response is necessary and will be most appreciated.

PEOPLE'S REINVESTMENT & DEVELOPMENT EFFORT
—A Not-for-Profit Neighborhood Housing Development Corporation—
4 N. Cicero, Room 41, Chicago, Illinois 60644 (312) 379-4412

Exhibit #15

Date:_____

Bureau of Unemployment Services
4931 West Diversey Avenue
Chicago, Illinois 60639
Attn: Ms. Clark

Re: Unemployment Benefits
Verification on for
_____
SSN: _____

Dear Ms. Clark:

We are required by law to verify the incomes of all members of families who are living in or applying for Section 8 rent-subsidized housing units which PRIDE manages. This is done on an annual basis and when income changes for someone in our tenant-households.

To comply with this requirement, we ask your cooperation in completing the verification/release form enclosed. This information will be used only in determining the eligibility status and rent of the tenant referenced above.

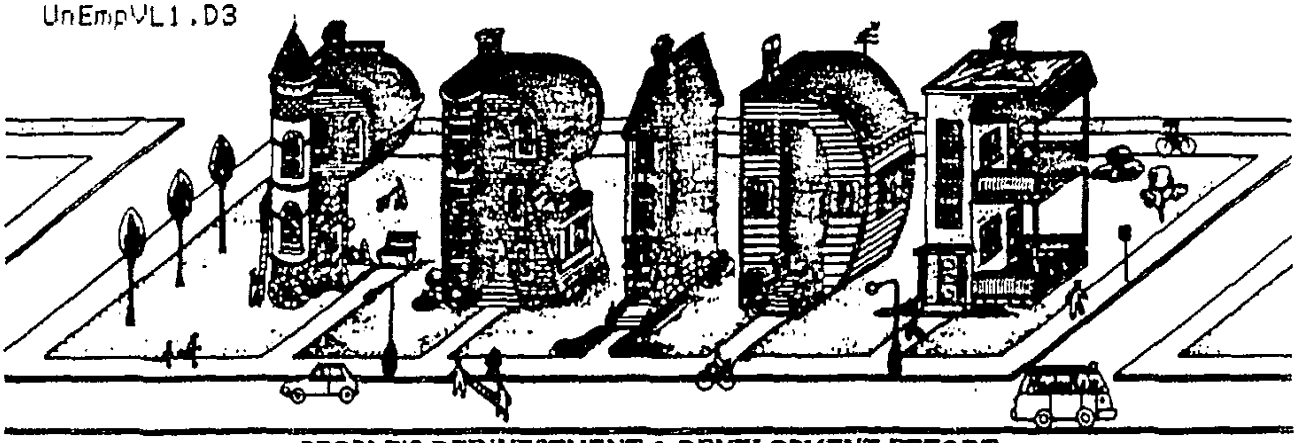
Your prompt return of the this form will be greatly appreciated. A self-addressed return envelope is also enclosed. If you have any questions, please call 379-4412.

Sincerely,

Michael C. Rohrbeck, PRIDE
Assistant Director

Enclosed:
Unemployment Benefits Verification
Return Envelope

UnEmpVL1.D3



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