

Opt Out Log Template

County:	St. Louis
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City:	Hibbing
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Development Name:	Birch Court
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Address	600 E. 40 th Street
	Hibbing, MN, 55746

Owner:	Birch Court Investors
	470 West 78 th Street, Suite 260
	Chanhassen, MN 55317

Remarks:	Managed by Thies and Talle Management (952) 949-2200
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Number of Federally Assisted Units:	108
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Number of Section 8 Units:	75
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Proposed Opt Out/Prepayment Date:	7-31-13
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Type of Date:	<input type="checkbox"/> Opt Out Only <input checked="" type="checkbox"/> Prepayment Only <input type="checkbox"/> Both Opt Out and Prepayment <input type="checkbox"/> Manufactured Home Park Conversion
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MHFA First Mortgage:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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Client Group:	<input checked="" type="checkbox"/> Family <input type="checkbox"/> Elderly <input type="checkbox"/> Chronically Mentally Ill <input type="checkbox"/> Human Acq. Immunodef <input type="checkbox"/> Individual Families – not eld/handicapped <input type="checkbox"/> Partially Elderly Handicapped <input type="checkbox"/> Partially Physically Handicapped	<input type="checkbox"/> Wholly Developmentally Disabled <input type="checkbox"/> Wholly Elderly Congregate <input type="checkbox"/> Wholly Elderly Housekeeping <input type="checkbox"/> Wholly Physically Disabled <input type="checkbox"/> Wholly Physically Handicapped <input type="checkbox"/> Other
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Programs:	<input checked="" type="checkbox"/> Project Based Section 8 <input type="checkbox"/> Section 202 <input type="checkbox"/> Section 207 <input type="checkbox"/> Section 207/223(f) <input type="checkbox"/> Section 207/223(f)/244 <input type="checkbox"/> Section 221 (d)(3) BMIR <input type="checkbox"/> Section 221 (d)(3)MKT <input type="checkbox"/> Section 221(d)(4)/244 <input type="checkbox"/> Section 221(d)(4)MKT <input type="checkbox"/> Section 811	<input type="checkbox"/> Section 223 (a)(7)/236(j)(1) <input type="checkbox"/> Section 223(a)(7)/221(d)(3)MKT <input type="checkbox"/> Section 223(a)(7)/241(f)/236 <input type="checkbox"/> Section 223(a)(7)/241(f)/236 <input type="checkbox"/> Section 231 <input checked="" type="checkbox"/> Section 236(j)(1) <input type="checkbox"/> Section 236(j)(1)/202 <input type="checkbox"/> Section 515 Rural Rental Housing <input type="checkbox"/> Section 542 (c)
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THIES & TALLE

MANAGEMENT

150-Day Notification Letter to Tenants When Owner Prepays Mortgage on a Preservation Eligible Project

February 14, 2013

Dear Resident:

The owners of Birch Court Apartments have decided to prepay the mortgage, or voluntarily terminate the FHA mortgage insurance, for this property which we received with the assistance of the Federal Government. Section 219(a) (1) (b) (3) of the HUD Fiscal Year 1999 Appropriations Act requires that owners provide at least a 150-day, but no more than 270-day, notice to the Department of Housing and Urban Development (HUD), the State or local government having jurisdiction over the property, and to each tenant of the owner's intent to prepay the mortgage or voluntarily terminate mortgage insurance. This letter meets that requirement by notifying you that we intend to repay the mortgage held or insured by HUD, or terminate the mortgage insurance on July 31, 2013.

If you currently live in a unit that receives project-based Section 8 assistance, you should not notice any change as a result of this prepayment. Our current Section 8 contract lasts through September 30, 2031 and your rent will continue to be based on 30% of your adjusted income. Additionally, if you currently have an existing Section 8 voucher from the Housing and Redevelopment Authority of Virginia, Minnesota, that voucher will continue after the prepayment of the property mortgage.

If you currently live in a unit that does not receive project-based Section 8 assistance, prepayment of the mortgage or termination of the mortgage insurance could result in an increase in the rent that you pay for your unit. Should we decide to increase the rent for your unit after prepayment of the mortgage or termination of the mortgage insurance, the statute requires that we not increase the rent charges for any unit in the property during the 60-day period beginning upon such prepayment or termination.

If you are living in your unit on the date which we prepay or terminate the mortgage insurance and you are income eligible, you may be eligible to receive an enhanced rental voucher. An enhanced rental voucher could enable you to continue living in your unit paying approximately your current rent amount as long as your household is income-eligible. The enhanced voucher will pay the difference between your contribution to rent and the total rent we charge for your unit. In addition, you also may use the housing voucher to move to another rental unit elsewhere. The determination of whether you are eligible for an enhanced rental voucher will be made by the Housing and Redevelopment Authority of Virginia, Minnesota.

We have notified HUD of our intent to prepay the mortgage or voluntarily terminate mortgage insurance. If you have questions regarding this matter, you may contact Tom Durscher

THIES & TALLE MANAGEMENT

952.949.2200 phone

952.949.0331 fax

customerservice@thiestalle.com

470 West 78th Street, Suite 260

Chanhassen, MN 55317

thiestalle.com



at the Minneapolis HUD office. His phone number is 612-370-3051 ext. 2263 and his email address is Tom.Durscher@hud.gov.

Sincerely,


Kenneth R. Talle
General Partner

Cc: Tom Durscher (US Department of Housing and Urban Development)