

SRDP EXHIBIT 12

Primary Appraiser Certification Letter

(Letter must be typed on letterhead of the Appraiser making the certification)

Appraiser Name/Company: _____

Project Owner Name: _____

Project Name: _____

I am the primary appraiser for a(n) _____ acre site located in _____ County with the address of _____.

I have read and understand the Appraisal requirements of the South Carolina State Housing Finance and Development Authority's (SCSHFDA) **Small Rental Development Program (SRDP)** as described in the SRDP Application Manual and as listed below. Additionally, my signature below certifies that I have followed the Authority's requirements in the preparation of the appraisal report submitted as part of _____'s (Project Owner Name) 2020 SRDP Application Package.

I certify that _____'s (Project Name) commercial real estate appraisal has been provided by me in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) published by the Appraisal Foundation and with title XI of the Federal Finance Reform, Recovery and Enforcement Act of 1989 (FIRREA).

I am an appraiser licensed by the South Carolina Real Estate Appraisers Board on a permanent, non-temporary basis and have a State Certified General Real Property Appraiser's license.

I understand the Authority is an authorized user of the appraisal and may rely on the representations made therein. Additionally, I am aware that the Authority may convey a copy of the appraisal to third parties, assigns and pertinent parties involved in the contemplated allocation of SRDP Awards.

I am aware that a second appraiser/appraisal company will be hired, at the Project owner's expense, if the Authority deems the subject site's appraised value provided by me herein to be unusual, excessive or derived utilizing comparables that are not acceptable.

I have followed the below requirements:

1. Comparable properties must be located in the Project's sub-market. If any properties outside the sub-market are chosen as comparables, the appraiser must include a) a list and detailed description of all comparables located closer to the subject, and b) an explanation why each such property was **not** utilized as a comparable.
2. Only in extreme instances may a comparable property be located in an adjacent county.
3. Land and building(s) must be appraised "as is" and their values reported separately.
 - a. Land value must be determined without regard to any improvements or restrictions. This value is based on similar land sales in the sub-market or the "land only" portion of real estate sales containing improvements in the sub-market.

b. "As is" building value:

- i. As if **market rents** are in place - unique aspects of below-market financing, federal subsidies and/or SRDP funding **will not** be considered in this value estimate
 - ii. Current restricted rents (not post rehab) - unique aspects of below-market financing, federal subsidies and/or SRDP funding **will** be considered in this value estimate.
4. Any detrimental, harmful, or damaging site, physical feature, or characteristic located adjacent or in close proximity to the subject site that would negatively affect the valuation has been disclosed in the appraisal. Any valuation loss attributable to such detrimental site, physical feature, or characteristic has been quantified in the appraisal

Appraiser's Certification: Neither I nor the appraisal company have any financial interest in the proposed SRDP application other than in the practice of our profession.

Signature and Certification of Primary Appraiser

Date

Printed Name of Primary Appraiser

Signature and Certification of Project Owner

Date

Printed Name of Project Owner