EXHIBIT OR - 1

2010 Syndicator Certification
Requesting a Release of Operating Reserves

(Letter must be typed on Syndicator's Letterhead)

Low-Income Housing Tax Credit Program
South Carolina State Housing Finance and Development Authority
300-C Outlet Pointe Blvd.
Columbia, South Carolina 29210

Re: Name of Development
Address of Development
Owner

Ladies and Gentlemen:

This certification is provided to comply with the SC State Housing Finance and Development Authority's requirements for release of operating reserves for developments funded with Low-Income Housing Tax Credits.

The undersigned is the syndicator of the Low-Income Housing Tax Credits allocated to the above-referenced development and attests to each of the following:

- We hereby certify that, as of the date of _____, we have granted approval for the release of funds established to serve as operating reserves for the above-referenced development.

- We hereby certify that all conditions as specified in the partnership agreement or operating agreement have been met to allow for the release of the operating reserves.

- We have determined that the development has been placed-in-service for a minimum of five (5) years and that the development has maintained a minimum debt coverage ratio of 1.15 for the three (3) most recent consecutive years.

The conditions that we have required for release of the operating reserves are as follows:

_____
_____
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_____

Signature of Syndicator: _____ **Date:** _____