

**MOU
EXHIBIT A
DIVISION OF RESPONSIBILITIES AND DEVELOPER FEE SPLIT**

**Lead Developer
&
JV Partner
Project Name**

	Lead	Secondary	Notes
Property			
(Who and how provided?)			
Financing			
Financial Analysis			
Acquisition Financing			
Predevelopment Financing			
City and Agency Financing			
Tax Credit Financing			
AHP Loan			
Construction Loan			
Permanent Take-Out Loan			
Services Funding			
Misc. Legal Documents			
Services Agreement			
Design/Entitlements and Construction			
Community Outreach			
Political Support			
Architectural and Engineering			
Zoning and Building Permits			
Construction Bids			
Construction Contract			
Construction Administration			
City Contract Compliance - Local Hire outreach			
Property Management			
Community-Focused Marketing			
Accounting and Audit			
Maintenance, Janitorial and Ground			
Tenant Screening – Special Needs			

Marketing and Lease Up			
Tenant Screening			
Asset Management			
Asset Manager			
Tax Credit Compliance and Certification			
Partnership Management			
Securing and Maintaining Welfare Exemption			
Regulatory Compliance Issues involving MGP			
Resident / Supportive Services			
Resident Services			
Supportive Services			
Development Accounting			
Accounting and Audit			
Lenders' Cost Certifications			
Tax Credit Cost Certifications			
OTHER: Financial Guarantees			
Acquisition & Predevelopment Loan			
Construction Completion			
Repayment			
Cost Overrun			
Operating Deficit			
Tax Credit Delivery			
Tax Credit Compliance			
Developer Fee Split	General Partners		
Provide:	XX% to	XX% to	
Receive:			
Summary			
Provide:			

Receive:			
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