

APN 003—053-03

NCS-1000088

Recording Requested by:
First American Title Insurance Company
8311 W. Sunset Road, Suite 100
Las Vegas, Nevada 89113

After Recording Return to:
Nevada Housing Division
1830 E. College Parkway, Suite 200
Carson City, Nevada 89706

LINCOLN COUNTY, NV

2022-162053

\$37.00

Rec:\$37.00

03/15/2022 02:10 PM

FIRST AMERICAN TITLE INSURANCE COMPANY 42 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

DECLARATION OF RESTRICTIVE COVENANTS

SIGNED IN COUNTERPART

2020 HOME INVESTMENT PARTNERSHIPS PROGRAM LOAN AGREEMENT AND DECLARATION OF RESTRICTIVE COVENANTS

This 2020 HOME Investment Partnerships Program Loan Agreement and Declaration of Restrictive Covenants ("Agreement"), dated as of (DATE), is by and between the NEVADA HOUSING DIVISION ("Division"), a division of the Nevada Department of Business and Industry, and MINNIE ST. 2020 LLC, a Nevada limited liability company ("Owner").

WHEREAS, the Division, has entered into a Grant Agreement with the United States Department of Housing and Urban Development ("HUD"), for participation in the HOME Investment Partnerships Program ("HOME Program") pursuant to 24 CFR Part 92 as amended; which was awarded Sept. 18, 2020 and

WHEREAS, the Division, as the Entitlement Grantee for the HOME Program, is responsible for the planning, administration, implementation, and evaluation of the HOME Program; and

WHEREAS, the Division desires to assist the Owner's property, Caliente Renaissance Apartments, a senior residence that is located at 150 Minnie Street, Caliente, Nevada 89008 ("Project"), by providing HOME Program funds ("Funds") to assist with the acquisition and rehabilitation of thirty (30) units of affordable housing ("Exhibit A"). These units will be reserved for low-income households certified eligible as State HOME Program recipients.

NOW, THEREFORE, Owner hereby declares that the Property is held and shall be held, conveyed, encumbered, leased, rented, used, occupied, improved and sold subject to the rules, regulations and requirements of the HOME Program, as amended and in force and effect from time to time, and the regulations promulgated pursuant thereto in 24 CFR Part 92, including, but not limited to, those set out herein below, and applicable to the Division's HOME program guidelines. In consideration of the foregoing, Funds will be loaned to Owner by the Division subject to the following conditions and limitations:

I. Scope of Services.

A. The Division will loan \$400,000.00 in Funds to the Owner at an interest rate equal to 1% simple interest. Principal and interest payments shall be payable in annual installments as set forth in Exhibit D and start on March 1, 2023, and continue thereafter until the Maturity Date. Notwithstanding the above, the loan shall have a maturity date of December 31, 2052 ("Maturity Date").

B. The Project shall be completed on or before December 31, 2023, unless otherwise specified, in writing, by the Division. The Project's Period of Affordability is thirty (30) years from the date of Project Completion, as set forth by the Division as outlined in 24 CFR §92.2. Project Completion requires that construction be complete, all HOME funds to have been disbursed by the Division and drawn from the US Treasury,

and required completion data entered in HUD's Integrated Disbursement and Information System ("IDIS"). Upon entering all required information in IDIS, the Division will notify Owner of the actual date of Project Completion and the exact date of the expiration of the HOME Affordability Period, which shall be calculated based on the date of Project Completion. If necessary, Owner shall execute an amendment to this Agreement identifying the exact date of expiration of the HOME Period of Affordability. The Project must serve low-income households as set forth herein, during the entire Period of Affordability. The Funds will be used for eligible costs for acquisition and new construction of the Project as described in Exhibit "B" attached hereto and incorporated herein.

C. Notwithstanding any provision of this Agreement, the Owner hereto agrees and acknowledges that this Agreement does not constitute a commitment of funds or site approval, and that such commitment of funds or approval may occur only upon satisfactory completion of environmental review and receipt by the Division of a release of funds from the U.S. Department of Housing and Urban Development under 24 CFR Part 58. The Owner further agrees that the provision of any funds to the Project is conditioned on the Division's determination to proceed with, modify or cancel the Project based on the results of a subsequent environmental review. Violation of this provision may result in the denial of any funds under this Agreement. Upon receipt from HUD of authority to use the Funds, Division Administrator, or his assignee, will provide Owner with a writtence to Proceed.

D. Changes in the Scope of Services as outlined herein must be in accordance with HOME Program regulations, made by written amendment to this Agreement, and approved by both Parties. Any such changes must not jeopardize HOME funding.

E. Funds provided pursuant to this Agreement may only be used to pay for acquisition costs, eligible soft, predevelopment costs and construction costs that are incurred by Owner. Any Project costs which exceed the \$400,000 loaned pursuant to this Agreement are the responsibility of Owner. Owner hereby agrees to pay maintenance and operating costs for the Project.

F. This Agreement shall be deemed and shall constitute a covenant running with the land for the benefit of the Division and its successors and assigns and shall pass to and be binding upon all heirs, successors and assigns in title to the Property, or if the Property shall not include title to land, but shall include a leasehold interest in land, this Declaration shall bind the leasehold interest as well as the Property and shall pass to and be binding upon all heirs, successors and assigns to such interests. Each and every contract, deed or other instrument hereafter executed covering or conveying the Property or any portion thereof or any interest therein (excepting only leases of units in the Project) shall conclusively be held to have been executed, delivered, and accepted subject to this Declaration, regardless of whether any or all of such covenants contained herein are set forth in such contract, deed or other instrument. If a portion or portions of the Property, or interest or interests in the Property are conveyed, all such covenants contained herein shall run to each portion of or interest in the Property.

II. Division General Conditions. Owner agrees to abide by all conditions fully set forth below.

A. The Owner has agreed that two (2) units will be designated as HOME assisted units. The HOME assisted units will consist of two (2) two-bedroom units. All two (2) HOME units will house households at or below 50% of area median income ("AMI") (as set forth in Exhibit "C"). If the HOME assisted units receive Federal or State project-based rental subsidies, the tenants' contribution towards rent may not exceed 30% of the tenants' adjusted gross income. The maximum rent (tenant contribution plus the project-based rental subsidy) may not exceed the rent allowed by the Federal or State project-based rental subsidy program, 24 CFR § 92.252(b)(2). Should the subsidy be terminated, the rent (including the utility allowance) for the HOME assisted units cannot exceed HUD's Low HOME Rent Limits for Lyon County (as set forth in Exhibit C1). Should the tenants' income increase and exceed 50% AMI but remain less than 80% AMI, a new, low-income HOME-Assisted Unit must be designated. Owner shall comply with all applicable rental requirements outlined in 24 CFR Part 92, Subpart F.

B. Owner has requested the financial support of the Division that is provided for in this Agreement to enable Owner to provide affordable housing services. The Division shall have no relationship whatsoever with the services provided, except the provision of financial support, monitoring, and the receipt of such reports as are provided for herein. To the extent, if at all, that any relationship to such services on the part of the Division may be claimed or found to exist, Owner shall be an independent contractor only.

C. Owner shall obtain any and all federal, state, and local permits and licenses required to execute the Project as described in this Agreement's Scope of Services. Owner further agrees to abide by all applicable federal, state, and local codes, regulations, statutes, ordinances, and laws per 24 CFR §§92.251 and 92.355 for the duration of the period of affordability.

D. Owner will provide the Division the unit numbers of each of the two units initially designated as HOME assisted units no later than at the time of the final draw of Funds. In addition, Owner will provide the Division with client usage records on an annual basis during the period of this Agreement. Owner shall provide, additional records containing, but not limited to, the following data:

1. Total clients served;
2. Racial breakdown of clients served including Black or African American, White, American Indian or Alaskan Native, Asian, and Native Hawaiian or other Pacific Islander, and other combinations;
3. Ethnic breakdown of Hispanic or not Hispanic;
4. Number and percentage of Low and Very Low-Income clients as defined by HUD HOME Program Income Guidelines;
5. Number of disabled clients served;
6. Number of senior citizens served;
7. Number of female head-of-households served;

8. Name of each head of household served;
9. Number of persons in each household served; and
10. Annual report on rents and occupancy of HOME units.

E. Owner will not lease any portion of the HOME assisted units to other than HOME-eligible tenants, as defined in the HOME Program regulations (24 CFR Part 92), without prior written approval from the Division. Any lessee, sublessee, or assignee of the HOME assisted units must meet HOME Program requirements and serve eligible low-income residents.

F. If the HOME assisted units, or any portion thereof, are subleased without the prior written approval of the Division, or through foreclosure, sale, or other circumstances or Owner loses legal possession of the Property, the outstanding balance of the Loan shall be immediately due and payable. The Division shall require reasonable assurances of security for such repayments in the form of a deed of trust for such Property pursuant to 24 CFR §92.252, and which Owner shall execute as part of this Agreement. If Owner chooses to sell, transfer or otherwise convey the subject property, the term of affordability will remain with the HOME assisted units pursuant to deed restrictions placed on the project.

G. Owner may not assign or delegate any of its rights, interests or duties under this Agreement without the prior written consent of the Division. Any such assignment or delegation made without the required consent shall be void, and may, at the option of the Division, result in the forfeiture of all financial support provided herein.

H. Owner shall carry or provide Comprehensive Fire and Hazard insurance covering the full replacement costs of the Project.

I. Owner shall allow duly authorized representatives of the Division to conduct such occasional reviews, audits and on-site monitoring of the Project as the Division deems necessary in order to determine:

1. Whether the objectives of the Project are being achieved;
2. Whether the Project is being conducted in an efficient and effective manner;
3. Whether management control systems and internal procedures have been established to meet the objectives of the Project;
4. Whether the financial operations of the Project are being conducted properly;
5. Whether the periodic reports to the Division contain accurate and reliable information; and
6. Whether all of the activities of the Project are conducted in compliance with the provisions of Federal and State laws and regulations and this Agreement.

Visits by the Division to the Project shall be announced to Owner in advance of those visits and shall occur during normal operating hours. The representatives of the Division may request, and, if such a request is made, shall be granted, access to all of the records of Owner that relate to the Project. The representatives of the Division may, from time to time, interview recipients of the housing services of the Project who volunteer to be interviewed.

J. At any time during normal business hours Owner's records with respect to the Project shall be made available for audit, examination and review by the Division, the Attorney General's Office, contracted independent auditors, HUD, the Comptroller General of the United States, or any combination thereof.

K. Owner will protect, defend, indemnify, and save and hold harmless the Division, its employees, contractors, and agents, from and against any and all liability, damages, demands, claims, suits, liens, and judgments of whatever nature including but not limited to claims for contribution or indemnification for injuries to or death of any person or persons, caused by, in connection with, or arising out of any activities undertaken pursuant to this Agreement. Owner's obligation to protect, defend, indemnify, and save and hold harmless as set forth in this paragraph shall include any and all reasonable attorneys' fees incurred by the Division in the defense or handling of said suits, demands, judgments, liens and claims and all reasonable attorneys' fees and investigation expenses incurred by the Division in enforcing or obtaining compliance with the provisions of this Agreement.

L. Owner will not use any Funds or resources which are supplied by the Division in litigation against any person, natural or otherwise, or in its own defense in any such litigation, and agrees to notify the Division of any legal action which is filed by or against it.

M. This Agreement will commence upon its approval and signature by all parties, and the Funds allocated pursuant to it will be expended in accordance with Article I of this Agreement. The term of affordability shall be governed according to the terms and conditions set forth in Paragraph B of Article I of this Agreement.

N. In the event Owner and/or the Division anticipate that the total amount of Funds allocated by this Agreement will not be expended in the time and manner prescribed in this Agreement, the Division reserves the right to extract that portion for other projects/programs operated under the Division's HOME Program.

O. Owner agrees that no officer or employee of Owner may seek or accept any gifts, service, favor, employment, engagement, emolument or economic opportunity which would tend improperly to influence a reasonable person in that position to depart from the faithful and impartial discharge of the duties of that position.

P. Owner agrees that no officer or employee of Owner may use his or her position to secure or grant any unwarranted or improper privilege, preference, exemption or advantage for himself or herself, any member of his or her household, any business entity in which he or she has a financial interest or any other person.

Q. Owner agrees that no officer or employee of Owner may participate as an agent of Owner in the negotiation or execution of any contract between Owner and any private business in which he or she has a financial interest.

R. Owner agrees that no officer or employee of Owner may suppress any report

or other document because it might tend to affect unfavorably his or her private financial interests.

S. Owner shall keep and maintain in effect at all times any and all licenses, permits, notices and certifications which may be required by any county ordinance or state or federal statute.

T. Owner shall be bound by all county ordinances and state and federal laws, conditions, regulations and assurances which are applicable to the entire HOME Program or are required by HUD, the Division, or any combination thereof.

U. Any uncorrected material breach of this section may, at the discretion of the Division, result in forfeiture of all HOME Program funds received by Owner.

V. Owner acknowledges that the Property will be encumbered by one or more deeds of trust that will be recorded in the Official Records of Lincoln County, Nevada. The Division acknowledges and agrees that its Deed of Trust will be subject and subordinate to any such liens required for the construction and permanent financing of the Project. Other than the recorded deed(s) of trust described above, and regulatory agreements relating thereto and the Declaration of Restrictive Covenants for Low Income Housing Tax Credits, Owner shall not allow Property to be attached in any manner, including any liens or other encumbrances during the Period of Affordability, without the prior written consent of the Division.

W. Owner shall conduct all contracting and purchases with Funds to ensure that materials and services are obtained in a cost-effective manner. When procuring for services to be provided under this Resolution, the Owner shall adhere to the following requirements:

1. Costs are eligible, reasonable, and necessary.
2. The contractor is not federally debarred.
3. The contractor has the needed capacity and expertise.
4. All records pertinent to these procurements be maintained by the Owner and be available to the Division for review at all times.

III. Federal General Conditions.

- A. Owner shall comply with the following laws and directives, as applicable:
1. The Hatch Act as set forth in Title 5, Chapter 15, of the United States Code.
 2. The National Environmental Policy Act of 1969 as set forth in Public Law 91-190 and the implementing regulations set forth in 24 CFR Parts 51 and 58.
 3. Title VIII of the Civil Rights Act of 1968, Public Law 90-284.
 4. Section 109 of the Housing and Community Development Act of 1974.

5. Title VI of the Civil Rights Act of 1964, Public Law 88-352, as amended and the regulations of HUD with respect thereto, including, without limitation, 24 CFR Parts 1 and 2.
6. The Fair Housing Act, as amended.
7. Section 3 of the Housing and Urban Development Act of 1968, as amended, and the regulations with respect thereto, including, without limitations 24 CFR Part 75.
8. Executive Order 11063, as amended.
9. The Age Discrimination Act of 1975.
10. Section 504 of the Rehabilitation Act of 1973.
11. Executive Order 11246, as amended, and the regulations issued pursuant thereto.
12. The Fair Labor Standards Act.
13. Section 202(a) of the Flood Disaster Protection Act of 1973.
14. Sections 302 and 401(b) of the Lead-Based Paint Poisoning Prevention Act and implementing regulations in 24 CFR, Part 35.
15. If 12 or more units are assisted hereunder, the Davis-Bacon Act, as amended, if in effect, which requires that all laborers and mechanics who are employed to perform work on the Project, or any contractor or construction work which is financed, in whole or in part, with assistance which is received under the Housing and Community Development Act of 1974, shall be paid wages at rates which are not less than those that prevail in the locality for similar construction, and said workers shall receive overtime compensation in accordance with the Contract Work Hours and Safety Standards Act. The contractor and its subcontractors shall also comply with all applicable Federal laws and regulations, which pertain to labor standards, including the minimum wage law.
16. Labor requirements prescribed in 24 CFR §92.354.
17. 45 CFR, Part 76, Subpart F of the Drug-Free Workplace Act of 1988.
18. Section 319 of Public Law 101-121, of the Department of the Interior Appropriations Act, which prohibits Owner from using appropriated Federal funds for lobbying the Executive or Legislative Branches of the Federal Government in connection with a specific contract, grant, or loan, and requires that no Federal appropriated funds have been paid or will be paid, by or on behalf

of Project, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

19. Title I of the Housing and Community Development Act of 1974, as amended, which requires that Owner:

- a. not discriminate against any employee or applicant for employment on the basis of religion, and not limit employment or give preference in employment to persons on the basis of religion;
- b. not discriminate against any person applying for such public services on the basis of religion, and not limit such services or give preference to persons on the basis of religion; and
- c. not provide religious instruction or counseling, conduct religious worship or services, engage in religious proselytizing, or exert any religious influence in the provision of the public services set forth in this Agreement.

20. Americans with Disabilities Act (42 U.S.C. 12131; 47 U.S.C. 155, 201, 218, and 225).

B. No officer, employee or agent of the Division shall have any interest, direct or indirect, financial or otherwise, in any contract or subcontract or the proceeds thereof, for any of the work to be performed pursuant to the Project during the period of service of such officer, employee or agent, for one year thereafter

C. None of the personnel employed in the administration of the Project shall be in any way or to any extent engaged in the conduct of political activities in contravention of Chapter 15 Title 5, U.S. Code.

D. None of the Funds to be paid under this Agreement shall be used for any partisan political activity, or to support or defeat legislation pending before Congress.

E. Owner shall carry out its activities in compliance with all Federal laws and regulations described in 24 CFR Part 92, which are applicable to HOME Program Grants, except that Owner will not assume the Division's environmental responsibilities described in 24 CFR §92.352, nor the intergovernmental review process described in 24 CFR §92.359.

F. Owner shall comply with applicable uniform administrative requirements, as described in 24 CFR §92.505.

G. Owner shall maintain records in accordance with 24 CFR §92.508.

H. Owner shall comply with the requirements of Executive Order 11625, 12432, and 12138, which provide for the utilization of minority businesses and women business enterprises in all federally assisted contracts. Owner shall provide the Division, on an annual basis, records and data on Minority Business Enterprise, Women's Business Enterprise, and affirmative marketing efforts. These records shall contain, but are not limited to, the following data:

1. Data on the attempts to reach minority-owned and female-owned businesses when announcing business opportunities;
2. Data on racial/ethnic or gender character of business to whom a contract was awarded and the contract amount; and
3. Data on attempts to affirmatively further fair housing.

The Division, in its discretion, may request such other and further information as from time to time required to ensure compliance with the mandates of the above listed Executive Orders.

I. Program income, not including rents receivable, shall be returned to the Division unless the Division authorizes in writing that all or a specific portion thereof of such program income will be retained by Owner.

J. Any material breach of the terms of this section, may, in the discretion of the Division, result in forfeiture of all HOME Program funds received by Owner pursuant to this Agreement, or any part thereof.

K. Owner agrees that the Project will comply with all State and local codes, ordinances and zoning requirements. Owner agrees to comply with 24 CFR §92.251 as it relates to property standards and Uniform Physical Conditions Standards (UPCS) established by HUD pursuant to 24 CFR §5.705, and, if applicable, the cost effective energy conservation and effectiveness standards in 24 CFR Part 39, and local housing code requirements for the duration of this Agreement; and furthermore, Owner agrees to have the Property inspected annually by a qualified housing inspector to ensure such compliance with Uniform Physical Condition Standards.

L. Owner agrees to undertake an affirmative marketing program in conformance with 24 CFR §92.351(b) and Chapter 3 of the HUD Handbook 7360.01 (Rental Rehabilitation Program) and as described in the State of Nevada Program Description.

M. Owner agrees that, for the duration of this Agreement, the Project will be operated in compliance with HOME Program requirements, specifically those contained in 24 CFR §§92.250 through 92.258, inclusive, which includes §92.257 regarding use of Funds by religious organizations.

N. All leases with tenants living in HOME assisted units shall be made for not less than one year, unless a shorter term is mutually agreed upon between Owner and tenant.

All such leases must comply with the requirements set forth in 24 CFR §92.253. A sample lease must be provided to the Division to ensure compliance with 24 CFR §92.253, prior to any HOME unit being leased to an eligible household.

O. Owner agrees to allow the Division to inspect the property to ensure that the HOME assisted units meet HUD's Housing Quality Standards, or the standards that are in effect at the time of funding.

P. Owner agrees to recertify tenant HOME Program eligibility at least annually as required by HUD regulations.

Q. Owner agrees that maximum rents charged shall not exceed those calculated by the Division per HOME Program regulations, and that Owner will supply tenants with written notice at least 45 days before implementing any rent increase. Any such rent increase applicable to a HOME assisted unit pursuant to this Agreement must be approved in writing by the Division prior to notification and implementation.

R. Owner shall operate the project in compliance with all federal laws and regulations described in 24 CFR §92.350, including specifically, equal opportunity and fair housing, affirmatively marketing procedures and requirements pursuant to 24 CFR §92.351, displacement relocation and acquisition, labor, lead-based paint, and conflict of interest provision prescribed in in 24 CFR §92.356 (f).

S. Owner certifies by signing this Agreement that Owner nor any of its principals and/or designees are presently debarred, suspended, proposed for debarment, declared ineligible or voluntary excluded from participation in this transaction by any Federal department or agency. This certification is made pursuant to the regulations implementing Executive Order 1259, Debarment and Suspension, 28 C.F.R. §67.510, as published at Part VII of the May 26, 1988 Federal Register of every subcontractor receiving any payment in whole or in part from federal funds.

T. No owner or developer, of a project assisted with Funds (or officer, employee, agent, elected or appointed official, or consultant of the owner, developer, or sponsor or immediate family member or immediate family member of an officer, employee agent, elected or appointed official, or consultant of the owner, developer or sponsor) whether private, for-profit or nonprofit (including a community housing development organization (CHDO) when acting as an owner or developer) may occupy a HOME assisted unit in a project during the required period of affordability specified in §92.252(e) or 92.254(a)(4). This provision does not apply to an employee or agent of the owner or developer of rental housing project who occupies a housing unit as the project manager or maintenance worker.

U. In the event that the Owner, Developer or Sponsor is a CHDO and is using set-aside funds under 24 CFR §92.300, the project must comply with applicable provisions prescribed in 24 CFR §92.300 and 24 CFR §92.301, in addition the CHDO associated with the project must remain CHDO certified throughout the period of affordability.

IV. Financial Management.

A. Owner agrees to comply with the applicable requirements of the United States Office of Management and Budget (OMB) "Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards" codified at 2 CFR Part 200, Subparts A – F.

B. Annually, during the Period of Affordability, Owner shall deliver to the Division a copy of their completed audit report. To the extent applicable, this audit has to comply with the Single Audit Act and 2 CFR Part 200, Subpart F. The Office of Management and Budget requires that grant recipients who expend \$750,000 or more in federal funds during a one year period, complete a Single Audit.

C. Annually, during the Period of Affordability, Owner or its designee will provide to the Division a CPA audited financial report (including copies of financial statements) of the Project to enable the Division to determine the financial condition (and continued financial viability) of the rental project.

D. Annually during the Period of Affordability, Owner will provide the Division with information on rents and occupancy of HOME assisted units to demonstrate compliance with §92.252. Since the HOME units are designated as floating the Owner must provide the Division with information regarding unit substitution and filling vacancies so that the project remains in compliance with HOME rental occupancy requirements.

E. Owner agrees that all costs of the Project shall be recorded by budget line items and be supported by checks, payrolls, time records, invoices, contracts, vouchers, orders and other accounting documents evidencing in proper detail the nature and propriety of the respective charges, and that all checks, payrolls, time records, invoices, contracts, vouchers, orders or other accounting documents which pertain, in whole or in part, to the Project shall be thoroughly identified and readily accessible to the Division.

F. Owner agrees that excerpts or transcripts of all checks, payrolls, time records, invoices, contracts, vouchers, orders and other accounting documents related to or arguably related to the Project will be provided upon request to the Division.

G. Owner agrees that it may not request disbursement of funds under this Agreement until the funds are needed for payment of eligible costs. The amount of each request must be limited to the amount needed.

H. At the discretion of the Division, an amount not to exceed the lesser of ten percent (10%) or \$10,000 of the Funds allocated under this Agreement will be retained until the Project is completed and the Owner provides the following:

1. Documentation showing that the assisted units meet the UPCS, or, if new construction, that the Project has received an occupancy certificate;
2. A certified statement of Final Development Costs which, at a minimum, reports

- all development costs and expenditures for all federal funds, and the disposition of all of the Funds (from any source);
3. For projects involving new construction or rehabilitation, a completed form HUD-2516 "Contract and Subcontract Activity";
 4. A completed form HUD-40097 "Rental Housing Completion Project Report" or, for owner-occupied projects, form HUD-4096 "Homeownership Project Completion Report";
 5. Evidence of recording of the fully executed Deed of Trust and Assignment of Deed of Trust securing the Division's interest in the Property;
 6. Evidence that Owner has provided the "Management Agent" with a copy of the HOME Program regulations and the specific HOME/LIHTF compliance requirements for the Project; and
 7. Evidence that all contractors and subcontractors have current and valid registration on the System for Award Management (SAM) website.

V. Modification or Revocation of Agreement.

A. The Division will amend or otherwise revise this Agreement, without Owner approval, should such modification be required by HUD or any applicable Federal statutes or regulations.

B. In the event that any of the Funds for any reason are terminated or withheld from the Division or otherwise not forthcoming, the Division may revoke this Agreement.

C. In accordance with 24 CFR §85.43, the Division may suspend or terminate this Agreement if Owner fails to comply with any of its terms. Owner must comply with this Agreement throughout the entire period of affordability. In the event that the Project does not meet the affordability requirements throughout the period of affordability, Funds may be recaptured.

D. This Agreement may be terminated at the convenience of the Division in accordance with 24 CFR §85.44.

E. This Agreement constitutes the entire Agreement between the parties and may only be modified by a written amendment signed by the parties, or as otherwise set forth in the terms of the Agreement.

F. Any uncorrected material breach of this Agreement may, at the discretion of the Division, result in forfeiture of all HOME Program funds received by Owner.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be signed and intend to be legally bound thereby, this 11TH day of March 2022. The undersigned certifies that it will not contract services of any debarred, suspended or ineligible contractors or allow any of its members to contract services of any debarred, suspended or ineligible contractors.

minnie st. 2020 LLC,
A Nevada limited liability company

By: Minnie St. 2020 Managing Member, LLC
Its: Managing Member

By American Covenant Senior Housing Foundation, Inc.
Its: Manager

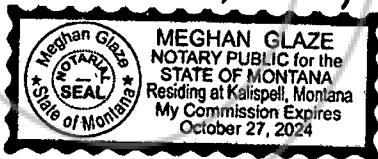
By: Gerald M. Fritts
Name: Gerald M. Fritts
Its: Executive Director

STATE OF ~~NEVADA~~
Montana (Mg) ss
COUNTY OF Flathead


On this 11th day of March, 2021, before me Gerald M. Fritts, Executive Director of American Covenant Senior Housing Foundation, Inc., the manager of Minnie St. 2020 Managing Member, LLC, a Nevada limited liability company, the managing member of minnie st. 2020 LLC, a Nevada limited liability company, personally appeared before me a Notary Public in and for said County and State, and are known to me to be the people described in and who executed the within and foregoing instrument, and who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said Lincoln County, the day and year first above written.

Notary Public Meghan Glaze My commission expires Oct 27, 2024
MEGHAN GLAZE, NOTARY PUBLIC



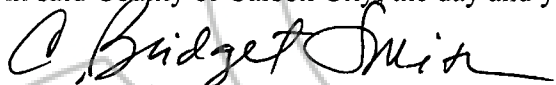
NEVADA HOUSING DIVISION

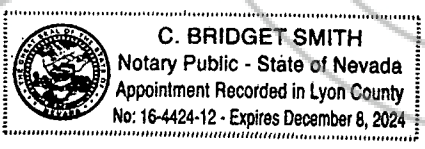
By: 
Steve Aichroth, Administrator **STEVE AICHROTH, ADMINISTRATOR**
Nevada Housing Division

STATE OF NEVADA)
) ss.
CARSON CITY)

On this 10th day of March, 2022, before me Steve Aichroth personally appeared before me a Notary Public in and for said County and State, and is known to me to be the person described in and who executed the within and foregoing instrument, and who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said County of Carson City, the day and year first above written.


Notary Public _____ My commission expires 12/8/2024
C. BRIDGET SMITH



2020 HOME Declaration of Restrictive Covenants - Caliente Apts

EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

REAL PROPERTY

(APN #003-053-03)

**LOTS TWO (2) AND THREE (3) IN BLOCK FORTY-SIX (46) OF THE
NORTH SIDE ADDITION TOWN OF CALIENTE AS SHOWN BY MAP
THEREOF RECORDED OCTOBER 08, 1940, AS FILE NO. 15661 IN THE
OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.**

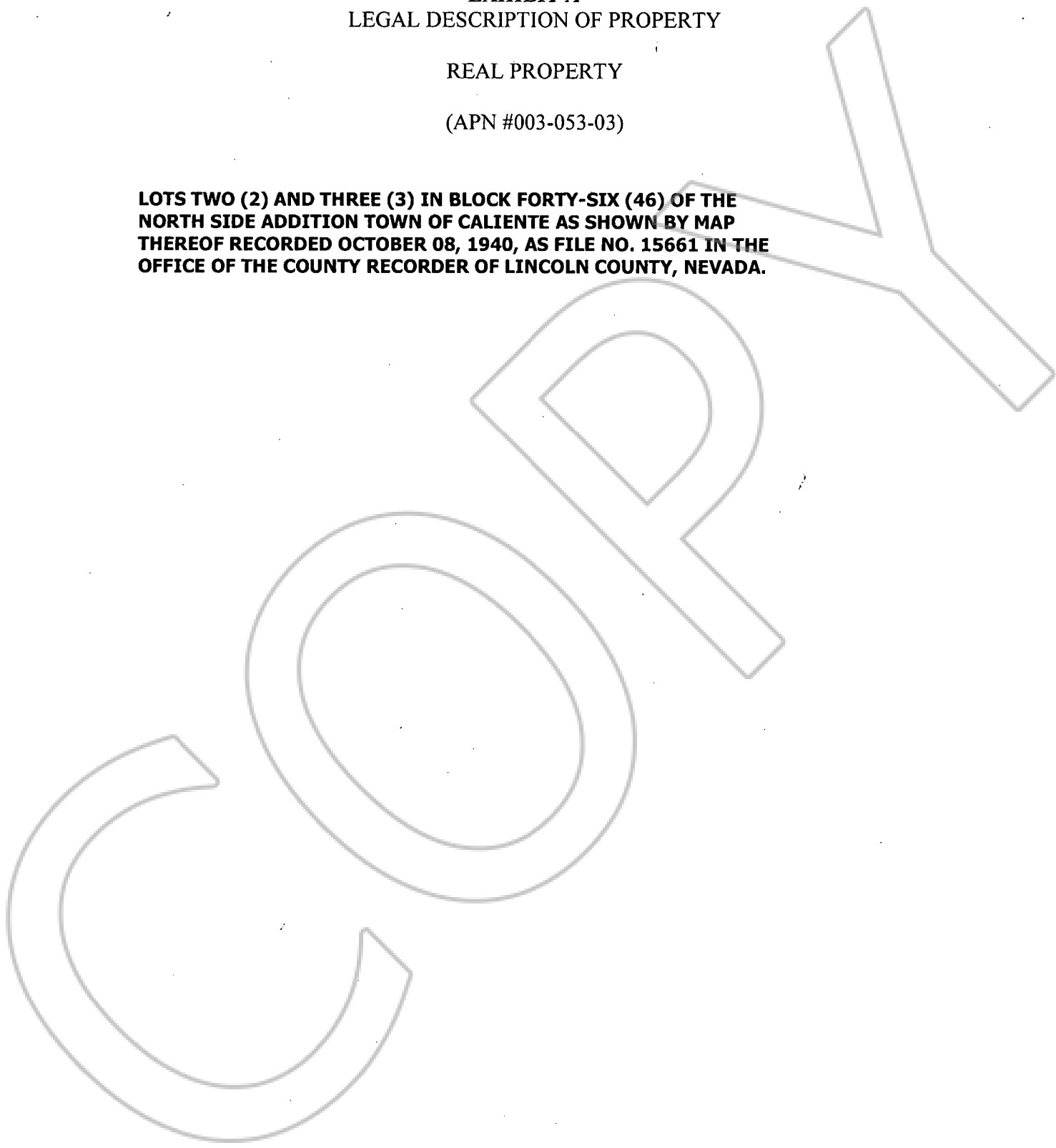


EXHIBIT B
STATEMENT OF WORK

COPY

Scope of Work 4/20/2020

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2. General Documents

The Scope of Work shall include all items specified in the following Governing Documents:

2.1. LIHTC Application to Nevada Housing of 2020

2.1.1. Set Asides

30 Structured Parking stalls, 30 total stalls (existing 46 total, 29 covered, incl. 1 ADA covered, 1 ADA uncovered)

2 ADA Units (type A wheelchair Accessible Units) One covered

2.1.2. Smart Design

(13.3.9) Low VOC products

Low VOC flooring

Low VOC adhesives

Low Urea particle board

14.3.9 Watersense toilets

2.1.3. Amenities Tab

(In2) 3 Picnic areas – each with barbecue units, one 6' picnic table with benches on concrete slab of no less than 200 sq ft.

(In6) min 500 sq ft community room (existing 602sqft)

Computer Room of 100 sq ft. (one station) – additional separate/partitioned space (103)

Exterior LED Lighting with dusk to dawn control covering walking paths and entrances.

Library with books 100 sq ft. – owner responsible for books and shelving

Two (2) Recreation area sport courts (horseshoe + playground)

Business Center with fax and copier (integrated with Computer room) – owner responsible for fax and copier, copy machine

Covered Parking (29 covered stalls, of which 1 of which ADA), existing verified compliant by architect. Has been approved by building inspector Dixon.

Free Wireless Internet all units – owner responsibility

Ceiling Fans (owner open to proposed option to replace with other technical solution such as continuous flow bathroom fan, subject to approval by Energy Constultant)

Smoke free Housing (signage required provided by owner, include in lease)

Community Garden 500 sq ft.

Grab Bars in all ADA baths/showers.

2.2. CNA (Needs Analysis) by Gill Group as Approved by USDA

Included in Contruction Contract by reference. Copy has been provided.

2.3. Technical Specification

Energy Star requirements to be met.

2.4. HERS /Energy Analysis

Study from NV State Energy Consultant to be conducted upon tax credit approval and all requirements stated therein are incorporated by reference. This involves but is not limited to pressure test, technical standard review. Energy specifications incorporated in specifications Division 00

3. Work Areas

3.1. All Living Units

3.1.1. See Drawing "Typical Unit"

equipment included is

1. New cook top
2. New Refrigerator
3. Kitchen Exhaust
4. Dishwasher
5. New Air Conditioning
6. Lighting/fans in bathrooms to be occupancy sensor controlled

3.1.2. Appliances

Appliances with be Energy Star certified per Energy Star requirements and Enterprise Green Communities standards.

3.1.3.

3.1.4. Electrical

LED Lighting shall be installed (new fixtures)

Electrical Outlets will all be upgraded to NEC code and appropriate GFCI installed.

Smoke/CO Alarm hardwired

Lighting: All interior light bulbs shall be replaced with LED for higher energy efficiency.
New energy efficient pole lights shall be compliant with "Night Sky" requirements.

3.1.5. Walls

All interior walls will be refurbished and painted. Non-VOC paint.

Painting: All living units and common areas shall be repainted. All paint shall be of low VOC materials.

Windows shall have new mini-blinds on sliding doors and windows.

3.1.6. Siding

Existing exterior must be replaced.

3.1.7. Balconies – existing wood railings to be replaced with metal railings.

3.1.8. Flooring

Will be refurbished and carpet replaced with luxury vinyl tile plank flooring.

All new flooring shall be of low VOC materials.

3.1.9. Upgrade Bathroom

3.1.9.1. Existing tub shall be retained.

3.1.9.2. Replace Sink/Mirror

3.1.9.3. Install Continuous Flow Bathroom Fan (in lieu of ceiling fan, requires NV Housing approval)

3.1.9.4. Install Grab Bars (in ADA)

3.1.9.5. Install Water sense toilet

3.1.10. Install energy efficient Heating/ Cooling

Energy efficiency will be improved very significantly. Major components of this improvement will result from upgrading the furnace and improving insulation levels, new windows, new siding, and installation of energy efficient appliances and lighting. The project will achieve efficiency 20%-25% better than the IECC requirements and a 10%-15% improvement over national IECC standards. Solar PV shall be added. Architectural Technical Specifications include the Mandatory project energy efficiency and indoor air quality s

3.1.11. Energy Efficiency

Contractor is required to provide completed Energy Efficiency forms for submission to Energy Consultant. All required product approvals must be obtained prior to installation.

3.1.11.1. Install Energy Star Heating and Cooling

3.1.12. Install energy efficient water heater

Energy efficient Energy Star rated unit.

3.1.13. Install Energy efficient Windows

Glazing shall be low E

3.1.14. Upgrade Kitchen

Remove and Replace Cabinets

All units shall receive new pre-finished cabinets and plastic laminate countertops. In all designated ADA units, the kitchen and bathroom be replaced with configurations that meet ADA standards. All components shall be fabricated using low VOC materials.

Remove and Replace Cabinets and Countertops

Replace Appliances

New Sink

3.1.15. Insulation

Wall insulation must be R-4.
Insulation to meet or exceed IEEE standard

3.1.16.

3.1.17. Roofing

Existing Roofing was replaced oct 2019. No changes anticipated other than mechanical required modifications (e.g. venting).

3.1.18. Create Internet broadband for all units (by owner)

3.2. ADA Living units

A total of 2 units shall be made to meet ADA handicap standards.

3.3.

3.3.1. See Drawing "Accessible Unit" (as described in construction documents)

3.3.2. Modify Bathroom for ADA compliance

3.3.3. Create ADA accessible path to units with clear width, ramps, railings and signage as required by code.

3.3.4. Flooring shall be resilient flooring. No carpet

3.4. Community Center

- 3.4.1. See Drawing "Community Center"
- 3.4.2. Create Community Meeting Space minimum 500 sq ft.
- 3.4.3. Create Shared Computer Room (two stations, electronics by Owner)
- 3.4.4. Create Library with Books (books by Owner)
- 3.4.5. Community Toilet room shall be ADA compliant
- 3.4.6. Modify Access path/ramp to be ADA compliant
- 3.4.7. Laundry Facility with 1 new front load washer & dryer, existing remain in place.
- 3.4.8. 1 entry must be with Automatic opening door (door #21)

3.5. Landscaping/Grounds

- 3.5.1. See Drawing "Landscaping"
- 3.5.2. At least 75% of the property shall be Xeriscaped
- 3.5.3. Create a 3 shared picnic areas each with new picnic table/bench, grill, 200 sqft pad.
- 3.5.4. Exterior lighting on pathways –dusk to dawn
- 3.5.5. Create 2 sport courts
- 3.5.6. Install Covered Parking (one per living unit)

Parking is currently sufficient in quantity. The parking area is currently paved with asphalt and shall receive a total surface remediation and striped to meet ADA requirements. 1 Covered ADA and 1 additional ADA uncovered are to be created.

3.5.7.

3.5.8. Install Security Camera System (by Owner)

3.5.9. Fencing

Around Dog park.

3.5.10.

3.6. Install Solar PV system

We will design the system to supply as much energy as is used in the common area. Install on top of covered parking or on community center as determined by solar contractor.

Reviewed and Acknowledged,

Michael Sikes Architect

Tundra Construction

Minnie St. 2020 LLC

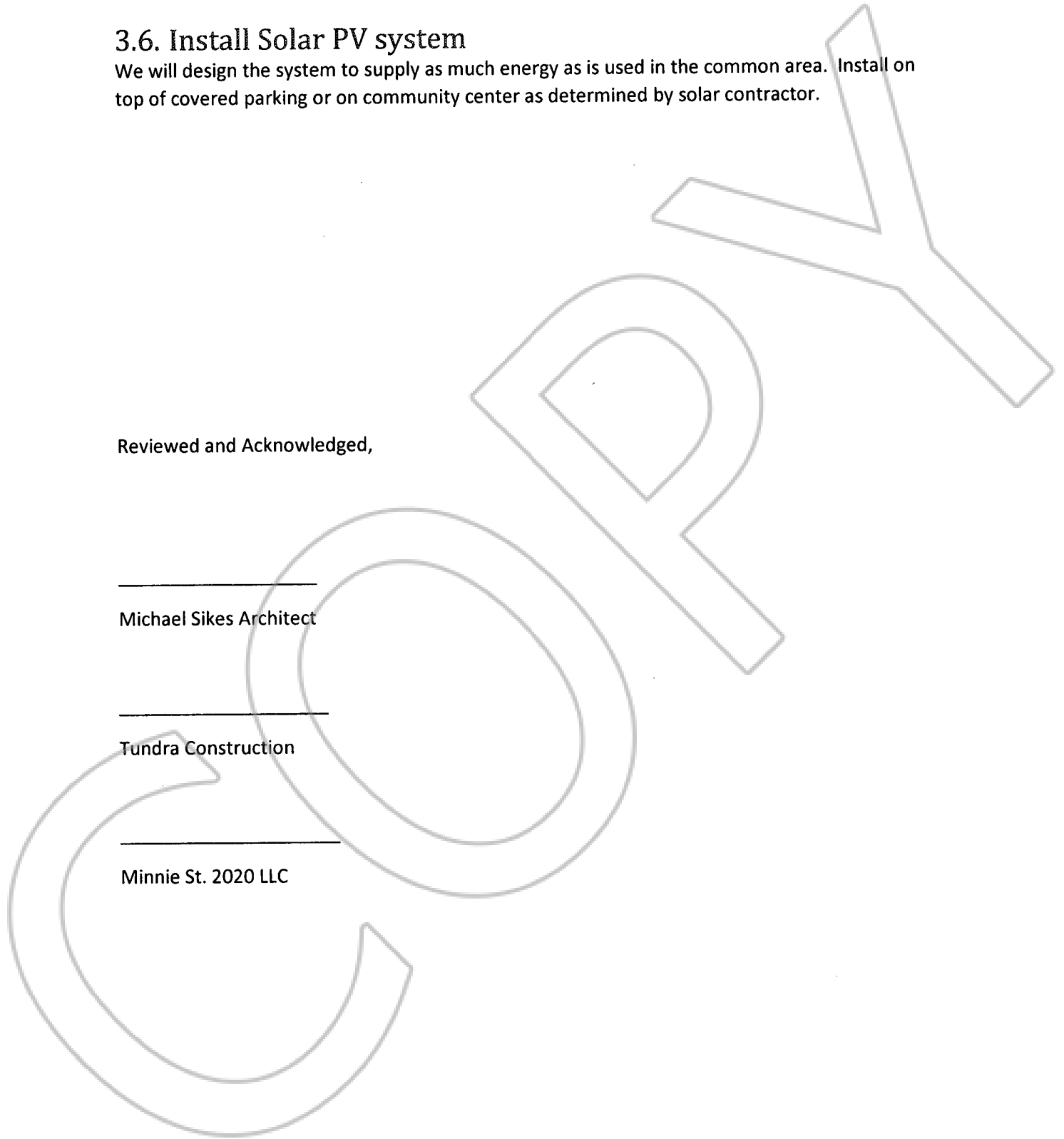


EXHIBIT B-1
PROJECT BUDGET

COPY

**150 Minnie St, Caliente NV
Development and Completion Schedule**

Exhibit B2

Month	Mar 10 2022	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
Event	Closing	Draw 2	Draw 3	Draw 4	Draw 5	Draw 6	Subst. Compl	Draw 8	Retainage
Percent Completion (EOM)	10%	32%	41%	53%	66%	76%	90%	95%	100%

Work Begin

Work End

PROPOSED

EXHIBIT C
LINCOLN COUNTY
INCOME LIMITS FOR THE HOME PROGRAM

COPY

Exhibit C

2021 ADJUSTED HOME INCOME LIMITS

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Eureka County, NV								
30% LIMITS	22950	26200	29500	32750	35400	38000	40650	43250
VERY LOW INCOME	38250	43700	49150	54600	59000	63350	67750	72100
60% LIMITS	45900	52440	58980	65520	70800	76020	81300	86520
LOW INCOME	55950	63950	71950	79900	86300	92700	99100	105500
Humboldt County, NV								
30% LIMITS	17600	20100	22600	25100	27150	29150	31150	33150
VERY LOW INCOME	29300	33450	37650	41800	45150	48500	51850	55200
60% LIMITS	35160	40140	45180	50160	54180	58200	62220	66240
LOW INCOME	46850	53550	60250	66900	72300	77650	83000	88350
Lander County, NV								
30% LIMITS	21400	24450	27500	30550	33000	35450	37900	40350
VERY LOW INCOME	35650	40750	45850	50900	55000	59050	63150	67200
60% LIMITS	42780	48900	55020	61080	66000	70860	75780	80640
LOW INCOME	55950	63950	71950	79900	86300	92700	99100	105500
Lincoln County, NV								
30% LIMITS	16550	18900	21250	23600	25500	27400	29300	31200
VERY LOW INCOME	27550	31500	35450	39350	42500	45650	48800	51950
60% LIMITS	33060	37800	42540	47220	51000	54780	58560	62340
LOW INCOME	44100	50400	56700	62950	68000	73050	78100	83100
Lyon County, NV								
30% LIMITS	16550	18900	21250	23600	25500	27400	29300	31200
VERY LOW INCOME	27550	31500	35450	39350	42500	45650	48800	51950
60% LIMITS	33060	37800	42540	47220	51000	54780	58560	62340
LOW INCOME	44100	50400	56700	62950	68000	73050	78100	83100
Mineral County, NV								
30% LIMITS	16550	18900	21250	23600	25500	27400	29300	31200
VERY LOW INCOME	27550	31500	35450	39350	42500	45650	48800	51950
60% LIMITS	33060	37800	42540	47220	51000	54780	58560	62340
LOW INCOME	44100	50400	56700	62950	68000	73050	78100	83100
Nye County, NV								
30% LIMITS	16550	18900	21250	23600	25500	27400	29300	31200
VERY LOW INCOME	27550	31500	35450	39350	42500	45650	48800	51950
60% LIMITS	33060	37800	42540	47220	51000	54780	58560	62340
LOW INCOME	44100	50400	56700	62950	68000	73050	78100	83100

EXHIBIT C-1
U.S. DEPARTMENT OF HUD
LINCOLN COUNTY, NEVADA
RENT LIMITS

COPY

Exhibit C1

----- 2021 HOME PROGRAM RENTS -----

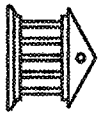
PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	
Esmeralda County, NV	LOW HOME RENT LIMIT	484	557	734	1023	1141	1259	1377
	HIGH HOME RENT LIMIT	484	557	734	1035	1149	1321	1494
	For Information Only:							
	FAIR MARKET RENT	484	557	734	1035	1149	1321	1494
	50% RENT LIMIT	688	738	886	1023	1141	1259	1377
65% RENT LIMIT	876	940	1129	1296	1426	1556	1684	
Eureka County, NV	LOW HOME RENT LIMIT	581	668	881	1243	1379	1586	1793
	HIGH HOME RENT LIMIT	581	668	881	1243	1379	1586	1793
	For Information Only:							
	FAIR MARKET RENT	581	668	881	1243	1379	1586	1793
	50% RENT LIMIT	956	1024	1228	1420	1583	1748	1911
65% RENT LIMIT	1223	1311	1576	1811	2001	2189	2377	
Humboldt County, NV	LOW HOME RENT LIMIT	614	711	931	1106	1235	1362	1489
	HIGH HOME RENT LIMIT	614	711	931	1158	1262	1451	1641
	For Information Only:							
	FAIR MARKET RENT	614	711	931	1158	1262	1451	1641
	50% RENT LIMIT	745	798	957	1106	1235	1362	1489
65% RENT LIMIT	949	1018	1223	1404	1546	1688	1830	
Lander County, NV	LOW HOME RENT LIMIT	609	710	935	1243	1456	1629	1781
	HIGH HOME RENT LIMIT	609	710	935	1243	1456	1674	1893
	For Information Only:							
	FAIR MARKET RENT	609	710	935	1243	1456	1674	1893
	50% RENT LIMIT	891	955	1146	1323	1476	1629	1781
65% RENT LIMIT	1139	1221	1467	1686	1861	2036	2209	
Lincoln County, NV	LOW HOME RENT LIMIT	484	606	734	1023	1141	1259	1377
	HIGH HOME RENT LIMIT	484	606	734	1035	1149	1321	1494
	For Information Only:							
	FAIR MARKET RENT	484	606	734	1035	1149	1321	1494
	50% RENT LIMIT	688	738	886	1023	1141	1259	1377
65% RENT LIMIT	876	940	1129	1296	1426	1556	1684	
Lyon County, NV	LOW HOME RENT LIMIT	630	634	808	1023	1141	1259	1377
	HIGH HOME RENT LIMIT	630	634	808	1156	1399	1556	1684
	For Information Only:							
	FAIR MARKET RENT	630	634	808	1156	1399	1609	1819
	50% RENT LIMIT	688	738	886	1023	1141	1259	1377
65% RENT LIMIT	876	940	1129	1296	1426	1556	1684	

For all HOME projects, the maximum allowable rent is the HUD calculated High HOME Rent Limit and/or Low HOME Rent Limit.

Effective Date: June 1, 2021

EXHIBIT D
Amortization Schedule

COPY



Loan Amortization Schedule

Enter Values

Loan amount	\$400,000.00
Annual interest rate	1.00%
Loan period in years	30
Number of payments per year	1
Start date of loan	3/1/2022

Loan Summary

Scheduled payment	\$15,499.25
Scheduled number of payments	30
Actual number of payments	30
Total early payments	\$0.00
Total interest	\$64,977.36

Optional extra payments

lender name

NHD - HOME Loan For Callente Apartments

Payment Number	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
1	12/31/2023	\$400,000.00	\$15,499.25	\$0.00	\$15,499.25	\$11,499.25	\$4,000.00	\$388,500.75	\$4,000.00
2	12/31/2024	\$388,500.75	\$15,499.25	\$0.00	\$15,499.25	\$11,614.24	\$3,885.01	\$376,886.52	\$7,885.01
3	12/31/2025	\$376,886.52	\$15,499.25	\$0.00	\$15,499.25	\$11,730.38	\$3,768.87	\$365,156.14	\$11,653.87
4	12/31/2026	\$365,156.14	\$15,499.25	\$0.00	\$15,499.25	\$11,847.68	\$3,651.56	\$353,308.45	\$15,305.43
5	12/31/2027	\$353,308.45	\$15,499.25	\$0.00	\$15,499.25	\$11,966.16	\$3,533.08	\$341,342.29	\$18,838.52
6	12/31/2028	\$341,342.29	\$15,499.25	\$0.00	\$15,499.25	\$12,085.82	\$3,413.42	\$329,256.47	\$22,251.94
7	12/31/2029	\$329,256.47	\$15,499.25	\$0.00	\$15,499.25	\$12,206.68	\$3,292.56	\$317,049.79	\$25,544.51
8	12/31/2030	\$317,049.79	\$15,499.25	\$0.00	\$15,499.25	\$12,328.75	\$3,170.50	\$304,721.04	\$28,715.00
9	12/31/2031	\$304,721.04	\$15,499.25	\$0.00	\$15,499.25	\$12,452.03	\$3,047.21	\$292,269.01	\$31,762.21
10	12/31/2032	\$292,269.01	\$15,499.25	\$0.00	\$15,499.25	\$12,576.56	\$2,922.69	\$279,692.45	\$34,684.90
11	12/31/2033	\$279,692.45	\$15,499.25	\$0.00	\$15,499.25	\$12,702.32	\$2,796.92	\$266,990.13	\$37,481.83
12	12/31/2034	\$266,990.13	\$15,499.25	\$0.00	\$15,499.25	\$12,829.34	\$2,669.90	\$254,160.79	\$40,151.73
13	12/31/2035	\$254,160.79	\$15,499.25	\$0.00	\$15,499.25	\$12,957.64	\$2,541.61	\$241,203.15	\$42,693.34
14	12/31/2036	\$241,203.15	\$15,499.25	\$0.00	\$15,499.25	\$13,087.21	\$2,412.03	\$228,115.94	\$45,105.37
15	12/31/2037	\$228,115.94	\$15,499.25	\$0.00	\$15,499.25	\$13,218.09	\$2,281.16	\$214,897.85	\$47,386.53
16	12/31/2038	\$214,897.85	\$15,499.25	\$0.00	\$15,499.25	\$13,350.27	\$2,148.98	\$201,547.58	\$49,535.51
17	12/31/2039	\$201,547.58	\$15,499.25	\$0.00	\$15,499.25	\$13,483.77	\$2,015.48	\$188,063.81	\$51,550.98
18	12/31/2040	\$188,063.81	\$15,499.25	\$0.00	\$15,499.25	\$13,618.61	\$1,880.64	\$174,445.21	\$53,431.62
19	12/31/2041	\$174,445.21	\$15,499.25	\$0.00	\$15,499.25	\$13,754.79	\$1,744.45	\$160,690.41	\$55,176.07
20	12/31/2042	\$160,690.41	\$15,499.25	\$0.00	\$15,499.25	\$13,892.34	\$1,606.90	\$146,798.07	\$56,782.96
21	12/31/2043	\$146,798.07	\$15,499.25	\$0.00	\$15,499.25	\$14,031.26	\$1,467.98	\$132,766.81	\$58,250.96
22	12/31/2044	\$132,766.81	\$15,499.25	\$0.00	\$15,499.25	\$14,171.58	\$1,327.67	\$118,595.23	\$59,578.63
23	12/31/2045	\$118,595.23	\$15,499.25	\$0.00	\$15,499.25	\$14,313.29	\$1,185.95	\$104,281.94	\$60,764.58
24	12/31/2046	\$104,281.94	\$15,499.25	\$0.00	\$15,499.25	\$14,456.43	\$1,042.82	\$89,825.51	\$61,807.40
25	12/31/2047	\$89,825.51	\$15,499.25	\$0.00	\$15,499.25	\$14,600.99	\$898.26	\$75,224.52	\$62,705.65

Payment Number	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
26	12/31/2048	\$75,224.52	\$15,499.25	\$0.00	\$15,499.25	\$14,747.00	\$752.25	\$60,477.52	\$63,457.90
27	12/31/2049	\$60,477.52	\$15,499.25	\$0.00	\$15,499.25	\$14,894.47	\$604.78	\$45,583.05	\$64,062.67
28	12/31/2050	\$45,583.05	\$15,499.25	\$0.00	\$15,499.25	\$15,043.41	\$455.83	\$30,539.64	\$64,518.50
29	12/31/2051	\$30,539.64	\$15,499.25	\$0.00	\$15,499.25	\$15,193.85	\$305.40	\$15,345.79	\$64,823.90
30	12/31/2052	\$15,345.79	\$15,499.25	\$0.00	\$15,345.79	\$15,192.33	\$153.46	\$0.00	\$64,977.36

DRAFT

Payment Number	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
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COPY

Payment Number	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
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COPY

Payment Number	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
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COPY

Payment Number	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
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COPY

Payment Number	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
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COPY

Payment Number	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
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