**VIA E-MAIL**

Mr. Jeffrey A. Fleming

Chief, Asset Management

USDHUD - Atlanta Multifamily Hub

40 Marietta Street, 13th Floor

Atlanta, Georgia 30303-2806

SUBJECT: Management & Occupancy Review

HAP Contract No.

,

Dear Mr. Fleming:

This letter is to advise you of significant and serious developments that have occurred for subject property and to seek assistance in resolving these issues, which relate to the owner’s lack of response to the Management and Occupancy Review (MOR) conducted .

The report of our findings was sent on , and the property received an overall rating. The rating was based on the tenant file deficiencies observed during the MOR such as missing and/or insufficient tenant file documentation, erroneous language in the Tenant Selection Plan. In addition, 50% or more of the tenant files reviewed contained subsidy calculation errors. The findings and deficiencies noted in our letter required the owner to provide a written response to our office within 30 days from the date of our letter.

On August 17, 2009 we sent a second notice (“no response’) to the owner requesting a written response within 10 days. On September 8, 2009 we sent a third notice (“no response”) requesting a written response within 10 days and to date we have not received a response from the owner. In our letters we advised the owner that we will refer their act of noncompliance to the U.S. Department of Housing and Urban Development (HUD). Based on the information contained in this letter and the copies of the attached notices, we would appreciate your assistance.

If you require additional information, please contact me at or via email at .

Sincerely,



Attachments: Copies of 2nd & 3rd No Response Notices to the Owner

cc:

Compliance Manager

NHC MOR File