

Form RD 1944-27 (Rev. 8-98)	UNITED STATES DEPARTMENT OF AGRICULTURE RURAL DEVELOPMENT RURAL HOUSING SERVICE	FORM APPROVED OMB NO. 0575-0033
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RENTAL ASSISTANCE AGREEMENT

CASE NO.	(1)
PROJECT NO.	(2)

This Agreement effective on the 1st day of _____ (3), _____ between _____ (4) (herein called "the borrower") and its successors and the United States of America acting through the Rural Housing Service or its successor pursuant to section 521(a)(2)(A) of title V of the Housing Act of 1949 (herein called "the Government") Witnesseth:

In consideration of the Mutual Covenant hereinafter set forth, the Parties hereto agree as follows:

Section 1 The Government agrees to provide rental assistance in accordance with its governing rules and regulations for the number of units of housing provided according to the attached Form RD 1944-51 (Part III), "Multiple Housing Obligation-Fund Analysis," or RD 1944-55, "Multiple Family Housing Transfer of Rental Assistance," for the project located at _____ (5) and known as _____ (6) consisting of _____ (7) units. The Government will pay the difference between the Government approved Shelter Cost for the project and the monthly tenant contribution as calculated and certified for each tenant household on Form RD 1944-8 (or Form RD 444-8). "Tenant Certification." Additional attachments of Form 1944-51 (Part III) or Form RD 1944-55 may be made on this Agreement when properly identified by case number, project number, dated, and duly executed.

Section 2 The borrower agrees to abide by the present and future regulations of the government in the administration of this program.

Section 3 Borrower agrees to use due diligence in the verification and certification of tenants' incomes.

Section 4 In the event that any tenant suffers a hardship because rental assistance may not be available in the project because of the limitations on the number of units cited in the attachment [Form RD 1944-51 (Part III), "Multiple Family Housing Obligation-Fund Analysis" or RD 1944-55 "Multiple Family Housing Transfer of Rental Assistance"] the borrower may make requests to the Government for additional units. In the event additional units can be provided and are approved by the Government, an additional Form RD 1944-51 (Part III) or RD 1944-55 will be attached to this Agreement.

Section 5 In the selection of tenants in the project that will receive rental assistance, the borrower agrees to comply with the Government priorities of selecting tenants as set forth in the applicable Rural Development regulations.

Section 6 Provisions Applicable if Housing Owner is a Cooperative -

(a) As used in this Agreement the term "tenant or occupant" may mean a member of a cooperative, and the term "household contribution" or "rent" shall mean the charges under the occupancy agreement between the member and the cooperative.

(b) A member of a cooperative that obtains approval for rental assistance shall be required, as a condition of receiving such, to agree that upon a sale of such membership any equity increment accumulated through rent supplement payments will be turned over to the cooperative and will be remitted to the Government.

This form and its attachments identify a type and amount of benefit received by a mortgagor. This information is required as a condition to obtain a benefit. This statement is provided pursuant to Pub. L. 96-511.

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0575-0033. The time required to complete this information collection is estimated to average 20 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

Position 2

To be used for Multi-Family Housing Loans to record the agreement for rental assistance between the borrower and Rural Housing Service.

Forms RD 1944-51 (Part III) and RD 1944-55 will be attached to record obligation, deobligation and transfer of rental assistance to and from the project.

(see reverse)

- PROCEDURE FOR PREPARATION : RD Instructions 1930-C.
- PREPARED BY : Servicing Official.
- NUMBER OF COPIES : Original and two.
- SIGNATURES REQUIRED : Original and two copies to the Borrower and Servicing Official.
- DISTRIBUTION OF COPIES : Original filed in Borrower's case folder, copy to Borrower, and copy to State Director.

INSTRUCTIONS FOR PREPARATION

- (1) Enter Borrower case number.
- (2) Enter Borrower project number.
- (3) Enter month and year agreement is executed.
- (4) Enter LEGAL name of borrower.
- (5) Enter address of project location.
- (6) Enter project name.
- (7) Enter total number of project units.

REVERSE OF FORM RD 1944-27

Section 7 Renegotiation, Modification, Transfer, Termination -

(a) If, at any time during the life of this Agreement the Parties find that it would be to their best interests and to the best interests of the rental assistance program, the provisions of the agreement may be modified, amended, or the entire agreement be terminated, upon written agreement of the Parties.

(b) If the Government should determine that the borrower has defaulted under any terms or conditions of the borrower's loan agreement or resolution, the note, the borrower's interest credit agreement, and supplementary or related agreements, or any related security instrument, or violates any program regulations, at its option the Government may suspend, or terminate this Agreement as of any specified date following the default.

(c) If the Government should determine that units are not being used after initial rent-up and are not needed because of a lack of eligible tenants in the area, the unused units may be transferred to projects where such units are needed.

Section 8 Term of Agreement and Condition for Termination -

(a) This Agreement and attachments, Form RD 1944-51 (Part III) or RD 1944-55, to this Agreement will expire individually and automatically upon total disbursement or credit to the borrower's account, unless earlier suspended, transferred or terminated according to section 7 of this Agreement.

(b) The attachments, Form RD 1944-51 (Part II) or RD 1944-55, to this Agreement are not renewable. If need exists for rental assistance beyond the term or conditions of the attachments, the borrower may submit a Form RD 1944-25, "Request for Rental Assistance." If additional or replacement units are provided, Form RD 1944-51 (Part III) or RD 1944-55 will be attached to this Agreement and become a part hereof.

Section 9 Special Conditions - The borrower agrees that RD may attach a duly executed Form RD 1944-51 (Part III) or RD 1944-55, "Multiple Family Housing Transfer of Rental Assistance," to this Agreement and that it becomes a part hereof, and may be identified in Section 10 below.

(8)

(Borrower)
(9)

(9)

(9)

RURAL HOUSING SERVICE

By: _____ (10) _____ (11)

Date: _____ (12)

(13) Section 10 Record of Attachments For RD 1944-51 (Part III) or RD 1944-55						
AGREEMENT #	_____ - _____ - _____	#	UNITS	_____	\$	_____
AGREEMENT #	_____ - _____ - _____	#	UNITS	_____	\$	_____
AGREEMENT #	_____ - _____ - _____	#	UNITS	_____	\$	_____
AGREEMENT #	_____ - _____ - _____	#	UNITS	_____	\$	_____
AGREEMENT #	_____ - _____ - _____	#	UNITS	_____	\$	_____
AGREEMENT #	_____ - _____ - _____	#	UNITS	_____	\$	_____
AGREEMENT #	_____ - _____ - _____	#	UNITS	_____	\$	_____
AGREEMENT #	_____ - _____ - _____	#	UNITS	_____	\$	_____
AGREEMENT #	_____ - _____ - _____	#	UNITS	_____	\$	_____
AGREEMENT #	_____ - _____ - _____	#	UNITS	_____	\$	_____

-4- (Forms Manual Insert - Form RD 1944-27)

- (8) Enter LEGAL name of borrower.
- (9) Enter authorized signature of the borrower.
- (10) Enter signature of Agency approval official.
- (11) Enter title of Agency approval official.
- (12) Enter date agreement is executed by Agency approval official.
- (13) Enter agreement number, number of RA units, and dollar value of RA units assigned by obligation [Form RD 1944-51 (Part III)] or by transfer (Form RD 1944-55) in consecutive order of acquisition or servicing action.

Note For Full Disbursement OR Total Transfer of RA: Whenever an RA obligation identified by a distinct RA agreement number has been fully disbursed OR is totally transferred, the Servicing Office will line-out the agreement number entry, note the type of action and date the notation. The Servicing Office will advise the borrower by memorandum to conform the borrower copy.

Note For Partial Transfer of RA: Whenever a portion of the RA units and proportionate amount of remaining dollar value identified by a specific RA agreement number is transferred to another project, the Servicing Office will enter in the next available line, the number of units and proportionate amount of dollar value remaining with the project and identified by that specific RA agreement number. The original entry will then be lined-out and noted as to the type of action involved and date the notation. The Servicing Office will advise the borrower by memorandum to conform the borrower copy.