
In the
Court of Appeals of Virginia
At Richmond

1860-23-3

WOODROCK RIVER WALK LLC,

Appellant,

– v. –

LLOYD RICE and CHRISTINE ANDRADE,

Appellees.

**BRIEF OF *AMICI CURIAE* BLUE RIDGE LEGAL SERVICES,
CENTRAL VIRGINIA LEGAL AID SOCIETY, LEGAL AID
JUSTICE CENTER, LEGAL AID SOCIETY OF EASTERN
VIRGINIA, LEGAL AID WORKS, SOUTHWEST VIRGINIA
LEGAL AID SOCIETY, VIRGINIA LEGAL AID SOCIETY, AND
THE NATIONAL HOUSING LAW PROJECT, IN SUPPORT OF
APPELLEE’S PETITION FOR REHEARING *EN BANC***

Brandon L. Ballard, Esq. (VSB No. 95346)
LEGAL AID SOCIETY OF EASTERN VIRGINIA
125 St. Paul’s Boulevard, Suite 400
Norfolk, Virginia 23510
Telephone: (757) 648-1241
Facsimile: (757) 622-8102
Email: brandonb@laseva.org

Counsel for Amici Curiae

TABLE OF CONTENTS

	Page
TABLE OF AUTHORITIES	ii
INTEREST OF AMICUS GROUPS	1
INTRODUCTION	2
STATEMENT OF FACTS & PROCEDURAL POSTURE	4
ARGUMENT	5
I. The panel’s decision misinterpreting the CARES Act warrants <i>en banc</i> review, because of the size of the rental housing stock covered by the Act and frequency with which lessors covered by the CARES Act file unlawful detainers	5
II. The panel’s decision is contrary to logic and the manifest weight of authority	7
III. Appellee’s construction of the CARES Act comports with how courts previously interpreted a substantially equivalent statute Congress enacted to combat the 2009 foreclosure crisis.....	17
IV. Congress’ failure to repeal the statute’s 30-day notice provision, despite the growing consensus of courts holding covered lessors must wait 30 days before filing an eviction suit, is a strong indication of the act’s meaning.....	20
CONCLUSION.....	22
CERTIFICATE	23
APPENDIX:	
DECLARATION	
EXHIBIT 1	
EXHIBIT 2	

TABLE OF AUTHORITIES

	Page(s)
Cases:	
<i>Allen v. Gibson</i> , 25 Va. 468 (1826).....	8
<i>Artis v. Commonwealth</i> , 76 Va. App. 393 (2023).....	13
<i>Arvada Vill. Gardens LP v. Garate</i> , 529 P.3d 105 (Colo. 2023).....	14
<i>Bob Jones Univ. v. United States</i> , 461 U.S. 574 (1983).....	21
<i>C.O. Homes, LLC v. Cleveland</i> , 460 P.3d 494 (Or. 2020).....	10
<i>Cambridge St. Realty, LLC v. Stewart</i> , 113 N.E.3d 303 (Mass. 2018).....	9
<i>Cannon v. University of Chicago</i> , 441 U.S. 677 (1979).....	18
<i>City Of Charleston, S.C. v. A Fisherman’s Best, Inc.</i> , 310 F.3d 155 (4th Cir. 2002).....	19
<i>Commonwealth v. Roberts</i> , 96 Va. Cir. 378, 2017 WL 11460913 (Chesterfield County Cir. Ct. Sept. 20, 2017)	21
<i>Gunter v. Eiznhamer</i> , 196 P.2d 177 (Kan. 1948)	10
<i>Holmes v. Securities Investor Protection Corp.</i> , 503 U.S. 258 (1992).....	18
<i>House v. Fed. Home Loan Mortg. Corp.</i> , 261 F. Supp. 3d 623 (E.D.N.C. 2016), <i>aff’d</i> , 699 F. App’x 259 (4th Cir. 2017).....	18
<i>Hunter v. Broadway Overlook</i> , 181 A.3d 745 (Md. 2018)	9

<i>Inv. & Income Realty, Inc. v. Bentley</i> , 480 So. 2d 219 (Fla. Dist. Ct. App. 1985)	9
<i>Johnson v. Goldberg</i> , 207 Va. 487 (1966)	7
<i>Jones v. Conwell</i> , 227 Va. 176 (1984)	13
<i>Lampasona v. Jacobs</i> , 553 A.2d 175 (Conn. 1989)	10
<i>Logan v. U.S. Bank Nat. Ass’n</i> , 722 F.3d 1163 (9th Cir. 2013).....	18
<i>Meservy v. Stoner</i> , 208 N.W. 781 (S.D. 1926)	10
<i>Mik v. Fed. Home Loan Mortg. Corp.</i> , 743 F.3d 149 (6th Cir. 2014).....	19
<i>Miles v. Apex; Marine Corp.</i> , 498 U.S. 19 (1990).....	18
<i>Olentangy Commons Owner LLC v. Fawley</i> , 228 N.E.3d 621 (Ohio App. 2023)	13, 14
<i>Pacific Gas & Elec. Co. v. State Energy Resources Conservation & Dev. Comm’n</i> , 461 U.S. 190 (1983).....	19
<i>Parrish v. Fed. Nat’l Mortg. Ass’n</i> , 292 Va. 44 (2016).....	8
<i>Rehaif v. United States</i> , 588 U.S. 225 (2019).....	18
<i>Sherwood Auburn LLC v. Pinzón</i> , 521 P.3d 212 (2022), <i>rev. denied</i> , 526 P.3d 848 (Wash. 2023).....	12, 14
<i>Shinkle v. Turner</i> , 496 S.W.3d 418 (Ky. 2016)	9
<i>Sovereign v. Meadows</i> , 595 P.2d 852 (Utah 1979)	9

<i>United States v. Langley</i> , 62 F.3d 602 (4th Cir. 1995).....	18
<i>Watson v. Vici Comm. Dev. Corp.</i> , 2021 WL 1394477 (W.D. Okla. Apr. 12, 2021).....	14
<i>Woodrock River Walk LLC v. Rice</i> , No. 1860-23-3, 2024 WL 4439083 (Va. Ct. App. Oct. 8, 2024)	4

Statutes & Other Authorities:

12 U.S.C. § 5201	17
12 U.S.C. § 5220	17
15 U.S.C. § 9058	2
15 U.S.C. § 9058(a)(1).....	5
15 U.S.C. § 9058(a)(2).....	5
15 U.S.C. § 9058(a)(2)(B)(i).....	6
15 U.S.C. § 9058(a)(4).....	6
15 U.S.C. § 9058(c)	11, 14
15 U.S.C. § 9058(c)(1).....	<i>passim</i>
42 U.S.C. § 1437f.....	17
21 Am. Jur. Proof of Facts 2d 567	11
35A Am. Jur. 2d Forcible Entry and Detainer § 14 (Westlaw database last updated Aug. 2024).....	10
36A C.J.S., Forcible Entry & Detainer, § 7 (Sept. 2020)	10
Congressional Research Service, <i>CARES Act Eviction Moratorium</i> (Apr. 7, 2020)	5
Coronavirus Aid, Relief, and Economic Security Act (“CARES Act”), Pub. L. 116-136, 134 Stat. 281, § 4024 (2020).....	<i>passim</i>
Economic Growth Act, Pub. L. 115-174, 132 Stat. 1296 (2018)	17
Helping Families Save Their Homes Act of 2009 (“HELP Act”), Pub. L. 111-22, 123 Stat. 1632 (2009)	17

House Resolution 802, <i>Respect State Housing Laws Act</i> , 118th Congress (Feb. 2, 2023).....	21
HUD, Office of Policy Dev. & Research, <i>Low-Income Housing Tax Credits: Property Level Data</i> (last revised Apr. 12, 2024).....	5
John Campbell, <i>Where Kafka Reigns: A Call for Metamorphosis in Unlawful Detainer Law</i> , 49 U. MICH. J.L. REFORM 557 (2016).....	11
Laurie Goodman <i>et al.</i> , Urban Institute, <i>The CARES Act Eviction Moratorium Covers All Federally Financed Rental—That’s One in Four US Rental Units</i> (Apr. 2, 2020)	5
Nat’l Apt. Ass’c, <i>A Win for Virginia Housing Providers: Virginia Court of Appeals Issues Favorable CARES Act Ruling</i> (Oct. 15, 2024)	20
Nat’l Apt. Ass’c, <i>We Need Congress to Sunset the CARES Act Notice to Vacate</i> (May 10, 2022)	20
NHLP, <i>How to Sue a State Court in U.S. District Court to Enjoin Residential Eviction Hearings During the Covid-19 Pandemic</i> (last revised May 29, 2020)	6
<i>Notice to Quit</i> , Black’s Law Dictionary (12th ed. 2024).....	15
<i>Unlawful Detainer</i> , Black’s Law Dictionary (12th ed. 2024)	14
Va. Code § 55.1-1233.....	8, 15
Va. Code § 55.1-1245.....	4, 8, 15
Va. Code § 55.1-1245(F).....	8, 15
Va. Code § 55.1-1251.....	15
William N. Eskridge, Jr., <i>Interpreting Legislative Inaction</i> , 87 MICH. L. REV. 67 (1988)	21

INTEREST OF AMICUS GROUPS

Amici Blue Ridge Legal Services, Central Virginia Legal Aid Society, Legal Aid Justice Center, Legal Aid Society of Eastern Virginia, Legal Aid Works, Southwest Virginia Legal Aid Society, and Virginia Legal Aid Society are civil legal aid organizations operating within the Commonwealth of Virginia (“Legal Aid Amici”). Legal Aid Amici provide free legal representation to low-income Virginians on a wide range of civil matters, including defending tenants in unlawful detainers. Collectively, Legal Aid Amici have decades of experience handling unlawful detainer matters. Legal aid attorneys throughout Virginia have successfully argued in General District Courts and Circuit Courts that the 30-day notice provision of the CARES Act at issue in this case prevents landlords from obtaining judgments in cases involving properties subject to the CARES Act, unless landlords wait 30 days from the date the termination notice is given before filing an unlawful detainer action. The panel’s ruling significantly undermines legal aid attorneys’ ability to keep low-income tenants residing in CARES Act covered properties housed.

Amicus National Housing Law Project (“NHLP”) is a nonprofit organization that works to advance tenants’ rights, increase housing opportunities for underserved communities, and preserve and expand the nation’s supply of safe and affordable homes. NHLP pursues these goals primarily through technical assistance and support to legal aid attorneys and other housing advocates. NHLP coordinates the

Housing Justice Network, which now includes more than 2,200 legal aid lawyers and other housing advocates throughout the U.S. Throughout the Covid-19 pandemic, as well as its aftermath, NHLP and HJN Network members have been at the front-line in the struggle to prevent widespread evictions. This includes advocating at the federal level and in multiple states for tenant protections and relief funding, creating resources to help tenants learn about and advance rights and protections, providing training for a broad array of advocates and other stakeholders, and supplying leadership through national workgroups, communications, and media. The CARES Act notice requirement is central to the work of NHLP and Housing Justice Network members.

INTRODUCTION

The Court should grant Appellee’s petition for rehearing *en banc* to correct the panel’s erroneous interpretation of the federal Coronavirus Aid, Relief, and Economic Security Act (“CARES Act”). Congress enacted the CARES Act in 2020 to address the economic fallout of the COVID-19 pandemic. Pub. L. No. 116-136, 134 Stat. 281, § 4024 (2020) (codified at 15 U.S.C. § 9058). One vital aspect of this landmark legislation was its directive that a “lessor of a covered dwelling unit . . . [can]not require the tenant to vacate the covered dwelling unit before the date that is 30 days after the date on which the lessor provides the tenant with a notice to vacate.” 15 U.S.C. § 9058(c)(1) (“CARES Act notice requirement.”). Reflecting the

magnitude of the economic and public health crisis wrought by the pandemic, the 30-day notice-to-vacate requirement applies not only to rental properties receiving support or subsidies from a federal program, but also to rental properties secured in any way by a federally-backed mortgage.

Until the panel's opinion, every state appellate court had rejected the proposition that the CARES Act merely prohibited a court or judicial officer from executing a writ of eviction during the 30-day period. Instead, they held a summary eviction action brought to remove a tenant from a covered property was premature, and therefore subject to dismissal, if commenced before the expiration of the CARES Act's 30-day notice period. The panel's opinion did not engage with this countervailing authority and, in doing so, unnecessarily formed a split of authority on the interpretation of this vital federal protection for tenants.

The panel's opinion, with all due respect, also defies logic. An unlawful detainer statute, which every state has in some form or another, is premised on the tenant no longer having the right to continued possession on account of the lease's expiration or termination, but that notwithstanding, the tenant retains possession of the premises. Yet, the panel eschews this elementary premise and adopts the non sequitur that a termination of lease—the very legal document that provides tenants the right to possession—does not necessitate that the tenant vacate the property: “it only means that after a landlord terminates a lease, the tenant need not immediately

vacate.” *Woodrock River Walk LLC v. Rice*, No. 1860-23-3, 2024 WL 4439083, at *4 (Va. Ct. App. Oct. 8, 2024) (hereafter, “Op.”). This statement directly contradicts what the panel said a few sentences prior, where it found Appellant’s five-day pay or quit notice issued pursuant to Va. Code § 55.1-1245 operated “as a notice to vacate under the CARES Act because it terminated [Appellee’s] lease after five days for failure to pay, and the *termination of the lease mandated* [that Appellee] Rice vacate.” *Id.*, at *4. (emphasis added). Further, Congress drafted this legislation under emergency conditions, which required consideration of hundreds of years of disparate state eviction laws and practices to ensure the legislation would have the same effect in every state—namely, to keep people housed longer than state law otherwise provided. A simple thirty-day pre-filing notice to vacate accomplishes that goal, since every state follows or substantially follows the rule that a summary eviction lawsuit only becomes ripe once the lease expires or terminates.

The most natural reading of the CARES Act is that it preempts state laws only to the extent they provide for a shorter pre-suit notice period. This construction of the CARES Act also comports with how courts previously interpreted a substantially equivalent statute Congress enacted in 2009 to combat the 2009 foreclosure crisis. For these reasons, the Court should grant Appellee’s petition for rehearing *en banc*.

STATEMENT OF FACTS & PROCEDURAL POSTURE

Amici adopt the statement of facts and procedural posture as set forth in Appellee’s Petition for Rehearing *En Banc*.

ARGUMENT

I. The panel’s decision misinterpreting the CARES Act warrants *en banc* review, because of the size of the rental housing stock covered by the Act and frequency with which lessors covered by the CARES Act file unlawful detainers.

While a precise estimate cannot be provided, the CARES Act applies to a significant portion of the rental housing stock in Virginia and nationwide. The CARES Act notice requirement applies to a “lessor of a *covered dwelling unit*,” 15 U.S.C. § 9058(c)(1) (emphasis added), and the CARES Act defines “covered dwelling” as one that is occupied by a tenant who resides at a “covered property.” *See id.*, § (a)(1). A “covered property,” in turn, is broadly defined as not only encompassing properties receiving support or subsidies from the Department of Housing and Urban Development (“HUD”), the United States Department of Agriculture (“USDA”), and the low-income housing tax credit program (“LIHTC”), but also rental properties secured in any way by a federally-backed mortgage. *See id.*, § (a)(2). “[A]t least 12.3 rental housing units,” or “28% of the 43.8 million overall U.S. rental units[,] have federally-backed mortgage loans.” Laurie Goodman et. al., Urban Institute, *The CARES Act Eviction Moratorium Covers All Federally Financed Rental—That’s One in Four US Rental Units* (Apr. 2, 2020), <https://perma.cc/6LRZ-R6WX>. In

addition, about seven million U.S. rental units are assisted by housing vouchers or other federal subsidies, *see* Congressional Research Service, *CARES Act Eviction Moratorium*, at 2 (Apr. 7, 2020), <https://crsreports.congress.gov/product/pdf/IN/IN11320>, as well as more than 3.65 million low-income housing tax credit units, *see* HUD, Office of Policy Dev. & Research, *Low-Income Housing Tax Credits: Property Level Data* (last revised Apr. 12, 2024), <https://perma.cc/8AEQ-JNTM>.

Certainly, some units accounted for in these calculations may overlap. For example, a LIHTC unit could be in a building with a federally-backed multifamily mortgage loan, or be occupied by a tenant with a voucher. Still, non-participating housing units can be covered dwellings if in properties where other units have vouchers. Similarly, there has never been a publicly available database that lists all single family homes, with one to four units, that have federally backed mortgage loans. *See* 15 U.S.C. § 9058(a)(2)(B)(i) (noting such properties are covered by the CARES Act) and 15 U.S.C. § 9058(a)(4) (defining federally backed mortgage loan). Hence, despite uncertainties in the underlying data, if anything such estimates are likely *underinclusive* of the actual number of properties covered by the CARES Act. *See, e.g.,* NHLP, *How to Sue a State Court in U.S. District Court to Enjoin Residential Eviction Hearings During the Covid-19 Pandemic* (last revised May 29, 2020), <https://perma.cc/K9VT-2XYB> (observing that “the actual percentage of rental units covered by the CARES Act [] is likely far above 28%.”).

A review of publicly available data in Virginia paints a similar picture. The Appendix includes the declaration of Steven Fischbach of the Virginia Poverty Law Center. His declaration explains that he consulted with a data engineer from the federal Legal Services Corporation (“LSC”) in 2022 to determine the percentage of unlawful detainers filed by CARES Act covered lessors during the period between July 1, 2022, and September 19, 2022. *See* Decl. ¶¶ 7–9. The data engineer found that 700 properties covered by the CARES Act accounted for 27.2% of the 28,753 unlawful detainers filed during that period. *Id.* at ¶¶ 12, 15. Put another way, these properties alone accounted for 7,830 of the 28,753 unlawful detainers filed during that period. *Id.* These findings were based on LSC’s comparison of the names of filers contained in the Virginia Judiciary’s Online Case Information System (“OCIS”), with a national database of multifamily properties covered by the CARES Act, which was once maintained by the National Low Income Housing Coalition (“NLHIC”).¹ *Id.* at ¶¶ 7, 8.

II. The panel’s decision is contrary to logic and the manifest weight of authority.

In Virginia, it is well-established that a tenant must be provided a “notice to quit, or a demand of possession, . . . *before* an action of unlawful detainer can be

¹ NLHIC’s database was once available at <https://nlihc.org/cares-act>. As the present webpage observes, the public may still consult other tools to identify specific multifamily properties with federally-backed mortgages, such as databases made available by Fannie Mac and Freddie Mac.

maintained.” *Johnson v. Goldberg*, 207 Va. 487, 490 (1966) (citations omitted) (emphasis added); *see also id.* (noting that where an individual denies they are a tenant, she is “not entitled to [such] a *notice to vacate*.”) (emphasis added).² Put another way, an unlawful detainer action may only be “brought by a plaintiff *lawfully entitled to possession at the time of suit*, which the defendant is *then* unlawfully withholding.” *Parrish v. Fed. Nat'l Mortg. Ass'n*, 292 Va. 44, 50 (2016) (emphasis added) (citing *Allen v. Gibson*, 25 Va. 468, 473 (1826)). Hence, under the Virginia Residential Landlord and Tenant Act (“VRLTA”), in nonpayment of rent cases a landlord may not “terminate the rental agreement and proceed to obtain possession” by filing an unlawful detainer unless the “tenant fails to pay rent within five after written notice is served on him[.]” Va. Code § 55.1-1245(F).

In this respect, although jurisdictions differ on whether they view a premature summary eviction filing as implicating the merits or a court’s jurisdiction, Virginia is in accord with the other states. On one hand, some jurisdictions hold that where, as here, a tenant timely raises such an argument, the tenant must prevail on the

² Like the panel opinion, Amici “interpret [a] notice [given under Va. Code § 55.1-1245] as a notice to vacate under the CARES Act, because it terminated [the] lease after five days for failure to pay, and the termination of the lease mandated [Appellee] to vacate.” Op. at 8. The panel, of course, took this premise to mean the CARES Act preempted VA. Code § 55.1-1233 to the extent it required a tenant to vacate the premises upon the lease’s termination or expiration. As discussed by Appellee at length, instead, the panel should have found Va. Code § 55.1-1245(F)’s five-day notice requirement is preempted rather than § 55.1-1233. *See* Appellee’s Petition for Rehearing *En Banc* at 17–19, No. 1860-23-3 (Oct. 22, 2024).

merits, since the landlord failed to prove an essential element of their case: that, at the time of filing, the landlord was entitled to possession of the premises. *See, e.g., Cambridge St. Realty, LLC v. Stewart*, 113 N.E.3d 303, 306 (Mass. 2018) (holding that “a legally effective notice to quit is a condition precedent to a summary process action and part of the landlord's prima facie case but is not jurisdictional.”); *Hunter v. Broadway Overlook*, 181 A.3d 745, 749 (Md. 2018) (“The landlord does not have a viable claim on which to base its complaint of breach of lease until the notice period has expired and the tenant has refused to comply with the notice to vacate. Furthermore, it is not appropriate to find that a defective notice became effective through the simple passage of time.”); *Shinkle v. Turner*, 496 S.W.3d 418, 422, 424 (Ky. 2016) (dismissing eviction because “[t]o assert a valid claim for forcible detainer, the plaintiff must allege a current and immediate right to possession of the premises,” and noting that a “false allegation” that one is entitled to present possession cannot be cured by the passage of time); *Inv. & Income Realty, Inc. v. Bentley*, 480 So. 2d 219, 220 (Fla. Dist. Ct. App. 1985) (“A statutory cause of action cannot be commenced until the claimant has complied with all the conditions precedent. . . . Since the landlord failed to comply with the notice requirements, this action was properly dismissed.”); *Sovereign v. Meadows*, 595 P.2d 852, 854 (Utah 1979) (“Until the tenancy is terminated by proper notice to quit there is no unlawful detainer. . . . When it appears that the tenancy has not been terminated by proper

notice, the court should dismiss the suit on the grounds that there is no cause of action.”); *Gunter v. Eiznhamer*, 196 P.2d 177, 181 (Kan. 1948) (holding that 3-day termination “notice statute prescribes the time which must elapse ‘before commencing the action’ for possession.”) (citation omitted).

On the other hand, some jurisdictions hold that subject matter jurisdiction does not exist, and thus that dismissal is warranted, if a summary eviction suit commences before the tenant’s right to possession has terminated. *See, e.g., C.O. Homes, LLC v. Cleveland*, 460 P.3d 494, 497 (Or. 2020) (“A landlord may not commence an [eviction] action for the return of possession until “after the expiration of the time period provided in a notice terminating the tenancy.”) (citation omitted); *Lampasona v. Jacobs*, 553 A.2d 175, 179 (Conn. 1989) (“[A] proper notice to quit is a jurisdictional necessity” under the summary eviction statutes); *Meservy v. Stoner*, 208 N.W. 781, 782 (S.D. 1926) (“This statute makes the service of the notice jurisdictional. In special statutory proceedings of this class, substantial compliance with the statute is a jurisdictional requirement.”) (citations omitted).

Whether a jurisdiction views a premature summary eviction filing as implicating a court’s jurisdiction or the merits, the important throughline is that each state, including Virginia, follows or substantially follows the rule that summary eviction lawsuits become ripe only once the landlord has acquired the present right to possession. *See* 36A C.J.S., *Forcible Entry & Detainer*, § 7 (Sept. 2020); 35A Am.

Jur. 2d Forcible Entry and Detainer § 14 (Westlaw database last updated Aug. 2024) (“A forcible entry and detainer action may be brought against one who has no right or privilege to occupy the premises.”); 21 Am. Jur. Proof of Facts 2d 567 (Westlaw database last updated Aug. 2024) (“Forcible detainer, on the other hand, is descriptive of an action resulting from a party's peaceably entering upon land in the possession of another and thereafter forcibly denying such possession to the other party.”); John Campbell, *Where Kafka Reigns: A Call for Metamorphosis in Unlawful Detainer Law*, 49 U. MICH. J.L. REFORM 557, 570 (2016) (observing that every state has some form of an unlawful detainer statute that provides for a summary eviction process). Indeed, Amici are not aware of a single state in which a landlord may commence an unlawful detainer action against a tenant even before the deadline for that tenant to vacate has run. The lack of authority for such a proposition is hardly surprising, as it would be inconsistent with the claim’s essential basis: that the deadline for the tenant to vacate the property has passed but the tenant unlawfully retains possession.

This observation—that each state follows or substantially follows the rule that summary eviction lawsuits become ripe only once the plaintiff has acquired the present right to possession—has significance for interpretation of the CARES Act notice provision, 15 U.S.C. § 9058(c). For if a landlord cannot acquire the right to possession of a covered dwelling unit without first providing 30 days’ notice, then

the landlord is effectively barred from commencing a summary eviction lawsuit until the 30-day period to vacate has expired.

Against this backdrop, until the panel's opinion every state appellate court that addressed Appellant's argument has squarely rejected it. Instead, these courts held that a summary eviction suit brought to remove a tenant from a covered party is premature, and therefore subject to dismissal, if it is commenced before the expiration of the CARES Act's 30-day notice period. The seminal case on this issue is *Sherwood Auburn LLC v. Pinzón*, 521 P.3d 212, 217 (2022), *rev. denied*, 526 P.3d 848 (Wash. 2023). In *Pinzón*, the Washington Court of Appeals rejected the argument embraced by the panel and held the CARES Act's plain language imposed the obligation to provide a 30-day notice to vacate on *lessors*, not on courts or judicial officers. For that reason, the court aptly observed that it would be anomalous to hold that lessors across all fifty states could file suit before the 30 days expired so long as the courts, judicial officers, or sheriffs provided the tenant with 30 days to vacate. *Id.* To do so would effectively replace the text's reference to "lessor" with "court or judicial officer." *Id.* And in any event, if the CARES Act "simply prevented the eviction of tenants for 30 days following notice, without providing tenants the ability to cure the breach or vacate the premises during that period, the notice provision would be rendered meaningless." *Id.* at 217–18 (emphasis added). For just as before the CARES Act's enactment, the landlord in Washington would be entitled

to initiate the unlawful detainer action after the expiration of fourteen days, which was the time tenants had under Washington law to vacate or cure a default premised on nonpayment of rent. *See id.* Here, the panel’s opinion acknowledged that, under its interpretation, the CARES Act would “rarely” give tenants additional time to vacate the premises, effectively rendering the notice provision meaningless. *See Op.*, at *4 (“In practice, given the multi-step requirements of an eviction, an officer will rarely be able to execute a writ during the 30 days.”). But in Virginia, canons of statutory interpretation prevent reviewing courts from rendering statutory provisions meaningless. *Artis v. Commonwealth*, 76 Va. App. 393, 401, (2023) (citing *Jones v. Conwell*, 227 Va. 176, 181, (1984)) (“The rules of statutory interpretation argue against reading any legislative enactment in a manner that will make a portion of it useless, repetitious, or absurd.”).

Similarly, like the *Pinzón* court, the Ohio Court of Appeals observed the only “legal method by which a landlord can require a residential tenant to vacate the leased premises” was an unlawful detainer action. *Olentangy Commons Owner LLC v. Fawley*, 228 N.E.3d 621, 632 (Ohio App. 2023) (citations omitted). Thus, “[b]ecause a landlord must file a forcible entry and detainer action to require a tenant to vacate the rent premises, the plain language of 15 U.S.C. § 9058(c)(1) mandates that a landlord must provide a tenant with a notice to vacate 30 days before filing such an action.” *Id.* In rejecting the position adopted by the panel in this case, the court

emphasized that “the landlord does not order or perform the [eviction]”; rather, the “court and law enforcement officers do those things.” *Id.* Indeed, under 15 U.S.C. § 9058(c)(1), “the actor prohibited from requiring the tenant to vacate is ‘[t]he lessor,’ not the court or law enforcement officers.” *Id.*

Following the *Pinzón* and *Olentangy Commons* decisions, courts have continued to reject the position adopted by the panel in this case. *See, e.g., Arvada Vill. Gardens LP v. Garate*, 529 P.3d 105, 108 (Colo. 2023) (similar); *see also Watson v. Vici Comm. Dev. Corp.*, 2021 WL 1394477, at *11 (W.D. Okla. Apr. 12, 2021) (denying a 12(b)(6) motion to dismiss in part because the tenant sufficiently alleged the landlord violated § 9058(c) “by failing to give a notice to vacate prior to filing the forcible entry and detainer action.”).

Unfortunately, the panel’s opinion failed to engage with this countervailing weight of well-reasoned authority. In doing so, it unnecessarily created a split of authority among the jurisdictions that addressed the issue. And as set forth above, *see supra*, at 7–11, the panel’s opinion is inconsistent with unlawful detainer statutes across the country, including Virginia. Both caselaw and logic dictates that the premise of an unlawful detainer action is the tenant no longer having the right to possession on account of the lease’s expiration or termination, but that notwithstanding, the tenant retains possession of the premises. *See, e.g., Unlawful Detainer*, Black’s Law Dictionary (12th ed. 2024) (“The unjustifiable retention of

the possession of real property by one whose original entry was lawful, as when a tenant holds over after lease termination despite the landlord's demand for possession.”); *Notice to Quit*, Black’s Law Dictionary (12th ed. 2024) (“1. A landlord's written notice demanding that a tenant surrender *and vacate* the leased property, thereby terminating the tenancy. 2. A landlord's notice to a tenant to pay any back rent within a specified period (often seven days) *or else vacate* the leased premises. 3. Any notice required to be given by a lessor or lessee before a lease can be terminated.”) (emphasis added). For had the tenant’s lease not expired or terminated, a tenant would still retain the right to possession pursuant to the residential lease agreement. *See, e.g.*, Va. Code §§ 55.1- 1233; 55.1-1245(F); 55.1-1251.

The panel opinion eschews this elementary premise and adopts the non sequitur that a termination of lease—the very legal document that provides tenants the right to possession—does not necessitate that the tenant vacate the property: “it only means that after a landlord terminates a lease, the tenant need not immediately vacate.” *Op.*, at *4. Beyond this logical fallacy, the panel’s reasoning is problematic in at least two respects. For one, the panel’s statement—that a tenant need not immediately vacate despite the lease’s termination—directly contradicts another part of the panel’s decision, where it found Appellant’s five-day pay or quit notice issued in accordance with Va. Code § 55.1-1245 operated “as a notice to vacate under the

CARES Act because it terminated [Appellee’s] lease after five days for failure to pay, and the *termination of the lease mandated* [that Appellee] Rice *vacate*.” *Id.*, at *4. (emphasis added). For another, there is no reason to suspect that Congress intended to displace such a foundational principle of landlord-tenant law. To the contrary, Congress drafted the CARES Act’s succinct 30-day notice provision under emergency conditions, which required consideration of hundreds of years of disparate state eviction laws and practices to ensure that any law would have the same effect in every state—namely, to keep people housed longer than state law otherwise provided. A simple thirty-day pre-filing notice to vacate accomplishes that goal because, as discussed above, every state follows or substantially follows the rule that a summary eviction lawsuit only becomes ripe once the lease expires or terminates. In other words, the landlord may only initiate a summary eviction lawsuit if the tenant’s lease has expired or terminated. Thus, the most natural reading of the CARES Act is that it preempts state laws only to the extent they provide for a shorter pre-suit notice period.

In sum, Appellee’s right to lawful possession of the premises could not expire until 30 days after Appellant’s notice to vacate was provided. Thus, the lower courts properly dismissed the case because Appellant was not lawfully entitled to possession at the time it filed suit.

III. Appellee’s construction of the CARES Act comports with how courts previously interpreted a substantially equivalent statute Congress enacted to combat the 2009 foreclosure crisis.

The CARES Act’s 30-day notice requirement in 15 U.S.C. § 9058(c)(1) is not the first time Congress imposed a time restriction on landlords’ ability to demand possession from tenants with a notice to vacate. In 2009, as part of the Helping Families Save Their Homes Act of 2009 (“HELP Act”), Pub. L. 111-22, 123 Stat. 1632 (2009), Congress enacted the Protecting Tenants at Foreclosure Act of 2009 (“PTFA”), in sections 701–704 of the HELP Act, codified as 12 U.S.C. § 5201 note, 12 USC § 5220 note, and 42 U.S.C. § 1437f note.³

In Section 702(a)(1) of the HELP Act, the PTFA requires a lessor that is “an[y] immediate successor in interest in [a foreclosed] . . . property” to send “a *notice to vacate* to any bona fide tenant at least 90 days before the effective date of such notice.” 12 USC § 5220 note (emphasis added). This language is substantially equivalent to the 30-day notice requirement found in the CARES Act: “[t]he lessor of a covered dwelling unit . . . may not require the tenant to vacate the covered dwelling unit before the date that is 30 days after the date on which the lessor provides the tenant with a *notice to vacate*.” 15 U.S.C. § 9058(c)(1) (emphasis added).

³ Although the PTFA expired in 2014, Congress permanently reenacted the PTFA in 2018 in Section 304 of the Economic Growth Act, Pub. L. 115-174, 132 Stat. 1296 (2018). Section 304 is titled “Restoration of the Protecting Tenants at Foreclosure Act of 2009,” and was codified at 12 U.S.C. § 5220 note.

Because courts must presume Congress enacted “legislation with knowledge of the law,” including “knowledge of the interpretation that courts have given to an existing statute,” absent a “clear manifestation of contrary intent, a newly-enacted or revised statute is presumed to be harmonious with existing law and its judicial construction.” *United States v. Langley*, 62 F.3d 602, 605 (4th Cir. 1995) (citing *Holmes v. Securities Investor Protection Corp.*, 503 U.S. 258, 267–68 (1992)); *Miles v. Apex; Marine Corp.*, 498 U.S. 19, 32 (1990); *Cannon v. University of Chicago*, 441 U.S. 677, 696–97 (1979), *abrogated on other grounds*, *Rehaif v. United States*, 588 U.S. 225 (2019). In light of this principle, it is appropriate to consult the caselaw interpreting the PTFA’s notice-to-vacate language.

Numerous courts interpreting the PTFA found that Congress intended to provide tenants with a defense in state court eviction actions where landlords failed to comply with the notice requirement. For example, in 2013 the Ninth Circuit held tenants can raise a landlord’s failure to comply with PTFA’s 90-day notice requirement as a defense in state court eviction proceedings:

Notice requirements are typically elements of unlawful detainer actions that can be employed to challenge a state eviction proceeding by showing that the notice requirement was not met.

Logan v. U.S. Bank Nat. Ass'n, 722 F.3d 1163, 1173 (9th Cir. 2013). *See also House v. Fed. Home Loan Mortg. Corp.*, 261 F. Supp. 3d 623, 630–31 (E.D.N.C. 2016), *aff'd*, 699 F. App'x 259 (4th Cir. 2017) (“[A] bona fide tenant can use the PTFA as a

defense to an unlawful detainer action or, [i]n cases where successors in interest do not initiate judicial proceedings, tenants must be permitted to use available state law causes of action, such as wrongful eviction, to enforce the PTFA's protections.”) (citations and quotations omitted). Similarly, in ruling that the PTFA preempted Kentucky law, the Sixth Circuit held that:

The purpose of the PTFA could not be accomplished if it did not preempt state laws that set lower standards for successors in interest than the Act requires. Therefore, the PTFA preempts state law that is less protective of tenants, including the provisions of Kentucky law at issue here.

Mik v. Fed. Home Loan Mortg. Corp., 743 F.3d 149, 165 (6th Cir. 2014). *See also City Of Charleston, S.C. v. A Fisherman’s Best, Inc.*, 310 F.3d 155, 169 (4th Cir. 2002) (citing *Pacific Gas & Elec. Co. v. State Energy Resources Conservation & Dev. Comm’n*, 461 U.S. 190, 203–04 (1983)) (“Conflict preemption may occur when Congress did not necessarily intend preemption of state regulation in a given area but the particular state law conflicts directly with federal law or stands as an obstacle to the accomplishment of federal objectives.”).

There is no reason to believe Congress intended to depart from this uniform construction of the PTFA’s notice-to-vacate language when it used similar language in the CARES Act’s notice provision. When properly construed, the CARES Act requires that an unlawful detainer cannot be filed until the expiration of the 30-day period provided in the notice to vacate, and the landlord’s failure to comply with the

CARES Act's 30-day notice requirement is a valid defense to an unlawful detainer action.

IV. Congress' failure to repeal the statute's 30-day notice provision, despite the growing consensus of courts holding covered lessors must wait 30 days before filing an eviction suit, is a strong indication of the act's meaning.

To date, Congress has not repealed the CARES Act. This legislative inaction is in the face of a steady, but growing, consensus of state courts finding the CARES Act remains in effect, and requires covered lessors to provide a proper 30-day notice to vacate before instituting legal action based on nonpayment of rent. Since 2021, the National Apartment Association—a prominent and well-known commercial and residential landlord advocate and lobbyist—has called on Congress to repeal the CARES Act. *See, e.g. Nat'l Apt. Ass'c, A Win for Virginia Housing Providers: Virginia Court of Appeals Issues Favorable CARES Act Ruling* (Oct. 15, 2024), <https://naahq.org/win-virginia-housing-providers> (advocating for the repeal of the CARES Act and acknowledging “at least six states have upheld the CARES Act through case law.”); *Nat'l Apt. Ass'c, We Need Congress to Sunset the CARES Act Notice to Vacate* (May 10, 2022), <https://www.naahq.org/we-need-congress-sunset-cares-act-notice-vacate> (recognizing the CARES Act notice requirement is just “the first step to start the eviction court process,” and noting it “more than quadruples the notice procedure in some jurisdictions [like Virginia] which translates

into more lost rent while housing providers wait for their day in eviction court.”).⁴

Surely, legislative inaction is not usually the best evidence of legislative intent. *Commonwealth v. Roberts*, 96 Va. Cir. 378, 2017 WL 11460913, at *4 (Chesterfield County Cir. Ct. Sept. 20, 2017) (collecting cases). But legislative inaction is a stronger indication of a statute’s meaning when Congress clearly has had a “prolonged and acute awareness of [such an] important [] issue,” yet still fails to act. *Bob Jones Univ. v. United States*, 461 U.S. 574, 601 (1983). See also William N. Eskridge, Jr., *Interpreting Legislative Inaction*, 87 MICH. L. REV. 67, 73 (1988) (collecting cases). Such is the case here.

⁴ Legislation has been introduced to repeal the 30-day notice requirement yet no action has been taken. See, e.g., House Resolution 802, *Respect State Housing Laws Act*, 118th Congress (Feb. 2, 2023), <https://www.congress.gov/bill/118th-congress/house-bill/802?s=1&r=6>.

CONCLUSION

For the foregoing reasons, Amici respectfully request that this Court grant Appellee's petition for rehearing *en banc*.

Respectfully submitted,

/s/ Brandon L. Ballard, Esq.

Brandon L. Ballard, Esq.

(VSB No. 95346)

LEGAL AID SOCIETY OF EASTERN VIRGINIA

125 St. Paul's Blvd., Ste. 400

Norfolk, VA. 23510

Telephone: (757) 648-1241

Facsimile: (757) 622-8102

Email: brandonb@laseva.org

Counsel for Amici

CERTIFICATE

Pursuant to Rule 5A:23(e), on October 24, 2024, the undersigned certifies the following:

1. The Appellant is Woodrock River Walk, LLC.
2. Counsel for the Appellant is:
Patrick R. Pettitt
(VSB No. 37307)
SENEX LAW, PC
3 Ruckman Road
Fort Monroe, Virginia 23651
(757) 251-2256
attorney@senexlaw.com
patrickpettitt@senexlaw.com

3. The Appellee is Lloyd Rice and Christine Andrade.
4. Counsel for the Appellee is:
Jarryd Smith
(VSB No. 92530)
LEGAL AID SOCIETY OF ROANOKE VALLEY
541 Luck Avenue, Suite 118
Roanoke, Virginia 24016
Telephone: (540) 344-2087
Facsimile: (540) 342-3064
Jarryd@lasrv.org

and

Steven Fischbach
(VSB No. 94280)
VIRGINIA POVERTY LAW CENTER
919 East Main Street, Suite 610
Richmond, Virginia 23219
Telephone: 804-351-5266
Facsimile: 804-649-0974
steve@vplc.org

5. A PDF copy of this brief was filed with the Court of Appeals of Virginia, via VACES, and served by electronic mail on counsel for Appellant and Appellee.
6. Pursuant to Rule 5A:34(a), exclusive of the cover page, table of contents, table of authorities, and certificate, this brief does not exceed the longer of 25 pages or 5,300 words. The exact word count is 5,225 words.

Dated: October 24, 2024

/s/ Brandon L. Ballard, Esq.
Brandon L. Ballard, VSB # 95346
Counsel for Amici

APPENDIX

DECLARATION

I, Steven Fischbach, declare under penalty of perjury that the following facts are true and correct to the best of my information and belief:

1. I am the Litigation Director for the Virginia Poverty Law Center (“VPLC”).
2. VPLC is the statewide support center for all civil legal aid programs in the Commonwealth of Virginia.
3. During the Covid-19 pandemic I chaired the Virginia Legal Aid Crisis Response Committee (“VLACRC”), composed of representatives of all ten civil legal aid programs in the Commonwealth and a representative of the Legal Services Corporation of Virginia. VLACRC was established shortly after the onset of the Covid-19 pandemic in the Spring of 2020, to develop strategies for civil legal aid providers to address the many novel legal problems precipitated by the pandemic, including preventing unnecessary evictions.
4. On behalf of VLACRC, I began partnering with the national Legal Services Corporation’s (“LSC”) Civil Courts Data Initiative (“CCDI”) in the Spring of 2022, to develop an early warning system for unlawful detainers filed. It was intended for use by Virginia’s civil legal aid programs especially once the Virginia Covid-19 evictions restrictions expired on July 1, 2022. It was intended to share information on the filings of unlawful detainer actions

throughout the state of Virginia and the upcoming dockets of unlawful detainer hearings in every General District Court in the Commonwealth.

Additional information about CCDI is available on the Internet at

<https://www.lsc.gov/initiatives/civil-court-data-initiative>.

5. CCDI is staffed in part by data engineers, who design software to collect information contained on the websites of judicial systems across the country, including the Virginia Judiciary's On-Line Case Information System.
6. Every week, CCDI collects information from the Virginia Judiciary's On-Line Case Information System and provides VLACRC with reports on the number of unlawful detainers filed in discrete time periods, as well as the current docket of future unlawful detainer cases scheduled for hearing in every General District Court in the Commonwealth. The reports CCDI provided to VLACRC (and are still provided to Virginia's Legal Aid community) are contained in spreadsheets created using Microsoft Excel. The reports are also shared on a statewide legal aid housing email list.
7. In the middle of September of 2022, I asked CCDI if they could correlate the information contained in the Virginia Judiciary's On-Line Case Information System with a database of multifamily housing developments covered by the CARES Act. I made this request in connection with a writ of prohibition I was then preparing to file with the Supreme Court of Virginia regarding the

Richmond City’s General District Court’s handling of unlawful detainer cases filed by landlords subject to the CARES Act’s 30-day notice provision, codified at 15 U.S.C. § 9058(c). The writ of prohibition was later styled *In Re Bonner*, Record No. Record No. 220628 (Va. Jan. 18, 2023).


8. The database referenced in paragraph 7 was maintained by the National Low Income Housing Coalition (“NLIHC”) and was available at the time on the Internet at <https://nlihc.org/cares-act>. NLIHC’s database was the most inclusive database I was then aware of that listed properties considered a “covered property” defined in the CARES Act at 15 U.S.C. § 9058(a)(2).
9. Although this database did not cover all CARES Act covered properties (there was and still is no such complete database) I was interested in learning how many properties in NLIHC’s database filed unlawful detainer actions in Virginia beginning July 1, 2022 through mid-September of 2022. I chose July 1, 2022 as the starting point as that was the date Virginia’s Covid-19 eviction protections expired.
10. I understand that CCDI’s data engineers matched the names of properties listed in the NLIHC database with the names that were collected from the Virginia Judiciary’s On Line Case Information System’s fields labeled “Plaintiff Information,” specifically “Name” and “DBA/TA.” When matching the properties, the CCDI team also only linked properties in which

the Defendant zip code listed in the Virginia Judiciary's On-Line Case Information System matched the property zip code listed in the CARES Act dataset.

11. On September 23, 2022, I received an email from Logan Practico, Data Engineer I, at LSC, who works with CCDI, attached hereto as Exhibit 1.
12. According to Practico's email, there are 2,884 unique property names in NLHIC's database of CARES Act covered multifamily properties located in Virginia, and of those 2,884 names, 700 of those property names appear in the Virginia Judiciary's On Line Case Information System in the "Plaintiff, "Name" and "DBA/TA" fields.
13. Practico also developed a spreadsheet containing the number of unlawful detainer actions filed by every CARES Act covered multifamily property located in Virginia, attached hereto as Exhibit 2. The spreadsheet lists 809 separate filers not 700, because the same filer is listed slightly differently in the Virginia Judiciary's On Line Case Information System in the "Plaintiff, "Name" and "DBA/TA" fields due to typos and other formatting differences, and certain plaintiff names might match to the CARES Act data multiple times.
14. The matches in Exhibit 2 contain only those determined to be similar by LSC's data engineers. To enable faster manual review, the matches were

color coded based on how similar the plaintiff information is to the CARES Act property name.

15. According to the spreadsheet, between July 1, 2022 and September 19, 2022, there were 7,830 unlawful detainer actions filed on behalf of CARES Act covered multifamily properties in Virginia, representing 27.2% of the 28,753 unlawful detainer actions filed in Virginia in the same time period.


Steven Fischbach

Date: 10/22/24

Signed in Richmond, Virginia

EXHIBIT 1

Steve Fischbach

From: Logan Pratico <praticol@lsc.gov>
Sent: Friday, September 23, 2022 4:32 PM
To: Steve Fischbach; Daniel Bernstein
Subject: RE: NLIHC database

Hi Steve,

Thanks again for the call today. To follow up, it looks like there are 2,884 unique property names in the CARES dataset. Some property names are listed multiple times in the dataset, however. If we include these, the total number of listed properties is 3,387.

The number of unique CARES properties matched to plaintiff or dba/ta names is 700 exactly. That nice round number made me nervous, but I double checked everything and think its just a coincidence.

So you could say something like $700/2884 \sim 25\%$ of CARES properties were found to have filed evictions in VA since July 1.

Hope this helps, have a good weekend.

Logan Pratico Data Engineer I
Legal Services Corporation 3333 K Street, NW Washington, DC 20007 202-295-1543
praticol@lsc.gov

EXHIBIT 2

CARES ACT MAPPINGS TO EVICTION FILERS ACROSS VIRGINIA

SOURCES:

CARES ACT DATA: <https://nlihc.org/cares-act>
VA COURT DATA: <https://eapps.courts.state.va.us/gdcourts/landing.do>

DATE CREATED:

9/21/2022

COLUMNS:

Name	Description
Clean Plaintiff Name	Cleaned VA court docket plaintiff name after preprocessing the data
Matched Cares Act Name	CARES act name associated with Clean Plaintiff Name
Matched Cares Act Source	Source of cares act coverage
Defendant Zip Code	Defendant zip code as listed on the VA court docket
County	County in which court case is heard
Similarity Score	[Hidden] Similarity score referencing how close a plaintiff name may be to a cares act name
Messy Plaintiff Name	[Hidden] Original plaintiff names as listed on the VA court docket before cleaning
Messy DBA/TA Name	[Hidden] Original DBA/TA names as listed on the VA court docket before cleaning
Number of Filings Since July 1, 2022	Number of associated filings

METHODS:

The attached dataset associates data obtained from the Virginia District Court docket concerning eviction filings since July 1, 2022 with CARES Act data on covered properties across the state. Because the names as listed on the court docket do not match CARES act listed properties exactly, a fuzzy matching algorithm was employed to associate plaintiffs with covered properties despite slight differences in formatting or other typos. Specifically, the names are compared using a basic machine learning algorithm known as K-Nearest Neighbors, which searches for the closest name in the VA court data to that listed in the CARES data. If no similar match is found, the plaintiff name is not included in the dataset. A given plaintiff name will vary in how closely it matches to a cares act name. As such, the dataset is color coded to indicate where the plaintiff name is a close match (green), less close match (yellow) or distant match (red) to a covered property. Once a match is found, only cases where the defendant zip code matches the zip code provided in the CARES dataset are included.

To ensure as many true matches were associated as possible, we search both the Plaintiff Name and the DBA/TA Name from the court docket in the CARES dataset. In instances where matches are returned for either value, that match is placed in the Matched Cares Act Name column. In a small number of instances, the Plaintiff Name matched to one cares act value while the DBA/TA name matched to a different value. In these instances, whichever match was closer was listed as the true match. Once matches were found, the Plaintiff Name and DBA/TA Name were combined into a single column for readability.

The result of this process is a dataset that contains eviction filers that can be associated with a particular property in the CARES Act dataset. Plaintiffs are associated to properties by both having similar names and having properties listed in zip codes that match defendant zip codes for a court case. A count of the number of filings since July 1, 2022 is also included.

ADDITIONAL NOTES:

While the matches between plaintiff names and CARES act property listings were made using machine learning, all output was reviewed manually by data engineers. Still, we cannot assert that all matches included are accurate or that matches that should be included in this dataset were not left out.

In this regard, several additional properties (AP Aden Park LLC in 23225, 5021 Seminary Rd in 22311, AP 11 North in 23223, and SVGA LLC in 23225) were added to the dataset following manual review.

Clean Plaintiff Name	Plaintiff Matched Cares Act Name	Cares Act Matched Source	Zip Code	County	# Filings since 7/1/22
archer at brookhill apts	brookhill apts	FHA	22911	albemarle	1
barracks west apts llc	barracks west	Fannie Mae	22901	albemarle	26
fore mallside forest lp DBA/TA: c/o martin wren	mallside forest	HUD/USDA/LIHTC	22901	albemarle	4
p/c via vista llc DBA/TA: greens at hollymead	greens at hollymead	Fannie Mae	22911	albemarle	5
reserve at belvedere	the reserve at belvedere	FHA	22901	albemarle	1
treeddale lp	treeddale	HUD/USDA/LIHTC	22901	albemarle	1
5021 seminary rd va owner llc	THE GRAHAM	Freddie Mac	22311	alexandria city	63
bennington crossings apts owner llc DBA/TA: bennington crossing	bennington crossings	Freddie Mac	22312	alexandria city	23
bonaventure realty group llc DBA/TA: encore	the encore	Fannie Mae	22304	alexandria city	27
braddock lee gardens llc	braddock lee apartments	Freddie Mac	22302	alexandria city	10
foxchase/aimco lp DBA/TA: agent for foxchase of alexandria	foxchase of alexandria	HUD/USDA/LIHTC	22304	alexandria city	19
fpacp4 blvd 2801 llc DBA/TA: arrive 2801	blvd 2801	Fannie Mae	22302	alexandria city	16
gates hudson and associates inc DBA/TA: key towers	key towers	Freddie Mac	22304	alexandria city	7
kettler mgmt inc DBA/TA: fields of alexandria	fields of alexandria	HUD/USDA/LIHTC	22304	alexandria city	12
kettler mgmt inc DBA/TA: fields of old town	fields of old town	HUD/USDA/LIHTC	22302	alexandria city	3
kmf landmark llc DBA/TA: whitestone at landmark	whitestone at landmark apartments	Fannie Mae	22304	alexandria city	1
kmf xi seminary hill llc DBA/TA: alante in alexandria fka seminary hill	seminary hill apartment homes	Freddie Mac	22304	alexandria city	5
mfrevf iv cameron llc DBA/TA: cameron sq	cameron square	Fannie Mae	22304	alexandria city	1
mfrevf iv cameron llc DBA/TA: cameron sq	cameron square	Fannie Mae	22304	alexandria city	7
mfrevf iv DBA/TA: cameron sq	cameron square	Fannie Mae	22304	alexandria city	1
paston duke associates DBA/TA: london park towers apts	london park towers	Fannie Mae	22304	alexandria city	5
paxton duke associates DBA/TA: london park towers apts	london park towers	Fannie Mae	22304	alexandria city	2
southern mgmt corp DBA/TA: landmark ridge apts	landmark ridge apartments	Fannie Mae	22304	alexandria city	9
sreit thornton at alexandria llc DBA/TA: thornton	the thornton	Fannie Mae	22314	alexandria city	6
station at potomac yard DBA/TA: alexandria potomac limited	station at potomac yard	HUD/USDA/LIHTC HUD/USDA/LIHTC	22301	alexandria city	2
tre hsc notch llc DBA/TA: notch	notch 8	Freddie Mac	22301	alexandria city	3
wesley lynwatters llc DBA/TA: lynhaven apts	lynhaven	HUD/USDA/LIHTC	22305	alexandria city	1
wesley notabene lp DBA/TA: beverly park aparments	beverly park	HUD/USDA/LIHTC	22305	alexandria city	3
willow run apts mark center owner llc DBA/TA: willow run at mark center	willow run	Fannie Mae	22304	alexandria city	38
cedar forest apts	cedar forest	HUD/USDA/LIHTC	24426	allegghany	1
tm associates mgmt DBA/TA: amherst village apt	amherst village	HUD/USDA/LIHTC HUD/USDA/LIHTC	24521	amherst	1
willow branch associates va llc	willow branch va llc	HUD/USDA/LIHTC	24572	amherst	1
1200 eads street inc DBA/TA: bartlett	the bartlett	Freddie Mac	22202	arlington	1
ahc lp 22 DBA/TA: arbor heights	arbor heights	HUD/USDA/LIHTC	22204	arlington	1
arlington	arlington mill	HUD/USDA/LIHTC	22204	arlington	1
arlington mill lp DBA/TA: arlington mill residences	arlington mill	HUD/USDA/LIHTC	22204	arlington	1
ashley house residential, llc DBA/TA: ashley at riverhouse	the ashley at river house	Fannie Mae	22202	arlington	5
buckingham village, lp	buckingham village phase iii	HUD/USDA/LIHTC	22203	arlington	1
cia dominion towers llc DBA/TA: dominion towers	dominion towers	Freddie Mac	22204	arlington	5
cia dominion towers llc DBA/TA: dominon towers	dominion towers	Freddie Mac	22204	arlington	1
claridge house	claridge house	HUD/USDA/LIHTC	22202	arlington	2
cp one owner llc DBA/TA: crystal plaza	crystal plaza apartments	Freddie Mac	22202	arlington	9
james house residential llc DBA/TA: james at riverhouse	the james at river house	Fannie Mae	22202	arlington	3
park ridge llc DBA/TA: park at arlington ridge	the park at arlington ridge	Freddie Mac	22206	arlington	25
potomac house residential llc DBA/TA: potomac at riverhouse	the potomac at river house	Fannie Mae	22202	arlington	5
quebec 172 associates lp DBA/TA: quebec apts	quebec	HUD/USDA/LIHTC	22204	arlington	1

shirlington house, llc DBA/TA: shirlington house apts	shirlington house	Fannie Mae	22206	arlington	4
standard foundation park shirlington llc DBA/TA: park shirlington apts	shirlington house	Fannie Mae	22206	arlington	1
craigmont manor llc	craigmont manor apartments	HUD/USDA/LIHTC	24430	augusta	1
highland hills lp	highland hills apartments	HUD/USDA/LIHTC	24477	augusta	2
eastridge apts	eastridge apartments	HUD/USDA/LIHTC	24201	bristol city	9
harbor landing apts	harbor landing	HUD/USDA/LIHTC	24201	bristol city	2
thomas jefferson st	thomas jefferson seniors	HUD/USDA/LIHTC	24201	bristol city	1
brunswick village apts lc	brunswick village	HUD/USDA/LIHTC	23868	brunswick	9
oaks at timberlake	the oaks at timberlake	Fannie Mae	24550	campbell	1
angelwood at caroline	angelwood at caroline	HUD/USDA/LIHTC	22427	caroline	4
drakes branch apratments	drakes branch elderly	HUD/USDA/LIHTC	23937	charlotte	1
drakes branch apt	drakes branch elderly	HUD/USDA/LIHTC	23937	charlotte	2
blue ridge commons apts llc DBA/TA: greenstone on 5th	blue ridge commons	HUD/USDA/LIHTC HUD/USDA/LIHTC	22903	charlottesville city	1
carlton views llc	carlton views i	HUD/USDA/LIHTC	22902	charlottesville city	1
coal tower associates llc DBA/TA: city walk apts	city walk apartments	FHA	22902	charlottesville city	1
friendship court apts	friendship court	HUD/USDA/LIHTC	22902	charlottesville city	1
gem mgmt llc DBA/TA: timberland park	timberland park	HUD/USDA/LIHTC	22903	charlottesville city	9
short 18th st housing	short 18th street	HUD/USDA/LIHTC	22902	charlottesville city	1
virginia supportive housing DBA/TA: crossings at 4th and preston	the crossings @ 4th and preston	HUD/USDA/LIHTC	22903	charlottesville city	3
408 trotman way DBA/TA: oak grove apts	oak grove apartments	Fannie Mae	23320	chesapeake city	1
408 trotman way llc DBA/TA: oak grove apts	oak grove apartments	Fannie Mae	23320	chesapeake city	6
749 green tree llc DBA/TA: green tree apts	green tree apartments	Fannie Mae	23320	chesapeake city	7
arbor glen apts llc DBA/TA: arbor glen apts	arbor glen	HUD/USDA/LIHTC	23324	chesapeake city	2
burlington capital properties DBA/TA: bainbridge commons apts	bainbridge commons	HUD/USDA/LIHTC	23324	chesapeake city	4
cedar property llc DBA/TA: cedars at greenbrier	aspire at greenbrier	FHA	23320	chesapeake city	1
cjehn delta llc DBA/TA: sterling apartment homes	the sterling apartment homes	Freddie Mac	23321	chesapeake city	5
commons at churchland apts llc	commons at churchland	HUD/USDA/LIHTC	23321	chesapeake city	1
crosswinds associates llc DBA/TA: woodbriar apts	woodbriar apartments	Freddie Mac	23320	chesapeake city	38
cs1031 streets of greenbrier apts DBA/TA: streets of greenbrier	streets of greenbrier	Fannie Mae	23320	chesapeake city	17
de carlton llc DBA/TA: carlton at greenbrier	the carlton at greenbrier	Fannie Mae	23320	chesapeake city	3
elk llc DBA/TA: elkhart townhomes	elkhart townhomes	Freddie Mac	23323	chesapeake city	6
glick governors pointe llc DBA/TA: governors pointe apts	governor's pointe apartments	HUD/USDA/LIHTC	23320	chesapeake city	1
kpm llc DBA/TA: belmont at greenbrier apts	belmont at greenbrier apartments	Fannie Mae	23320	chesapeake city	12
kpm llc DBA/TA: clairmont at jolliff landing apts	clairmont at jolliff landing apartments	Fannie Mae	23321	chesapeake city	19
lakes of greenbrier	the lakes of greenbrier	FHA	23320	chesapeake city	4
north bay group great bridge lp DBA/TA: great bridge apts	great bridge apartments	FHA	23322	chesapeake city	6
north bay group-great bridge lp DBA/TA: great bridge apts	great bridge apartments	FHA	23322	chesapeake city	2
oak crest battefield DBA/TA: morgan	morgan ii	FHA	23320	chesapeake city	7
oak crest battlefield llc	oak crest at battlefield	FHA	23320	chesapeake city	3
oak crest battlefield llc DBA/TA: morgan	oak crest at battlefield	FHA	23320	chesapeake city	11
oak crest battlefield llc DBA/TA: morgan ii	oak crest at battlefield	FHA	23320	chesapeake city	7
oak lake apts	oak lake apartments	Freddie Mac	23320	chesapeake city	7
rivers apts	rivers apartments	HUD/USDA/LIHTC	23320	chesapeake city	55
sreit dominion pines llc DBA/TA: dominion pines	dominion pines	HUD/USDA/LIHTC	23320	chesapeake city	6
sreit woodbridge llc DBA/TA: woodbridge	woodbridge	Freddie Mac	23320	chesapeake city	4
standard crosswinds owner llc DBA/TA: crosswinds place apts	crosswinds place	HUD/USDA/LIHTC	23325	chesapeake city	20
star cottage trails llc DBA/TA: cottage trails at culpepper landing	cottage trails	Fannie Mae	23323	chesapeake city	2

stonebridge associates llc DBA/TA: stonebridge apts	stonebridge apts	FHA	23321	chesapeake city	34
tapestry park associates llc	tapestry park apartments	FHA	23320	chesapeake city	1
tidewater house lp DBA/TA: commons at chesapeake	commons at chesapeake	HUD/USDA/LIHTC	23320	chesapeake city	1
waverton place chesapeake lp DBA/TA: waverton place chesapeake	waverton place chesapeake	HUD/USDA/LIHTC	23324	chesapeake city	28
willow oaks apts llc DBA/TA: willow oaks	willow oaks apartments	Freddie Mac	23320	chesapeake city	23
1952 llc DBA/TA: clairmont at chesterfield apts	clairmont at chesterfield	Fannie Mae	23235	chesterfield	11
ap rollingwood llc DBA/TA: chesterfield flats	rollingwood apartments	Freddie Mac	23224	chesterfield	82
arbor lakes lp DBA/TA: arbor lake apts	arbor lake	HUD/USDA/LIHTC	23831	chesterfield	9
belvedere nrde llc DBA/TA: belvedere	the belvedere apartments	Freddie Mac	23235	chesterfield	29
brg rockwood llc DBA/TA: rockwood park apts	rockwood park apartments	Freddie Mac	23236	chesterfield	11
brookcreek crossing lp DBA/TA: brook creek crossings apts	brook creek crossing	HUD/USDA/LIHTC	23113	chesterfield	4
bw ivy walk llc	ivy walk ii	HUD/USDA/LIHTC	23234	chesterfield	2
chester village apts llc DBA/TA: chester village green apts	chester village green	FHA HUD/USDA/LIHTC	23831	chesterfield	5
chesterfield gardens llc	chesterfield gardens apts	FHA	23836	chesterfield	9
chva llc DBA/TA: chesterfield village	chesterfield village	Fannie Mae	23225	chesterfield	126
colony village llc	colony village apartments	FHA	23237	chesterfield	40
cross creek associates limited partnership DBA/TA: cross creek apts	cross creek apartments	Fannie Mae	23235	chesterfield	4
element at stonebridge one llc	element at stonebridge	Fannie Mae	23225	chesterfield	7
fairfield broadwater llc DBA/TA: broadwater townhomes	broadwater i	HUD/USDA/LIHTC	23831	chesterfield	16
fairfield grand oaks llc DBA/TA: grand oaks apts	grand oaks	HUD/USDA/LIHTC	23831	chesterfield	8
falling creek bl llc	falling creek apartments	Freddie Mac	23234	chesterfield	31
festival park at chester village llc DBA/TA: festival park	festival park apartments	FHA	23831	chesterfield	8
mallard cove chesterfield llc	mallard cove i	HUD/USDA/LIHTC	23112	chesterfield	2
market square v llc	market square i	HUD/USDA/LIHTC	23237	chesterfield	3
midlothian townne center apts llc DBA/TA: winterfield at midlothian	the winterfield at midlothian	FHA	23113	chesterfield	2
moores lake apts phase llc	moore's lake apts	FHA	23831	chesterfield	8
moores lake llc	moore's lake apts	FHA	23831	chesterfield	7
obsa llc DBA/TA: old buckingham station	old buckingham station	Fannie Mae	23113	chesterfield	13
pc tga richmond jv llc DBA/TA: pc ba breekpointe llc t/a creekpointe apartme	creekpointe	HUD/USDA/LIHTC	23114	chesterfield	20
prg ashton creek associates DBA/TA: ashton creek	ashton creek apartments	Fannie Mae	23831	chesterfield	2
river forest nrde llc DBA/TA: river forest apts	river forest apartments	Freddie Mac	23831	chesterfield	39
rivermont station apts llc	rivermont station apartments	Fannie Mae	23836	chesterfield	24
rivermont station townhomes llc	rivermont station apartments	Fannie Mae	23836	chesterfield	8
south pointe richmond associates lp DBA/TA: south pointe landing apts	south pointe landing	Freddie Mac	23234	chesterfield	12
sreit genito glen lp DBA/TA: genito glen apts	genito glen	HUD/USDA/LIHTC	23112	chesterfield	3
swift creek associates llc DBA/TA: addison at swift creek	addison at swift creek	Fannie Mae	23112	chesterfield	51
swift creek commons llc DBA/TA: swift creek commons	swift creek commons apartments	Fannie Mae	23112	chesterfield	5
orchard court apts	orchard court apartments	HUD/USDA/LIHTC	22611	clarke	2
bw mattox landing llc	mattox landing	Freddie Mac	23834	colonial heights cit	6
bw mattox landing llc DBA/TA: senex law	mattox landing	Freddie Mac	23834	colonial heights cit	10
clearfield apts llc	clearfield apartments at dunlop far	HUD/USDA/LIHTC	23834	colonial heights cit	4
oaks of dunlop owner llc DBA/TA: oaks of dunlop farms	the oaks of dunlop farms	Freddie Mac	23834	colonial heights cit	8
belle courts apts	belle courts	HUD/USDA/LIHTC HUD/USDA/LIHTC	22701	culpeper	1
culpeper commons lp DBA/TA: culpeper commons apts	culpeper commons ii	HUD/USDA/LIHTC	22701	culpeper	8
greens at northridge, lp	greens at northridge	HUD/USDA/LIHTC	22701	culpeper	20
clear pond apts	clear pond apartments	HUD/USDA/LIHTC	24541	danville city	27
drha/cedar terrace	cedar terrace	HUD/USDA/LIHTC	24541	danville city	2

hkn danville house; llc	danville house apartments	HUD/USDA/LIHTC	24541	danville city	1
lynn street lofts; llc	lynn street lofts	HUD/USDA/LIHTC	24541	danville city	5
purdum woods investors; llc	purdum woods apartments	HUD/USDA/LIHTC	24540	danville city	2
southwyck hills investors; llc	southwyck hills apartments	HUD/USDA/LIHTC	24541	danville city	4
sterling trace apts	sterling trace	HUD/USDA/LIHTC	24540	danville city	2
turnpike townhomes	turnpike townhomes	Fannie Mae	24540	danville city	1
westmoreland schoolfield sen apt; llc	westmoreland & schoolfield senior	HUD/USDA/LIHTC	24541	danville city	2
washington square apts	washington square	HUD/USDA/LIHTC	23847	emporia city	1
washington square/ terri sullivan	washington square	HUD/USDA/LIHTC	23847	emporia city	1
weaver manor apts	weaver manor apartments	HUD/USDA/LIHTC	23847	emporia city	1
ahc limited partnership 21 DBA/TA: carousel court	carousel court	HUD/USDA/LIHTC	22041	fairfax	1
aimco/bethesda holdings inc DBA/TA: huntington gateway	huntington gateway	Fannie Mae	22303	fairfax	8
arrowood parc llc	arrowood parc apartments	Fannie Mae	22181	fairfax	6
belvoir square llc	belvoir square	Freddie Mac	22060	fairfax	1
buckman road development llc DBA/TA: stony brook apts	stony brook apartments	HUD/USDA/LIHTC	22309	fairfax	3
chantilly mews fairfax llc DBA/TA: chantilly mews ltd dividend housing	chantilly mews	HUD/USDA/LIHTC HUD/USDA/LIHTC	20151	fairfax	1
chantilly mews farifax llc DBA/TA: chantilly mews ltd dividend housing	chantilly mews	HUD/USDA/LIHTC HUD/USDA/LIHTC	20151	fairfax	1
cityside exchange llc/cityside at huntington DBA/TA: metro	cityside huntington metro	Fannie Mae	22303	fairfax	54
crs blvd lc DBA/TA: blvd reston	blvd reston station	Freddie Mac	20190	fairfax	2
dulles greene gardens, llc et al	dulles greene	Freddie Mac	20170	fairfax	21
enterprise residential llc DBA/TA: stony brook apts	stony brook apartments	HUD/USDA/LIHTC	22309	fairfax	2
fund ix rvd alexandria llc DBA/TA: ridgeleigh at van dorn metro	the ridgeleigh at van dorn metro	Fannie Mae	22310	fairfax	2
gandi x fairmont gardens jv llc/fairmont DBA/TA: gardens apts	fairmont gardens	Fannie Mae	22003	fairfax	1
gates hudson and associates inc DBA/TA: chelsea	chelsea square apartments	Fannie Mae	22150	fairfax	9
gates hudson and associates inc DBA/TA: springfield gardens apts	springfield gardens apartments	FHA	22150	fairfax	12
gene glick mgmt corp DBA/TA: woods of fairfax phase i	woods of fairfax i	Fannie Mae	22079	fairfax	23
grady mgmt inc DBA/TA: courts of mount vernon	the courts of mount vernon	Fannie Mae	22309	fairfax	1
gs baileys project owner llc DBA/TA: baileys crossing	baileys crossing	Freddie Mac	22302	fairfax	14
gs park crest llc DBA/TA: lofts at park crest	the lofts at park crest	Freddie Mac	22102	fairfax	1
gs tysons corner project owner llc DBA/TA: nouvelle	nouvelle apartments	Fannie Mae	22102	fairfax	26
harbor park reston owner llc DBA/TA: j harbor park at north point apts	apts at north point	HUD/USDA/LIHTC	20194	fairfax	2
huntington gardens llc	huntington gardens	FHA	22303	fairfax	2
jefferson commons lp DBA/TA: coppermine run	coppermine run i	HUD/USDA/LIHTC	20171	fairfax	3
jlv partners lp DBA/TA: creekside village apts	creekside village ii	HUD/USDA/LIHTC	22306	fairfax	26
lorton station windsor llc lorton station par DBA/TA: cosmopolitan at lorton s	the cosmopolitan at lorton station	Freddie Mac	22079	fairfax	2
manchester lakes apts lp DBA/TA: manchester lake apts	manchester lakes ii	HUD/USDA/LIHTC	22315	fairfax	10
mount vernon square lantern owner llc DBA/TA: mount vernon sq	mount vernon square	Fannie Mae	22306	fairfax	119
oaks of woodlawn limited	oaks of woodlawn apts	FHA	22309	fairfax	1
parliament apts llc DBA/TA: parliaments apts	parliaments apartments	Fannie Mae	22003	fairfax	25
passco parker mt llc DBA/TA: cityside huntington metro	cityside huntington metro	Fannie Mae	22303	fairfax	4
pathway homes inc	pathway homes	HUD/USDA/LIHTC FHA	22303	fairfax	2
peach orchard lp/ peach tree of mclean	peachtree of mclean apartments	Freddie Mac	22043	fairfax	37
pp monroe place investors llc DBA/TA: monroe place	monroe place	Freddie Mac	20171	fairfax	2
realty mgmt services inc DBA/TA: grandview	grandview	HUD/USDA/LIHTC	22041	fairfax	6
reserve at regency park apts llc	reserve at regency park	Freddie Mac	20120	fairfax	3
ridgewood by windsor llc	the ridgewood by windsor	Fannie Mae	22030	fairfax	9
rihc partners DBA/TA: apartments at north point	the apartments at north point	Fannie Mae	20194	fairfax	1

scott mgmt inc agent for meadow woods DBA/TA: meadow woods apts	meadow woods apartments	Fannie Mae	22306	fairfax	10
southern mgmt companies llc DBA/TA: kings gardens apartment homes	kings gardens apartments	Fannie Mae	22306	fairfax	6
southern mgmt companies llc DBA/TA: vienna park apts	vienna park apartments	Fannie Mae	22180	fairfax	4
southern mgmt corp DBA/TA: cherry arms apts	cherry arms apartments	Fannie Mae	22306	fairfax	3
stony brook apts	stony brook apartments	HUD/USDA/LIHTC	22309	fairfax	1
udr arborparkllc successor homepropertieslp DBA/TA: arbor park of alexandr	arbor park alexandria apartments	Fannie Mae	22312	fairfax	23
van metre dulles apts llc DBA/TA: dulles glen apts	van metre dulles glen apartmen	FHA	20170	fairfax	3
west springfield terrace gardens llc	west springfield terrace	Freddie Mac	22152	fairfax	15
woodlawn garden apts	oaks of woodlawn apts	FHA	22309	fairfax	4
woodside apts llc	woodside apartments	Freddie Mac	22079	fairfax	5
woodway at trinity centre gardens llc	woodway at trinity centre	Freddie Mac	20120	fairfax	22
wrvp xiii residences springfield llc DBA/TA: residences at springfield station	springfield station	Freddie Mac	22150	fairfax	3
zuckerman gravely mgmt inc DBA/TA: fairfield crossing apts	fairfield crossing apartments	Fannie Mae	22042	fairfax	9
comref pearson square, llc	pearson square	Fannie Mae	22046	falls church city	1
aspen club mm, llc	aspen club	HUD/USDA/LIHTC	22712	fauquier	2
mintbrook senior apts	mintbrook senior apartments	HUD/USDA/LIHTC	22712	fauquier	1
candlewood fw llc	candlewood apartments	HUD/USDA/LIHTC HUD/USDA/LIHTC	24151	franklin	1
berkeley court apts	berkeley court apartments	HUD/USDA/LIHTC HUD/USDA/LIHTC	23851	franklin city	1
meadowridge apts	meadowridge apartments	Freddie Mac	23851	franklin city	4
cedar creek apts lp	cedar creek i	HUD/USDA/LIHTC	22645	frederick	1
mhc regency lakes llc	regency lakes	Fannie Mae	22603	frederick	5
collection at celebrate va south llc DBA/TA: silver collection at carl d silver pk	silver collection at carl d si	FHA	22401	fredericksburg city	10
evergreens at smith run llc DBA/TA: evergreens at smith run	the evergreens at smith run	Fannie Mae	22401	fredericksburg city	1
riverside manor lp DBA/TA: riverside manor townhomes	riverside manor	HUD/USDA/LIHTC	22401	fredericksburg city	1
smp camden hills spe llc	camden hills apartments	Fannie Mae	22401	fredericksburg city	30
smp commons at cowan spe llc	the commons at cowan boulevard	Freddie Mac	22401	fredericksburg city	62
smp wellington woods spe llc	wellington woods apartments	Fannie Mae	22401	fredericksburg city	13
va forest village llc	forest village	HUD/USDA/LIHTC	22401	fredericksburg city	10
glendale apts	glendale apartments	HUD/USDA/LIHTC	24333	galax city	4
hillside estates	hillside apartments	HUD/USDA/LIHTC HUD/USDA/LIHTC	24134	giles	2
wolf creek housing	meadows ii - wolf creek housing	HUD/USDA/LIHTC	24136	giles	3
woodrum manor apts	woodrum manor apartments	HUD/USDA/LIHTC	24134	giles	2
colonial point ltd DBA/TA: landmark property services inc	colonial point apartments	Fannie Mae	23062	gloucester	4
riverbend apts lp DBA/TA: river bend apts	riverbend apts	FHA	23061	gloucester	23
brook ridge apts	brook ridge i	HUD/USDA/LIHTC	23847	greensville	5
taylor lofts llc	taylor lofts	HUD/USDA/LIHTC	24592	halifax	5
apartments of merrimac llc the	the apartments of merrimac	Fannie Mae	23669	hampton city	79
awe carybrook llc DBA/TA: agent for avalon townhomes	avalon townhomes	Freddie Mac	23663	hampton city	2
bridgewater at town center llc DBA/TA: bridgewater at town center	bridgewater at town center	Fannie Mae	23666	hampton city	16
coliseum investment co llc DBA/TA: marcella at town center	marcella at town center	Fannie Mae	23666	hampton city	4
croatan luna pointe mt llc DBA/TA: luna pointe apts	luna pointe apartments	Fannie Mae	23666	hampton city	25
fox hill village apts	fox hill village apartments	Freddie Mac	23669	hampton city	13
hampstead heath holding co llc	hampstead heath apartments	Fannie Mae	23666	hampton city	3
harrison and lear inc DBA/TA: cordoba apts	cordoba apartments	Fannie Mae	23669	hampton city	1
johns creek llc DBA/TA: johns creek	johns creek	Fannie Mae	23663	hampton city	8
lakes at town center llc the DBA/TA: lakes at town center	the lakes at town center	Fannie Mae	23666	hampton city	32
lakeshore associates llc DBA/TA: abbington at hampton center i	abbington at hampton center ii	Freddie Mac	23666	hampton city	11

lakeshore lc DBA/TA: abbington at hampton center i	abbington at hampton center ii	Freddie Mac	23666	hampton city	9
langley apts	langley village	HUD/USDA/LIHTC	23669	hampton city	9
lrc-king st commons gp llc DBA/TA: bay creek apts	king street commons	HUD/USDA/LIHTC	23669	hampton city	28
mola llc DBA/TA: monticello at town center	monticello at town center	Freddie Mac	23666	hampton city	4
new hampton commons va llc	new hampton commons apartments	Fannie Mae	23669	hampton city	7
new hampton commons va llc DBA/TA: new hampton commons apts	new hampton commons apartments	Fannie Mae	23669	hampton city	3
northampton village associates lc DBA/TA: abbington at northampton	abbington at northampton i apartments	Fannie Mae	23605	hampton city	40
pinnacle apts llc	pinnacle apartments	Freddie Mac	23666	hampton city	20
rp hampton center llc	hampton center apartments	Freddie Mac	23666	hampton city	14
rp hampton center llc DBA/TA: hampton center apts	hampton center apartments	Freddie Mac	23666	hampton city	24
spinnaker shores llc DBA/TA: waterford pointe apts	waterford pointe	HUD/USDA/LIHTC HUD/USDA/LIHTC	23666	hampton city	9
sreit bridgeport llc DBA/TA: bridgeport apts	bridgeport	Freddie Mac HUD/USDA/LIHTC	23663	hampton city	16
tidewater senior apts llc	tidewater seniors	HUD/USDA/LIHTC	23669	hampton city	1
trail creek owner llc DBA/TA: trail creek	trail creek apartments	Freddie Mac	23666	hampton city	22
two sevens beats a frush llc DBA/TA: century plaza apts	century plaza apartments	HUD/USDA/LIHTC	23666	hampton city	4
virginia commonwealth realty DBA/TA: housing development corp of hamptc	housing dev corp of hampton roads	HUD/USDA/LIHTC	23669	hampton city	1
waitzsp llc DBA/TA: signature place	signature place apartments	Fannie Mae	23666	hampton city	5
westwood apts	westwood apartments	Fannie Mae	23666	hampton city	3
wilsondale lp DBA/TA: park properties mgmt co llc	wilsondale ii	HUD/USDA/LIHTC HUD/USDA/LIHTC	23669	hampton city	2
wilsondale mixed use llc DBA/TA: management co llc	wilsondale ii	HUD/USDA/LIHTC HUD/USDA/LIHTC	23669	hampton city	4
wilsondale mixed use llc DBA/TA: park properties mgmt co llc	wilsondale ii	HUD/USDA/LIHTC HUD/USDA/LIHTC	23669	hampton city	1
charter landing llc t/a charleston ridge apar	charleston ridge apartments	FHA	23116	hanover	1
lrc - ashland woods gp llc	ashland woods	HUD/USDA/LIHTC HUD/USDA/LIHTC	23005	hanover	6
lrc - ashland woods gp llc DBA/TA: ashland woods apts	ashland woods	HUD/USDA/LIHTC HUD/USDA/LIHTC	23005	hanover	4
lrc ashland woods gr, llc DBA/TA: ashland woods apts	ashland woods	HUD/USDA/LIHTC HUD/USDA/LIHTC	23005	hanover	1
sedgefield mobile home community	sedgefield mobile home community	Freddie Mac	23005	hanover	5
tmam laurel woods apts	laurel woods apartments	HUD/USDA/LIHTC	23005	hanover	7
tmam-laurel woods apts	laurel woods apartments	HUD/USDA/LIHTC	23005	hanover	1
addison associates llc DBA/TA: addison at wyndham	addison at wyndham	Fannie Mae	23059	henrico	22
ag-mr west laurel owner llc DBA/TA: villages at west laurel	the villages at west laurel	Freddie Mac	23228	henrico	28
ap 11 north llc	11 NORTH AT WHITE OAK	Fannie Mae	23223	henrico	2
apartments at kingsridge llc DBA/TA: kings ridge apts	kingsridge i	HUD/USDA/LIHTC	23223	henrico	1
bremmer woods lc DBA/TA: abbington west end iii	abbington west end ii apartments	Fannie Mae	23228	henrico	1
bremner woods lc DBA/TA: abbington west end iii	abbington west end ii apartments	Fannie Mae	23228	henrico	83
broadmoor investments llc DBA/TA: broadmoor apts	broadmoor apartments	Freddie Mac	23294	henrico	11
canterbury square apartment associates lp	canterbury square apartments	Freddie Mac	23238	henrico	46
carriage club apartment associates lp	carriage club apartments	Fannie Mae	23228	henrico	32
cdfa llc DBA/TA: cardinal forest apts	cardinal forest	Fannie Mae	23228	henrico	12
clhv llc DBA/TA: colonial-heritage village apts	colonial/heritage village	Fannie Mae	23227	henrico	85
core champions club llc DBA/TA: champion club apts	champions club apartment	FHA	23060	henrico	19
creekside manor llc	creekside manor	HUD/USDA/LIHTC	23228	henrico	8
cs1031 canopy at ginter park apts dst DBA/TA: dst	canopy at ginter park	Fannie Mae	23227	henrico	1
cs1031 flats at west broad village	the flats at west broad village	Fannie Mae	23060	henrico	1
cs1031 flats at west broad village DBA/TA: dst	the flats at west broad village	Fannie Mae	23060	henrico	2
cs1031 hickory creek apts dst	hickory creek apartments	Fannie Mae	23294	henrico	7
cs1031 the trails at short pump apts spe DBA/TA: member llc ta the trails at s	the trails at short pump	Freddie Mac	23233	henrico	11
delmont plaza apts llc	delmont plaza	HUD/USDA/LIHTC HUD/USDA/LIHTC	23222	henrico	1

delmont plaza apts llc DBA/TA: delmont plaza	delmont plaza	HUD/USDA/LIHTC HUD/USDA/LIHTC	23222	henrico	1
estates llc DBA/TA: estates at horsepen	the estates at horsepen luxury apartments	Freddie Mac	23226	henrico	9
estates, llc DBA/TA: estates at horsepen	the estates at horsepen luxury apartments	Freddie Mac	23226	henrico	1
gep x copper spring llc DBA/TA: avana copper spring	copper spring apartment homes	Fannie Mae	23294	henrico	12
glenwood farms apts	glenwood farms	HUD/USDA/LIHTC	23223	henrico	35
gs maple springs owner llc and maple springs DBA/TA: investors llc	maple springs	Freddie Mac	23228	henrico	5
gs maple springs owner llc and maple springs DBA/TA: investors llc succ in int maple springs	maple springs	Freddie Mac	23228	henrico	5
gs maple springs owner llc and maple springs DBA/TA: succ in int to b:15/glazr maple springs	maple springs	Freddie Mac	23228	henrico	1
gs maple springs owners llc succ in int to DBA/TA: cs1 31 maple springs apts c	maple springs	Freddie Mac	23228	henrico	1
harbor village apts	harbor village apts	FHA	23294	henrico	20
hickory creek owner llc	hickory creek apartments	Fannie Mae	23294	henrico	2
highland woods lc DBA/TA: highland woods apts	highland woods apartments	Fannie Mae	23075	henrico	16
highlands townhouses llc DBA/TA: highlands townhouses	the highlands townhouses	Freddie Mac	23075	henrico	4
honey tree richmond llc DBA/TA: tuckahoe creek apts	tuckahoe apartments	Freddie Mac	23229	henrico	17
hrdg llc DBA/TA: hunters ridge apts	hunters ridge	Fannie Mae	23238	henrico	35
laurel pines acquisitions llc	laurel pines apartments	Fannie Mae	23231	henrico	8
lawndale lp DBA/TA: lawndale farms apts	lawndale farms	HUD/USDA/LIHTC	23231	henrico	7
lrc audubon village gp llc	audubon village i	HUD/USDA/LIHTC HUD/USDA/LIHTC	23231	henrico	3
lrc audubon village gp llc DBA/TA: audubon village i	audubon village i	HUD/USDA/LIHTC HUD/USDA/LIHTC	23231	henrico	21
ltva llc DBA/TA: london towne apts	london towne apartments	Fannie Mae	23228	henrico	39
north gayton apts lp DBA/TA: reflections of west creek	reflections of west creek	FHA	23233	henrico	1
oakland village assoc	oakland village th	HUD/USDA/LIHTC HUD/USDA/LIHTC	23231	henrico	5
oakmeade apts DBA/TA: oakmead apts	oakmeade apartments	HUD/USDA/LIHTC	23075	henrico	1
pc tga richmond jv llc DBA/TA: overlook at brook run 1	overlook at brook run i	HUD/USDA/LIHTC	23227	henrico	10
pc tga richmond jv llc DBA/TA: pc va millers lane llc t/a glenns at millers	glenns at millers lane	HUD/USDA/LIHTC	23231	henrico	2
quarter mill henrico llc DBA/TA: amurcon realty co agent	quarter mill	HUD/USDA/LIHTC	23294	henrico	2
reflections apts llc DBA/TA: reflections apts	reflections apartments	FHA	23231	henrico	1
rg village at the arbors owner llc DBA/TA: village at the arbors	village at the arbors	HUD/USDA/LIHTC	23227	henrico	45
richfield place associates lp	richfield place	HUD/USDA/LIHTC	23227	henrico	2
richmond 1500 forest run llc DBA/TA: river vista apts	river vista	Freddie Mac	23228	henrico	2
richmond wilde llc DBA/TA: wilde lake apts	wilde lake apartments	Freddie Mac	23233	henrico	5
sandston senior retirement lp	sandston plateau senior retirement communi	HUD/USDA/LIHTC HUD/USDA/LIHTC	23150	henrico	1
simpson housing llp DBA/TA: madison	the madison	Fannie Mae	23233	henrico	16
tcrd llc DBA/TA: thecrossings at short pump	crossings at short pump	Fannie Mae	23233	henrico	2
tgml honey brook apts llc DBA/TA: honey brook apts	honey brook apartments	Fannie Mae	23231	henrico	9
thwc llc DBA/TA: treehouse/woodcreek apts	treehouse/woodcreek apartments	Fannie Mae	23227	henrico	34
towne center west apts llc DBA/TA: reflections of west creek	reflections of west creek	FHA	23233	henrico	5
twin hickory senior associates lp DBA/TA: atlantic at twin hickory	atlantic at twin hickory	HUD/USDA/LIHTC	23059	henrico	2
udr carriage homes llc DBA/TA: carriage homes at wyndham	carriage house	HUD/USDA/LIHTC	23059	henrico	1
va kings crossing associates lc DBA/TA: crofton at kings crossing	kings quarters at kings crossing	Fannie Mae	23238	henrico	44
village at fair oaks owner llc DBA/TA: creekwood townhomes	creek wood townhomes	Fannie Mae	23075	henrico	19
williamsburg village associates lp	williamsburg village	Fannie Mae HUD/USDA/LIHTC HUD/USD	23231	henrico	3
lic associates martinsville DBA/TA: richwood apts	richwood apartment	HUD/USDA/LIHTC	24112	henry	1
canterbury townhomes la tic llc	canterbury townhouses	Freddie Mac	23860	hopewell city	1
canterbury townhouses lc	canterbury townhouses	Freddie Mac	23860	hopewell city	14
env - hopewell heights lp	hopewell heights	HUD/USDA/LIHTC	23860	hopewell city	9
farmingdale townhouses	farming townhouses	FHA	23860	hopewell city	5

summit homes llc	summit	HUD/USDA/LIHTC	23860	hopewell city	1
trp trin rivers, llc DBA/TA: twin rivers apts	twin rivers townhomes	Fannie Mae	23860	hopewell city	1
trp twin rivers llc DBA/TA: twin rivers apts	twin rivers townhomes	Fannie Mae	23860	hopewell city	6
bradford mews	bradford mews	HUD/USDA/LIHTC	23430	isle of wight	3
clydes dale community llc DBA/TA: senex law	clydes dale mhp	Fannie Mae	23487	isle of wight	10
eagle harbor apts	eagle harbor apartments	FHA	23314	isle of wight	29
eagle harbor apts DBA/TA: eagle harbor apts	eagle harbor apartments	FHA	23314	isle of wight	26
eagle harbor west llc DBA/TA: nest on 17	eagle harbor west	FHA	23314	isle of wight	24
jones creek landing mobile home park, llc DBA/TA: senex law	jones creek landing mhc	Fannie Mae	23314	isle of wight	2
morris creek landing	morris creek landing apartments	Fannie Mae	23430	isle of wight	2
windsor manor mobile home park llc DBA/TA: senex law	windsor manor mhc	Fannie Mae	23487	isle of wight	7
burnt ordinary lp DBA/TA: burnt ordinary	burnt ordinary	HUD/USDA/LIHTC	23168	james city	14
colonial pines apts llc	colonial pines	Fannie Mae	23185	james city	3
colonial towne apts llc DBA/TA: colonial towne apts	colonial towne apartments	Fannie Mae	23185	james city	3
cs1031 sterling manor apts master lesse DBA/TA: sterling manor	sterling manor apartments	Fannie Mae	23185	james city	1
elan williamsburg apts owner llc DBA/TA: elan williamsburg apts	elan williamsburg	Fannie Mae	23185	james city	1
greensprings mobile home park llc	greensprings mhc	Fannie Mae	23188	james city	2
lca norge lp DBA/TA: station at norge apts	station at norge	HUD/USDA/LIHTC	23188	james city	8
pc tga richmond jv llc DBA/TA: pc va longhill grove llc	longhill grove	HUD/USDA/LIHTC	23188	james city	17
pointe at new town llc et al DBA/TA: pointe at new town	the pointe at new town	Freddie Mac	23188	james city	5
steeplechase owners association	steeplechase apartments	Fannie Mae	23188	james city	2
williamsburg lafayette family llc	lafayette family apartments	HUD/USDA/LIHTC	23188	james city	12
windy hills mobile home park llc	windy hills mhc	Fannie Mae	23185	james city	6
angelwood	angelwood i	HUD/USDA/LIHTC	22485	king george	1
monmouth woods apts	monmouth woods	HUD/USDA/LIHTC	22485	king george	8
king william manor apts	king william place	HUD/USDA/LIHTC	23009	king william	5
king william place llc	king william place	HUD/USDA/LIHTC	23009	king william	10
kilmarnock village apts	kilmarnock village	HUD/USDA/LIHTC	22482	lancaster	2
avanath cascades llc DBA/TA: cascades village	cascades village	HUD/USDA/LIHTC	20164	loudoun	3
avanath realty inc DBA/TA: acclaim at ashburn	acclaim at ashburn	Fannie Mae	20147	loudoun	8
community village at sterling lp DBA/TA: acclaim at sterling	acclaim at sterling	Fannie Mae	20164	loudoun	8
cs1031 bellemeade farms apts dst DBA/TA: bellemeade farms	bellemeade farms	Fannie Mae	20175	loudoun	3
dtc windmill par	windmill parc	Fannie Mae	20166	loudoun	9
elms at arcola lc DBA/TA: elms at arcola	elms at arcola	Freddie Mac	20166	loudoun	1
evans ridge lp DBA/TA: evans ridge apts	evans ridge	Freddie Mac HUD/USDA/LIHTC	20176	loudoun	8
gep x fieldstone llc DBA/TA: avana fieldstone	avana fieldstone	Fannie Mae	20176	loudoun	3
grove at flynns crossing lp	the grove at flynns crossing	Fannie Mae	20147	loudoun	12
maple avenue apts partnership DBA/TA: maple avenue apts	maple avenue	HUD/USDA/LIHTC	20132	loudoun	4
moorefield village investors llc DBA/TA: point at ashburn	the point at ashburn	Freddie Mac	20148	loudoun	4
reserve at town center apts llc	reserve at town center	Freddie Mac	20165	loudoun	2
saddle ridge apts llc	saddle ridge	Freddie Mac	20147	loudoun	4
south riding lp DBA/TA: abbey at south riding	abbey at south riding i	HUD/USDA/LIHTC	20152	loudoun	7
south riding lp DBA/TA: devon at south riding	the devon at south riding	Fannie Mae	20152	loudoun	2
va7 main street commons llc DBA/TA: renew purcellville	main street commons	HUD/USDA/LIHTC	20132	loudoun	1
village at potomac falls lantern owner llc DBA/TA: fka home properties poton	village at potomac falls	Fannie Mae	20165	loudoun	1
woods at brambleton lp	woods at brambleton	HUD/USDA/LIHTC HUD/USDA/LIHTC	20148	loudoun	2
woods at btcs the woods at brambleton DBA/TA: town center	woods at brambleton	HUD/USDA/LIHTC HUD/USDA/LIHTC	20148	loudoun	1

pine ridge limited partnership DBA/TA: pine ridge apts	pine ridge	HUD/USDA/LIHTC	23093	louisia	2
waverly place apts llc	waverly place	FHA HUD/USDA/LIHTC	23093	louisia	1
teresa sullivan DBA/TA: village estates	village estates apartments	HUD/USDA/LIHTC	23974	lunenburg	1
city market lofts	city market lofts	FHA	24504	lynchburg city	1
college hill apts	college hill townhouses	HUD/USDA/LIHTC HUD/USDA/LIHTC	24504	lynchburg city	1
frank roane llc	frank roane apartments	HUD/USDA/LIHTC	24504	lynchburg city	1
kemper lofts	kemper lofts	HUD/USDA/LIHTC	24501	lynchburg city	6
lynchburg high apts	lynchburg high apartments	HUD/USDA/LIHTC	24501	lynchburg city	4
lynchburg supervised	lynchburg supervised apartments	HUD/USDA/LIHTC	24501	lynchburg city	1
maple ridge apts	maple ridge apartments	Fannie Mae	24503	lynchburg city	2
rea lynchburg llc DBA/TA: legacy at linden park	legacy at linden park apartmen	FHA	24502	lynchburg city	18
shalom apts 702 llc	shalom apartments	HUD/USDA/LIHTC	24504	lynchburg city	4
southwood overlook llc DBA/TA: overlook at stonemill	the overlook at stonemill	Fannie Mae	24502	lynchburg city	1
glick spruce village llc	spruce village apartments	HUD/USDA/LIHTC	24112	martinsville city	1
martinsville lofts llc	martinsville lofts	HUD/USDA/LIHTC	24112	martinsville city	16
cricket hill apts	cricket hill apartments	HUD/USDA/LIHTC	23109	mathews	2
cannery row apts	cannery row apartments	HUD/USDA/LIHTC	23924	mecklenburg	1
chp old farm village llc DBA/TA: linden green apts	linden green	HUD/USDA/LIHTC	24073	montgomery	3
chp-old farm village llc DBA/TA: linden green apts	linden green	HUD/USDA/LIHTC	24073	montgomery	2
christiansburg bluff/city renewal mgmt	christiansburg bluff	HUD/USDA/LIHTC	24073	montgomery	1
fieldstone senior lp	fieldstone senior	HUD/USDA/LIHTC	24060	montgomery	7
huckleberry court lp	huckleberry court townhouses	HUD/USDA/LIHTC	24073	montgomery	4
peppers ferry mhp	pepper's ferry apts	FHA	24073	montgomery	1
lovingston ridge apts	lovingston ridge apartments	HUD/USDA/LIHTC	22949	nelson	2
1552 llc DBA/TA: belmont at city center apts	belmont at city center	Fannie Mae	23606	newport news city	10
admiral pointe lp DBA/TA: admiral pointe apts	admiral pointe	HUD/USDA/LIHTC	23607	newport news city	39
apex at ashton llc DBA/TA: apex at ashton green	apex at ashton	Fannie Mae	23608	newport news city	11
aqueduct apts	aqueduct apartments	HUD/USDA/LIHTC	23602	newport news city	30
aqueduct apts by nnrha	aqueduct apartments	HUD/USDA/LIHTC	23602	newport news city	4
ashton at oyster point llc DBA/TA: ashton at oyster point	ashton at oyster point	Fannie Mae	23601	newport news city	19
bh l5 springhouse owner llc DBA/TA: springhouse apts	springhouse apartment homes	Freddie Mac	23602	newport news city	21
bpp deer run llc DBA/TA: reserve at deer run	reserve at deer run	Freddie Mac	23608	newport news city	12
bpp newport commons llc	newport commons	Freddie Mac	23606	newport news city	12
brei westover llc DBA/TA: westover station apts	westover station	HUD/USDA/LIHTC	23605	newport news city	7
brennan pointe limited partnership	brennan pointe	HUD/USDA/LIHTC	23607	newport news city	6
brg meridian parkside llc DBA/TA: meridian parkside	meridan parkside apartments	FHA	23601	newport news city	4
city line apts	city line	Freddie Mac	23605	newport news city	6
collinwood llc DBA/TA: collinwood apts	collinwood square collinwood s	FHA	23602	newport news city	10
cypress terrace llc by nnrha	cypress terrace apartments	HUD/USDA/LIHTC	23608	newport news city	3
farnham multifamily llc DBA/TA: forrest pines apts	forrest pines apartments	Freddie Mac	23608	newport news city	3
fb one llc DBA/TA: newport crossing townhomes	newport crossing townhomes	Fannie Mae	23602	newport news city	3
fl2 lp DBA/TA: forrest landing apts	forrest landing	HUD/USDA/LIHTC	23606	newport news city	10
forrest landing lp DBA/TA: forrest landing apts	forrest landing	HUD/USDA/LIHTC	23606	newport news city	5
fsp hilton village llc DBA/TA: hilton village townhomes	hilton village townhomes	Freddie Mac	23601	newport news city	19
gem mgmt snowden senior	snowden senior apartments	HUD/USDA/LIHTC	23605	newport news city	2
hartford at anchor point	hartford at anchor point	Fannie Mae	23601	newport news city	19
heritage forest lp DBA/TA: heritage forest apts	heritage forest apartments pha	HUD/USDA/LIHTC HUD/USDA/LIHTC	23605	newport news city	9

hickory point llc	hickory point townhomes	Freddie Mac	23608	newport news city	8
hiddenwood apartment associates DBA/TA: hiddenwood apts	hiddenwood apartments	FHA	23606	newport news city	10
hiddenwood apts associates lp	hiddenwood apartments	FHA	23606	newport news city	9
hiddenwood dnb llc	hiddenwood apartments	FHA	23606	newport news city	4
hiddenwood dnb llc DBA/TA: hiddenwood apts	hiddenwood apartments	FHA	23606	newport news city	5
hiddenwood two associates lp DBA/TA: hidden place apts	hidden place apartments	FHA	23606	newport news city	2
huntington on the james apts llc	huntington on the james apartment homes	Fannie Mae	23607	newport news city	9
jones run DBA/TA: townes at jones run	townes at jones run	Fannie Mae	23608	newport news city	3
jones run llc DBA/TA: townes at jones run	townes at jones run	Fannie Mae	23608	newport news city	29
jones run, llc DBA/TA: townes at jones run	townes at jones run	Fannie Mae	23608	newport news city	12
lca arboretum place lp DBA/TA: arboretum place apts	arboretum place	Freddie Mac HUD/USDA/LIHTC	23602	newport news city	9
lca reserves at arboretum lp DBA/TA: reserves at arboretum	the reserves at arboretum	Freddie Mac	23602	newport news city	13
legacy xii llc DBA/TA: legacy farms at tech center apts	legacy farms at tech center	Fannie Mae	23602	newport news city	14
marshall courts by nnrha	marshall courts	HUD/USDA/LIHTC	23607	newport news city	31
merry oaks DBA/TA: americana park east	americana park east mhc	Freddie Mac	23608	newport news city	21
monarch crossing apts owner llc	monarch crossing	Freddie Mac	23602	newport news city	9
noland green llc	noland green	HUD/USDA/LIHTC	23607	newport news city	1
oyster point brighton llc DBA/TA: by nnrha	oyster point - brighton	HUD/USDA/LIHTC	23602	newport news city	3
oyster point residential llc DBA/TA: park place apts	park place apartments	Fannie Mae	23606	newport news city	8
oyster point/brighton llc	oyster point - brighton	HUD/USDA/LIHTC	23602	newport news city	1
pavilion investors lp DBA/TA: pavilion apts	pavilion	HUD/USDA/LIHTC	23606	newport news city	3
pilot house apts	pilot house	HUD/USDA/LIHTC HUD/USDA/LIHTC	23606	newport news city	4
richmond chesapeake llc DBA/TA: chesapeake bay apts	chesapeake bay apartments	Freddie Mac	23606	newport news city	20
richmond investment properties DBA/TA: chelsea at lee hall apts	chelsea at lee hall	Fannie Mae	23603	newport news city	1
river park tower apts owner llc DBA/TA: river park tower apts	river park tower	Freddie Mac	23607	newport news city	28
river trace apts	river trace	HUD/USDA/LIHTC	23602	newport news city	4
rlm auburn pointe owner llc DBA/TA: auburn pointe	auburn pointe apartments	HUD/USDA/LIHTC	23608	newport news city	54
rp watermans crossing llc DBA/TA: watermans crossing	watermans crossing	Fannie Mae	23602	newport news city	14
sharps landing lp DBA/TA: sharps landing	sharps landing	HUD/USDA/LIHTC	23606	newport news city	8
sln 5100 lp DBA/TA: heritage forest apts	heritage forest apartments pha	HUD/USDA/LIHTC HUD/USDA/LIHTC	23605	newport news city	8
sreit silver hill llc DBA/TA: silver hill at arboretum apts	silver hill at the arboretum	HUD/USDA/LIHTC	23602	newport news city	2
st james terrace llc	st james terrace	Freddie Mac	23607	newport news city	9
standard denbigh trace venture lp DBA/TA: denbigh trace apts	denbigh trace	HUD/USDA/LIHTC	23608	newport news city	1
stoney run village llc DBA/TA: stoney run	the villages of stoney run	Fannie Mae	23608	newport news city	7
stoney run village llc DBA/TA: villages of stoney run apts	the villages of stoney run	Fannie Mae	23608	newport news city	1
stoney run villiages ,llc DBA/TA: stoney run apts	the villages of stoney run	Fannie Mae	23608	newport news city	4
stuart gardens assoc DBA/TA: stuart gardens apts	stuart gardens i	HUD/USDA/LIHTC	23607	newport news city	22
trellis dnb llc DBA/TA: trellis at lees mill	trellis at lees mill apartments	Fannie Mae	23608	newport news city	3
united property associates inc DBA/TA: agent for 495 seven oaks	seven oaks	HUD/USDA/LIHTC	23607	newport news city	17
warwick newport llc DBA/TA: warwick village	warwick village	Fannie Mae	23601	newport news city	10
warwick newport llc DBA/TA: warwick village apts	warwick village	Fannie Mae	23601	newport news city	13
wellesley woods apts	wellesley woods	HUD/USDA/LIHTC	23606	newport news city	3
arbor pointe apts llc DBA/TA: by agent seminole trail mgmt llc	arbor pointe	HUD/USDA/LIHTC	23505	norfolk city	63
archers green llc	archers green	HUD/USDA/LIHTC	23505	norfolk city	16
bmr investments inc DBA/TA: granby house	granby house	HUD/USDA/LIHTC	23505	norfolk city	1
bmr investments inc DBA/TA: sherwood forest apts	sherwood forest apartments	Fannie Mae	23513	norfolk city	6
bmr investments inc DBA/TA: suburban house	suburban house	HUD/USDA/LIHTC	23505	norfolk city	1

brg aura at east beach llc DBA/TA: east beach marina	east beach marina	FHA	23518	norfolk city	1
brg promenade pointe llc DBA/TA: promenade pointe apts	promenade pointe	Fannie Mae	23509	norfolk city	10
clairmont associates lp DBA/TA: clairmont at campostella station	campostella at clairmont ii	HUD/USDA/LIHTC	23523	norfolk city	8
cogic high rise apts	cogic high rise apartments	HUD/USDA/LIHTC	23504	norfolk city	3
collins westport llc DBA/TA: westport apts	the westport	Freddie Mac	23505	norfolk city	1
cromwell investors llc DBA/TA: cromwell house apts	cromwell house	HUD/USDA/LIHTC HUD/USDA/LIHTC	23505	norfolk city	4
diggs court apts llc	diggs court apartments	Fannie Mae	23505	norfolk city	3
dundale square apts	dundale square apartments	Fannie Mae	23513	norfolk city	6
enfield garden associates lp DBA/TA: enfield garden apts	enfield garden apartments	FHA	23505	norfolk city	1
forkids inc DBA/TA: greenbrier real estate and appraisals inc	shp-forkids inc	HUD/USDA/LIHTC	23508	norfolk city	2
gates of west bay apts bl llc	the gates of west bay	Freddie Mac	23503	norfolk city	11
hague mdm llc DBA/TA: hague towers	hague towers	Fannie Mae	23510	norfolk city	7
kpm llc DBA/TA: apollo apts	apollo apartments	Fannie Mae	23513	norfolk city	21
kpm llc DBA/TA: belmont at freemason apts	belmont at freemason apartments	Fannie Mae	23510	norfolk city	4
kpm llc DBA/TA: lakewood gardens apts	lakewood gardens apartments	Fannie Mae	23509	norfolk city	15
kpm llc DBA/TA: olympic village apts	olympic village apartments	Fannie Mae	23502	norfolk city	24
larchmont apts llc	larchmont apartments	Freddie Mac	23508	norfolk city	1
newport one investment lc DBA/TA: talbot park apts	talbot park apartments	Fannie Mae	23505	norfolk city	22
nrha mission college limited partnership DBA/TA: mission college	mission college i	HUD/USDA/LIHTC	23504	norfolk city	18
park crescent investor llc DBA/TA: park crescent apts	park crescent apartments	Freddie Mac	23513	norfolk city	20
pickett farms apts lp DBA/TA: pointe at pickett farm	pointe at pickett farms	HUD/USDA/LIHTC	23502	norfolk city	13
prg lafayette associates llc the lafayette	the lafayette	Freddie Mac	23508	norfolk city	5
quill apts lp DBA/TA: quill farm apts	quill apartments	HUD/USDA/LIHTC	23502	norfolk city	9
riverpoint lc	riverpoint	HUD/USDA/LIHTC	23505	norfolk city	3
riverpoint lc DBA/TA: riverpoint apts	riverpoint	HUD/USDA/LIHTC	23505	norfolk city	9
roseland galiani associates llc DBA/TA: twenty one apts	201 twenty one apartments	FHA	23517	norfolk city	1
round bay va holdings llc DBA/TA: round bay apts	round bay apartments	Fannie Mae	23502	norfolk city	3
sewells park apts	sewells park apartments	Fannie Mae	23505	norfolk city	1
sewells park apts DBA/TA: by agent seminole trail mgmt llc	sewells park apartments	Fannie Mae	23505	norfolk city	18
southwind apts lp DBA/TA: southwind apts	southwind	HUD/USDA/LIHTC	23505	norfolk city	5
st pauls apts lp DBA/TA: saint pauls apts	st pauls	HUD/USDA/LIHTC	23510	norfolk city	15
sumler terrace preservation lp	sumler terrace	HUD/USDA/LIHTC	23523	norfolk city	1
trc villa terrace llc DBA/TA: villa terrace apts	villa terrace	HUD/USDA/LIHTC	23504	norfolk city	9
tucker house	tucker house ii	HUD/USDA/LIHTC	23505	norfolk city	2
waters edge	water's edge apartments	Freddie Mac	23502	norfolk city	54
woodmere trace apts llc	woodmere trace	Freddie Mac	23513	norfolk city	20
germanna heights	germanna heights	HUD/USDA/LIHTC	22508	orange	1
heritage hill apts	heritage hill apartments	HUD/USDA/LIHTC	22960	orange	1
oakbrook terrace lp	oakbrook terrace	HUD/USDA/LIHTC	22960	orange	1
round hill meadows	round hill meadows	HUD/USDA/LIHTC HUD/USDA/LIHTC	22960	orange	13
rugby square apts	rugby square ii	HUD/USDA/LIHTC	22835	page	6
addison at crater woods llc DBA/TA: addison crater woods	addison crater woods iv	Fannie Mae	23805	petersburg city	39
aw petersburg llc	petersburg lofts	Fannie Mae	23803	petersburg city	2
brighton manor investors llc DBA/TA: union flats apts	union flats	Freddie Mac	23803	petersburg city	11
carriage house preservation lp DBA/TA: carriage house petersburg ci	carriage house	HUD/USDA/LIHTC	23803	petersburg city	3
cavalier senior apts	cavalier senior	HUD/USDA/LIHTC	23805	petersburg city	1
crater woods associates llc DBA/TA: crater woods ii	addison crater woods iv	Fannie Mae	23805	petersburg city	22

fsp high street	high street lofts	Freddie Mac	23803	petersburg city	9
lafayette house elderly housing inc	lafayette house	HUD/USDA/LIHTC	23803	petersburg city	1
lieutenants run lp DBA/TA: lieutenants run lp	lieutenant's run	HUD/USDA/LIHTC	23805	petersburg city	30
lieutenants run owner DBA/TA: lieutenants run lp	lieutenant's run	HUD/USDA/LIHTC	23805	petersburg city	1
pinetree apts llc	pinetree	HUD/USDA/LIHTC	23803	petersburg city	35
woodmere group llc DBA/TA: woodmere apts	woodmere apartments	Fannie Mae	23805	petersburg city	9
4201 cedar lane llc DBA/TA: cedarfield at churchland	cedarfield at churchland	Fannie Mae	23703	portsmouth city	11
biltmore commons assoc DBA/TA: biltmore commons	biltmore commons	Freddie Mac	23702	portsmouth city	6
churchland square apts DBA/TA: limited partnership llp	churchland square apartments	Fannie Mae	23703	portsmouth city	5
churchland square apts DBA/TA: limted partnership llp	churchland square apartments	Fannie Mae	23703	portsmouth city	5
crecent place owner llc DBA/TA: crescent place apts	crescent place	HUD/USDA/LIHTC	23707	portsmouth city	1
crescent place owner llc DBA/TA: crescent place apts	crescent place	HUD/USDA/LIHTC	23707	portsmouth city	4
hodges manor lc DBA/TA: hodges manor apts	hodges manor apartments	Fannie Mae	23701	portsmouth city	29
hodges manor lc DBA/TA: hodgs manor apts	hodges manor apartments	Fannie Mae	23701	portsmouth city	1
independence square apts llc DBA/TA: independence sq apts	independence square	HUD/USDA/LIHTC	23702	portsmouth city	16
lrc victory village gp llc DBA/TA: victory village apts	victory village	HUD/USDA/LIHTC HUD/USDA/LIHTC	23702	portsmouth city	15
montgomery square acquisition llc	montgomery square apartments	Freddie Mac	23704	portsmouth city	1
montgomery square acquisition llc DBA/TA: montgomery sq apts	montgomery square apartments	Freddie Mac	23704	portsmouth city	16
montgomery square acquisition llc DBA/TA: montgomery sq apts	montgomery square apartments	Freddie Mac	23704	portsmouth city	1
pepperwood owner llc DBA/TA: henley townhomes	the henley townhomes	Freddie Mac	23703	portsmouth city	8
portsmouth redevelopment DBA/TA: phoebus sq	phoebus square	HUD/USDA/LIHTC	23704	portsmouth city	1
prha swanson homes	swanson homes	HUD/USDA/LIHTC	23704	portsmouth city	1
prha-seaboard square	seaboard square i	HUD/USDA/LIHTC HUD/USDA/LIHTC	23707	portsmouth city	1
prha-swanson homes	swanson homes	HUD/USDA/LIHTC	23704	portsmouth city	7
stone ridge 26g llc	stone ridge	HUD/USDA/LIHTC	23703	portsmouth city	60
tejo associates lp DBA/TA: arbor reach apts	arbour reach	Fannie Mae HUD/USDA/LIHTC	23703	portsmouth city	1
towne point owner llc DBA/TA: connelly portsmouth	the connelly portsmouth	Freddie Mac	23703	portsmouth city	20
va marsh landing llc DBA/TA: marsh landing	marsh landing	HUD/USDA/LIHTC HUD/USDA/LIHTC	23702	portsmouth city	1
va marsh landing llc DBA/TA: marsh landing apts	marsh landing	HUD/USDA/LIHTC HUD/USDA/LIHTC	23702	portsmouth city	20
victory lc DBA/TA: bentley apts	bentley apartments	Freddie Mac	23702	portsmouth city	8
virginia supportive housing DBA/TA: south bay apts	spnh south bay apartments	HUD/USDA/LIHTC	23704	portsmouth city	1
westwinds property llc DBA/TA: westwinds apts	westwinds apartments	Fannie Mae	23703	portsmouth city	35
whispering oaks apts lp	whispering oaks	Fannie Mae HUD/USDA/LIHTC	23707	portsmouth city	2
poplar forest llc	poplar forest apts	FHA	23901	prince edward	3
sunchase at longwood	sunchase at longwood	Freddie Mac	23901	prince edward	4
andrews avenue residential DBA/TA: jefferson pointe apts	jefferson pointe	Freddie Mac	23875	prince george	19
bl associates ii, llc DBA/TA: branchester lakes apts	branchester lakes	Fannie Mae	23875	prince george	9
bl associates llc DBA/TA: branchester lakes apts	branchester lakes	Fannie Mae	23875	prince george	1
puddledock place apts	puddledock place	HUD/USDA/LIHTC HUD/USDA/LIHTC	23875	prince george	12
battery heights assoc lp	battery heights	Freddie Mac	20110	prince william	2
battery heights associates limited partnershi	battery heights	Freddie Mac	20110	prince william	2
bmf iv fp dale forest llc	dale forest apartments	Freddie Mac	22193	prince william	3
bmf iv fp dale forest llc DBA/TA: dale forest apts	dale forest apartments	Freddie Mac	22193	prince william	1
bmit messenger place, llc	messenger place	Fannie Mae	20110	prince william	2
bmit messenger place, llc DBA/TA: messenger place	messenger place	Fannie Mae	20110	prince william	1
cia-potomac ridge llc	potomac ridge	Freddie Mac	22191	prince william	17
coastal properties of virginia inc DBA/TA: oaks of wellington	oaks of wellington	HUD/USDA/LIHTC	20110	prince william	1

coastal properties of virginia inc DBA/TA: princeton woods apts	princeton woods apartments	FHA HUD/USDA/LIHTC HUD/USDA/LIHTC	22026	prince william	9
coastal properties of virginia inc DBA/TA: wyndham pointe apts	wyndham pointe apartments	HUD/USDA/LIHTC	22026	prince william	7
crossings at summerland	the crossings at summerland	Fannie Mae	22191	prince william	3
elms at signal hill station lc	the elms at signal hill station	Fannie Mae	20111	prince william	1
gates hudson and associates inc DBA/TA: briarwood apts	briarwood apartments	Fannie Mae	22026	prince william	1
gep x stoney ridge llc	stoney ridge	Fannie Mae	22193	prince william	14
gep x stoney ridge llc DBA/TA: avana stoney ridge	stoney ridge	Fannie Mae	22193	prince william	8
glen ridge apartments, lp DBA/TA: glen ridge commons apts	glen ridge commons	HUD/USDA/LIHTC	22193	prince william	5
glen ridge apts lp DBA/TA: glen ridge commons apts	glen ridge commons	HUD/USDA/LIHTC	22193	prince william	1
longview apts llc	longview apartments	Fannie Mae	22191	prince william	20
mfrevf potomac club llc DBA/TA: enclave at the potomac club	the enclave at potomac club	Fannie Mae	22191	prince william	9
mpvillage llc DBA/TA: theglenat white pines	the glen at white pines	Fannie Mae	20111	prince william	3
oasis asset mgmt llc DBA/TA: oasis at montclair	oasis at montclair	Freddie Mac	22025	prince william	10
orchard mills apartments, lp	orchard mills	HUD/USDA/LIHTC	22193	prince william	3
orchard mills apts lp	orchard mills	HUD/USDA/LIHTC	22193	prince william	5
qc quantico lp	quantico court	HUD/USDA/LIHTC	22172	prince william	5
se stoney ridge, llc DBA/TA: avana stoney ridge	stoney ridge	Fannie Mae	22193	prince william	1
shenandoah station lp DBA/TA: shenandoah station	shenandoah station in the park	FHA HUD/USDA/LIHTC HUD/USDA/LIHTC	22172	prince william	1
shorehaven apts lp DBA/TA: fj group	shorehaven	HUD/USDA/LIHTC	22026	prince william	19
soldiers ridge lp	soldiers ridge	Freddie Mac HUD/USDA/LIHTC	20109	prince william	4
sreit markhams grant llc DBA/TA: landings at markhams grant	landings at markhams grant ii	HUD/USDA/LIHTC	22191	prince william	1
sreit south main commons llc DBA/TA: south main commons	south main commons	Freddie Mac HUD/USDA/LIHTC HUD/USDA/LIHTC	20110	prince william	1
standard somerset owners llc DBA/TA: somerset pointe or ii	somerset pointe	HUD/USDA/LIHTC	20155	prince william	1
summerland heights lp	summerland heights i	HUD/USDA/LIHTC	22191	prince william	6
summerland heights lp DBA/TA: franklin johnson group	summerland heights i	HUD/USDA/LIHTC	22191	prince william	12
sutton equity llc, sutton ballston llc DBA/TA: sutton	the sutton apartments	Freddie Mac Freddie Mac	22191	prince william	10
tackett apartments, llc DBA/TA: riverwoods at lake ridge	riverwoods at lake ridge	HUD/USDA/LIHTC HUD/USDA/LIHTC FHA	22192	prince william	4
tgm manassas inc DBA/TA: sudley crossing	tgm sudley crossing	Fannie Mae	20109	prince william	6
tgm ridge llc	tgm ridge	Fannie Mae	20109	prince william	2
university village holdings llc	university village apartments	FHA	20109	prince william	1
university village llc DBA/TA: masons keepe apts	university village apartments	FHA	20109	prince william	3
van metre kensington place llc	van metre at kensington place	FHA	22191	prince william	3
van metre kensington place llc DBA/TA: kensington place	kensington place apartments	Fannie Mae	22191	prince william	2
vip housing partners lp DBA/TA: harbor view apts	harbor view	HUD/USDA/LIHTC	22134	prince william	1
virginia commons llc	virginia commons apartments	FHA	22026	prince william	2
westgate apts and townhouses lp	westgate apartments and townhomes	Fannie Mae	20109	prince william	15
westgate apts and townhouses lp DBA/TA: westgate apts	westgate apartments and townhomes	Fannie Mae	20109	prince william	14
woodbridge station apts llc	woodbridge station	Fannie Mae	22191	prince william	6
woodbridge station apts llc DBA/TA: woodbridge station apts	woodbridge station	Fannie Mae	22191	prince william	33
woodburn lp	woodburn ii	Freddie Mac	20109	prince william	1
community housing partners DBA/TA: laurel woods llc	laurel woods	HUD/USDA/LIHTC	24301	pulaski	1
community housing partners DBA/TA: pulaski-meadowview lp	meadowview apartments	HUD/USDA/LIHTC HUD/USDA/LIHTC	24301	pulaski	1
maple garden apts inc	maple garden i	HUD/USDA/LIHTC	24084	pulaski	1
pulaski-meadowview lp	meadowview apartments	HUD/USDA/LIHTC HUD/USDA/LIHTC	24301	pulaski	2
washington sqare fw llc	washington square	Freddie Mac	24301	pulaski	4
washington square fw llc	washington square	Freddie Mac	24301	pulaski	3
highland village apts	highland village apartments	FHA	24141	radford city	1

ridgewood place family	ridgewood place	HUD/USDA/LIHTC	24141	radford city	4
2020 associates llc DBA/TA: dill building american tobacco center	american tobacco building apts	FHA	23223	richmond city	1
400 east grace street limited partnership DBA/TA: grace place apts	grace place	HUD/USDA/LIHTC	23219	richmond city	17
947 myers llc DBA/TA: scout at scotts addition	1 scotts addition	Fannie Mae	23230	richmond city	5
american heritage owner llc	american heritage	Fannie Mae	23219	richmond city	6
american tobacco holdings llc DBA/TA: american tobacco center apts	american tobacco building apts	FHA	23223	richmond city	1
ap aden park llc DBA/TA: james river pointe	aden park and glenway green	Freddie Mac	23225	richmond city	147
atlantic multi family 9 arbors llc DBA/TA: arbors apts	arbors	HUD/USDA/LIHTC	23225	richmond city	2
blackwell communities lp DBA/TA: townes at river south i	townes at river south ii	HUD/USDA/LIHTC	23224	richmond city	8
bramblewood richmond llc DBA/TA: crossings at bramblewood apts	the crossings at bramblewood	Freddie Mac	23225	richmond city	14
cannon/morningside llc cannon/morningside	morningside apartments	Fannie Mae	23225	richmond city	4
cannon/morningside llc cannon/morningside DBA/TA: iii llc and dufrane/mor	morningside apartments	Fannie Mae	23225	richmond city	3
cannon/morningside llc cannon/morningside DBA/TA: morningside apts	morningside apartments	Fannie Mae	23225	richmond city	5
cb richmond associates llc DBA/TA: cedar broad apts	cedar broad apartments	FHA	23223	richmond city	3
church hill north holdings llc DBA/TA: flats at 25th	church hill	HUD/USDA/LIHTC	23223	richmond city	2
city view place limited partnership	city view place	HUD/USDA/LIHTC	23224	richmond city	2
country village joint venture DBA/TA: stony point apts	stony point	Fannie Mae	23235	richmond city	1
creeks edge apts llc DBA/TA: creeks edge at stony point	creeks edge at stony point	Freddie Mac	23235	richmond city	4
cs1031 canopy at ginter park apts dst	canopy at ginter park	Fannie Mae	23227	richmond city	1
de scotts edge llc DBA/TA: scotts edge	scott's edge	Fannie Mae	23230	richmond city	2
dove street llc DBA/TA: highland grove and ii	highland grove ii	HUD/USDA/LIHTC HUD/USDA/LIHTC	23222	richmond city	17
east main st llc DBA/TA: centennial apts	centennial apartments	Fannie Mae	23219	richmond city	2
eggleston plaza lp	eggleston plaza	HUD/USDA/LIHTC	23219	richmond city	2
fairhills homes limited partnership DBA/TA: oliver crossing apts	oliver crossing apartments	HUD/USDA/LIHTC	23223	richmond city	10
fairhills homes limited partnership DBA/TA: oliver crossings apartmnets	oliver crossing	HUD/USDA/LIHTC	23223	richmond city	2
fc cameron kinney llc DBA/TA: river lofts at tobacco row	cameron kinney lofts	Freddie Mac	23223	richmond city	5
fc lucky strike lessor llc DBA/TA: river lofts at tobacco row	lucky strike lofts	Freddie Mac	23223	richmond city	2
fc phillip morris llc DBA/TA: cutters ridge townhomes	cutters ridge	Freddie Mac	23223	richmond city	1
fsp perry place llc DBA/TA: succ in int to fulton street partners llc	perry place apartments	Freddie Mac	23224	richmond city	3
gate oak aprtments	gate oaks apartments	Fannie Mae	23222	richmond city	1
gate oaks apts	gate oaks apartments	Fannie Mae	23222	richmond city	2
genesis properties inc DBA/TA: jefferson townhouses	jefferson townhouses	HUD/USDA/LIHTC	23223	richmond city	24
hatcher tobacco genesis llc	hatcher tobacco flats	HUD/USDA/LIHTC HUD/USDA/LIHTC HUI	23224	richmond city	24
james river villas llc	james river villas	Fannie Mae	23234	richmond city	19
manchester place llc DBA/TA: link apts manchester	link apts manchester	FHA	23224	richmond city	5
market slip partners lp	market slip	HUD/USDA/LIHTC	23219	richmond city	2
monroe park associates llp DBA/TA: monroe park towers	monroe park towers	Fannie Mae	23220	richmond city	7
new warwick townhomes llc DBA/TA: townhomes at warwick place, the	townhomes at warwick place	HUD/USDA/LIHTC	23224	richmond city	5
old manchester plaza i	old manchester plaza i	HUD/USDA/LIHTC	23224	richmond city	5
preserve asa llc, the DBA/TA: preserve at scotts addition	1 scotts addition	Fannie Mae	23230	richmond city	3
randy mac DBA/TA: revival apts	revival apartments	Freddie Mac	23219	richmond city	1
renaissance richmond llc	renaissance	HUD/USDA/LIHTC	23225	richmond city	2
richmond dairy associates lp	richmond dairy	HUD/USDA/LIHTC	23220	richmond city	13
richmond redevelopment and housing authority DBA/TA: whitcomb court	whitcomb ct	HUD/USDA/LIHTC	23223	richmond city	3
rivers edge spe llc DBA/TA: rivers edge at manchester	rivers edge at manchester	Fannie Mae	23224	richmond city	3
riverside drive apts llc DBA/TA: riverside park apts	riverside drive apartments	Fannie Mae	23225	richmond city	4
rms llc DBA/TA: pohlig box factory	pohlig box factory apartments and superior a	Fannie Mae	23223	richmond city	4

rrha fairfield court	fairfield ct	HUD/USDA/LIHTC	23223	richmond city	1
saints cosma and damianos corp DBA/TA: saints cosma and domianos house	saints cosma & damianos house	HUD/USDA/LIHTC	23225	richmond city	2
sgva llc	Somerset Glen	Fannie Mae	23225	richmond city	89
shockoe portfolio owner llc	shockoe portfolio	Freddie Mac	23223	richmond city	41
sjw ii DBA/TA: saint johns wood apts	st john's wood apartments	Freddie Mac	23225	richmond city	3
southwood apts llc DBA/TA: communities at southwood, the	communities at southwood	Fannie Mae	23224	richmond city	203
swansboro apts llc	swansboro apartments	HUD/USDA/LIHTC	23224	richmond city	1
townhouses of chesterfield llc, the DBA/TA: townhouses of chesterfield, the	townhouses of chesterfield	Freddie Mac	23234	richmond city	28
trp deering manor llc	deering manor apartments	Fannie Mae	23234	richmond city	15
trp reynolds south llc DBA/TA: city view lofts	city view lofts	Fannie Mae	23224	richmond city	12
trp reynolds south llc DBA/TA: city views lofts	city view lofts	Fannie Mae	23224	richmond city	1
trp timbercreek llc	timbercreek apartments	Fannie Mae	23224	richmond city	26
tuscany townhomes lp	tuscany townhomes	HUD/USDA/LIHTC	23224	richmond city	1
westlake apts llc DBA/TA: villages of westlake	village at westlake apartments	FHA	23225	richmond city	31
dsp sterlingwood apts llc	sterlingwood apartments	Freddie Mac	24017	roanoke city	16
hancock building llc	the hancock building	FHA	24011	roanoke city	1
harrison school apts	harrison school	HUD/USDA/LIHTC	24016	roanoke city	1
hickory woods apts llc	hickory woods apartments	Fannie Mae	24012	roanoke city	12
tinker creek apts llc	tinker creek manor	Fannie Mae	24012	roanoke city	1
blue ridge manor	blue ridge manor	Freddie Mac HUD/USDA/LIHTC	24179	roanoke county	2
brookside north fw llc	brookside north townhouses	Freddie Mac	24019	roanoke county	5
mills crossing llc	mills crossing	Fannie Mae	24502	roanoke county	6
northampton fw llc	northampton apartments	HUD/USDA/LIHTC	24179	roanoke county	3
northampton fw, llc	northampton apartments	HUD/USDA/LIHTC	24179	roanoke county	1
lexington house apts	lexington house	HUD/USDA/LIHTC	24450	rockbridge	1
chestnut ridge llc DBA/TA: chestnut ridge	chestnut ridge i	HUD/USDA/LIHTC	22801	rockingham	3
deer run fw llc	deer run apartments	Freddie Mac	22801	rockingham	17
elkmont manor llc	elkmont manor	HUD/USDA/LIHTC	22827	rockingham	3
greens at chestnut ridge	the greens at chestnut ridge apartments	Fannie Mae	22801	rockingham	4
harrisonburg redevelopment and housing DBA/TA: authority jr polly lineweaver	jr polly lineweaver	HUD/USDA/LIHTC	22802	rockingham	3
longview oaks lp	longview oaks	Freddie Mac	22802	rockingham	4
reserve at stone port llc	the reserve at stone port phas	FHA	22801	rockingham	4
squire hill harrisonburg associates llc DBA/TA: squire hill harrisonburg	squire hill harrisonburg	Fannie Mae	22801	rockingham	19
charles street station lp	charles street station	HUD/USDA/LIHTC	22657	shenandoah	2
new market north apts	new market north apartments	HUD/USDA/LIHTC	22844	shenandoah	2
north fork manor	north fork manor	HUD/USDA/LIHTC FHA	24370	smyth	2
stevens woods apts	stevens woods	HUD/USDA/LIHTC	23837	southampton	4
b w f palmers llc DBA/TA: palmers creek	palmers creek apartments	FHA	22407	spotsylvania	6
breezewood apts	breezewood	Fannie Mae	22407	spotsylvania	5
bwf palmers creek llc DBA/TA: palmers creek	palmers creek apartments	FHA	22407	spotsylvania	2
bwf palmers creek llc DBA/TA: palmers creek llc	palmers creek apartments	FHA	22407	spotsylvania	3
bwf palmers creek llc DBA/TA: palmers creek, llc	palmers creek apartments	FHA	22407	spotsylvania	1
collection at cosners corner llc DBA/TA: silver collection at cosners corner	silver collection at cosners corner	Freddie Mac	22408	spotsylvania	12
collection at cosners corner llc DBA/TA: sliver collection at cosners	silver collection at cosners corner	Freddie Mac	22408	spotsylvania	1
greens of salem run apts llc	greens of salem run	HUD/USDA/LIHTC	22407	spotsylvania	5
jackson village residential llc DBA/TA: orchard ridge at jackson village	orchard ridge at jackson village	HUD/USDA/LIHTC	22407	spotsylvania	19
kilburn crossing 220 llc DBA/TA: kilburn crossing	kilburn crossing	Fannie Mae	22407	spotsylvania	20

meadows at salem run llc	meadows at salem run ii	HUD/USDA/LIHTC	22407	spotsylvania	1
new post apartments, llc	new post	HUD/USDA/LIHTC	22408	spotsylvania	1
new post apts llc	new post	HUD/USDA/LIHTC	22408	spotsylvania	10
nxrtbh steeplechase llc DBA/TA: southpoint reserve at stoney creek	southpoint reserve at stoney creek	Freddie Mac	22407	spotsylvania	6
nxrtbj steeplechase llc DBA/TA: southpoint reserve at stoney creek	southpoint reserve at stoney creek	Freddie Mac	22407	spotsylvania	1
tilden fundamental timber ridge holdings llc DBA/TA: timber ridge townhome	timber ridge townhomes	Freddie Mac	22408	spotsylvania	13
abberly at stafford, llc DBA/TA: abberly at waterstone	abberly at stafford	FHA	22554	stafford	7
aquia terrace borrower, llc DBA/TA: magruder cook and koutsouftikis	aquia terrace apartments	Fannie Mae	22554	stafford	7
bpms arbor grove de llc DBA/TA: arbor grove apts	arbor grove	Fannie Mae	22554	stafford	1
collection at celebrate virginia north DBA/TA: silver collection at celebrate	silver collection at celebrate	Fannie Mae	22406	stafford	5
england run townhomes, lp DBA/TA: england run townhomes	the village at england run townhomes	Fannie Mae	22406	stafford	1
magnolia falls llc	magnolia falls apartments	Fannie Mae	22406	stafford	1
magnolia falls llc DBA/TA: magnolia falls apts	magnolia falls apartments	Fannie Mae	22406	stafford	10
magnolia multifamily partners llc DBA/TA: magnolia falls apts	magnolia falls apartments	Fannie Mae	22406	stafford	2
pointe apts associates, lp DBA/TA: pointe at stafford apts	pointe at stafford	Freddie Mac	22554	stafford	6
priderock capital partners, llc DBA/TA: malvern lakes apts	malvern lakes	Fannie Mae	22406	stafford	1
stafford lakes associates lp DBA/TA: stafford lakes apartments, amurcon real	stafford lakes	HUD/USDA/LIHTC	22406	stafford	2
big sky llc	big sky apartments	FHA	24401	staunton city	4
beamons mill townhomes	beamons mill	Fannie Mae	23434	suffolk city	5
chuckatuck square apts/lp	chuckatuck square	HUD/USDA/LIHTC	23432	suffolk city	2
ggt hampton roads va venture llc DBA/TA: bainbridge 3200	bainbridge 3200	Fannie Mae	23435	suffolk city	1
tidewater fair apartment, lp DBA/TA: residences at october	residences at october	HUD/USDA/LIHTC	23434	suffolk city	1
tidewater fair apts lp DBA/TA: october station apts	october station	HUD/USDA/LIHTC	23434	suffolk city	3
tidewater fair apts lp DBA/TA: residences at october	residences at october	HUD/USDA/LIHTC	23434	suffolk city	10
united property associates inc DBA/TA: agent for suffolk station apts 10	suffolk station	Freddie Mac	23434	suffolk city	5
united property associates inc DBA/TA: sadler pond apts 30	sadler pond apartments	Freddie Mac	23434	suffolk city	7
wilson pines apts	wilson pines apartments	HUD/USDA/LIHTC	23434	suffolk city	3
tazewell square apts	tazewell square	HUD/USDA/LIHTC HUD/USDA/LIHTC	24651	tazewell	1
140 associates llc DBA/TA: ashbrook apts	ashbrook apts	FHA	23462	virginia beach city	28
195 associates llp DBA/TA: hunters mill apts	hunter's mill apartments	FHA	23462	virginia beach city	22
atlantis apts	atlantis apartments	HUD/USDA/LIHTC	23451	virginia beach city	5
auburn associates llc DBA/TA: auburn place apts	auburn place apartments	Freddie Mac	23452	virginia beach city	11
avondale llc DBA/TA: avondale at kempsville	avondale apartments	Fannie Mae	23464	virginia beach city	3
baker woods apts lp DBA/TA: baker woods apts	baker woods	HUD/USDA/LIHTC	23462	virginia beach city	7
baker woods apts lp DBA/TA: summer haven apts	summer haven	HUD/USDA/LIHTC	23462	virginia beach city	3
banbury lake apartment associates llc and banbu	banbury lake village apartments	Fannie Mae	23464	virginia beach city	1
banbury lake apartment associates llc and banbu DBA/TA: ry lake tic llc and b	banbury lake village apartments	Fannie Mae	23464	virginia beach city	14
breeden property mgmt DBA/TA: emerald apts	emerald point apartments	Freddie Mac	23454	virginia beach city	1
breeden property mgmt DBA/TA: emerald point apts	emerald point apartments	Freddie Mac	23454	virginia beach city	226
centerville manor llc DBA/TA: centerville manor apts	centerville manor	FHA	23464	virginia beach city	1
chapel lake apts llc	chapel lake apartments	Freddie Mac	23454	virginia beach city	22
chartwell apts	chartwell apartments	Fannie Mae	23464	virginia beach city	2
choices llc DBA/TA: choices at holland windsor apts	the choices at holland windsor	FHA	23452	virginia beach city	1
city one view llc DBA/TA: midtown at town center	midtown at town center	Freddie Mac	23462	virginia beach city	1
city view one llc DBA/TA: midtown at town center	midtown at town center	Freddie Mac	23462	virginia beach city	1
cloverleaf associates lc	cloverleaf	HUD/USDA/LIHTC	23464	virginia beach city	3
colonial arms associates llc DBA/TA: oasis apartment homes	oasis apartment homes	FHA	23454	virginia beach city	6

colonial arms associates llc DBA/TA: oasis apts homes	oasis apartment homes	FHA	23454	virginia beach city	1
crescent square apts	crescent square	HUD/USDA/LIHTC	23455	virginia beach city	5
cs1031 saltmeadow bay apts master DBA/TA: lessee llc	saltmeadow bay apartments	Fannie Mae	23451	virginia beach city	4
cs1031 woodshire apts master lessee llc DBA/TA: woodshire apts	woodshire apartments	Fannie Mae	23452	virginia beach city	16
dd eastwind llc	eastwind apartments	Fannie Mae	23454	virginia beach city	13
dove landing llc	dove landing	Freddie Mac	23462	virginia beach city	45
emerald point llc DBA/TA: emerald point apts	emerald point apartments	Freddie Mac	23454	virginia beach city	2
green lakes preservation associates llc DBA/TA: greenlakes apts	greenlakes	HUD/USDA/LIHTC	23452	virginia beach city	4
harpers square apts limited ptrn llp DBA/TA: harpers sq apts	harpers square apartments	Fannie Mae	23454	virginia beach city	12
heritage vb llc DBA/TA: latitudes apts	latitudes apartments	Fannie Mae	23454	virginia beach city	6
holland house apts	holland house i	HUD/USDA/LIHTC	23462	virginia beach city	1
independence acquisition llc DBA/TA: pembroke lake llc	pembroke lake apartments	Fannie Mae	23455	virginia beach city	73
indigo 19 asset mgmt	indigo 19	Freddie Mac	23451	virginia beach city	6
kings grant landing	kings grant landing	Fannie Mae	23452	virginia beach city	4
kpm llc DBA/TA: belmont at providence apts	belmont at providence	Fannie Mae	23464	virginia beach city	15
lake gem apts llc DBA/TA: crossings at red mill	the crossing at red mill	FHA	23454	virginia beach city	3
linkhorn place associates DBA/TA: linkhorn place apts	linkhorn bay apartments	Freddie Mac	23451	virginia beach city	1
magnolia run apts llc	magnolia run	Fannie Mae	23464	virginia beach city	10
mariners cove apts	mariners cove apartments	Freddie Mac	23455	virginia beach city	1
mariners cove apts DBA/TA: by agent seminole trail mgmt llc	mariners cove apartments	Freddie Mac	23455	virginia beach city	41
mariners cove apts DBA/TA: by agent seminole trl mgmt llc	mariners cove apartments	Freddie Mac	23455	virginia beach city	1
new apts llc DBA/TA: south beach apts	south beach apartments	FHA	23451	virginia beach city	2
ocean pebbles investment properties llc DBA/TA: ocean pebbles apts	ocean pebbles	Freddie Mac	23451	virginia beach city	1
patriot pointe apts	patriot pointe apartments	Fannie Mae	23452	virginia beach city	18
pembroke crossing apts	pembroke crossing apartments	Fannie Mae	23455	virginia beach city	2
red mill landing apts	redmill landing apartments	FHA	23456	virginia beach city	3
reflections apts llc DBA/TA: reflections at virginia beach	reflections at virginia beach	Fannie Mae	23452	virginia beach city	2
royal pointe associates llc DBA/TA: royal pointe apts	royal pointe apartments	Fannie Mae	23464	virginia beach city	3
runaway bay acquisitions llc DBA/TA: runaway bay apts	runaway bay apartments	Freddie Mac	23452	virginia beach city	62
sea pines apts lp	sea pines	Fannie Mae HUD/USDA/LIHTC	23451	virginia beach city	10
shangri-la assoc lp DBA/TA: legends at the beach	legends at the beach 1	Fannie Mae	23452	virginia beach city	6
sln bancroft llc DBA/TA: haven apts	haven apartment homes	FHA	23454	virginia beach city	10
sreit ocean gate llc DBA/TA: ocean gate apts	ocean gate	Freddie Mac	23454	virginia beach city	5
summer station apts	summer station apartments	Fannie Mae	23462	virginia beach city	10
tallwood lp DBA/TA: tallwood apts	tallwood apartments	Fannie Mae	23464	virginia beach city	2
thalhimer diamond springs llc DBA/TA: diamond springs apts	diamond springs apartments	Freddie Mac	23455	virginia beach city	13
thousand oaks llc DBA/TA: thousand oaks apts	thousand oaks apartments	Freddie Mac	23454	virginia beach city	6
united property associates inc DBA/TA: agent for 465 hilltop south apts	hilltop south	HUD/USDA/LIHTC	23454	virginia beach city	4
united property associates inc DBA/TA: agent for 600 barberton apts	barberton apartments	Freddie Mac	23451	virginia beach city	2
virginia beach DBA/TA: marina shores apts	marina shores	Freddie Mac	23451	virginia beach city	6
abingdon village apts llc	abingdon village	HUD/USDA/LIHTC HUD/USDA/LIHTC HUI	24210	washington	2
riverside place, llc	riverside place apartments	HUD/USDA/LIHTC	24236	washington	1
washington court apts	washington court apartments	HUD/USDA/LIHTC	24210	washington	1
beacon mgmt quadrangle apts	quadrangle apartments	Freddie Mac	22980	waynesboro city	6
park properties DBA/TA: windigrove llc	windigrove apartments	FHA	22980	waynesboro city	1
park station villas	park station villas	Freddie Mac	22980	waynesboro city	4
windigrove apts	windigrove apartments	FHA	22980	waynesboro city	1

peppertree lane apartments, llc	peppertree apartments	Freddie Mac	22601	winchester city	2
stuart hill apts	stuart hill apartments	Freddie Mac	22601	winchester city	1
woodstock terrace llc	woodstock terrace	Fannie Mae	22601	winchester city	2
gilliam court apts	gilliam court apartments	HUD/USDA/LIHTC	24293	wise	2
norton heights apts	norton heights apartments	HUD/USDA/LIHTC HUD/USDA/LIHTC	24273	wise	1
northwinds	northwinds	HUD/USDA/LIHTC	24382	wythe	1
southridge lp	southridge	HUD/USDA/LIHTC	24382	wythe	1
652 llc DBA/TA: clairmont apts	clairmont apartment homes	Fannie Mae	23692	york	6
852 llc DBA/TA: belmont at york apts	belmont at york apartments	Fannie Mae	23693	york	1
852 llc DBA/TA: blemont at york apts	belmont at york apartments	Fannie Mae	23693	york	3
yorktown-yorktown square llc	yorktown square i	HUD/USDA/LIHTC	23690	york	4
				TOTAL FILINGS:	7830