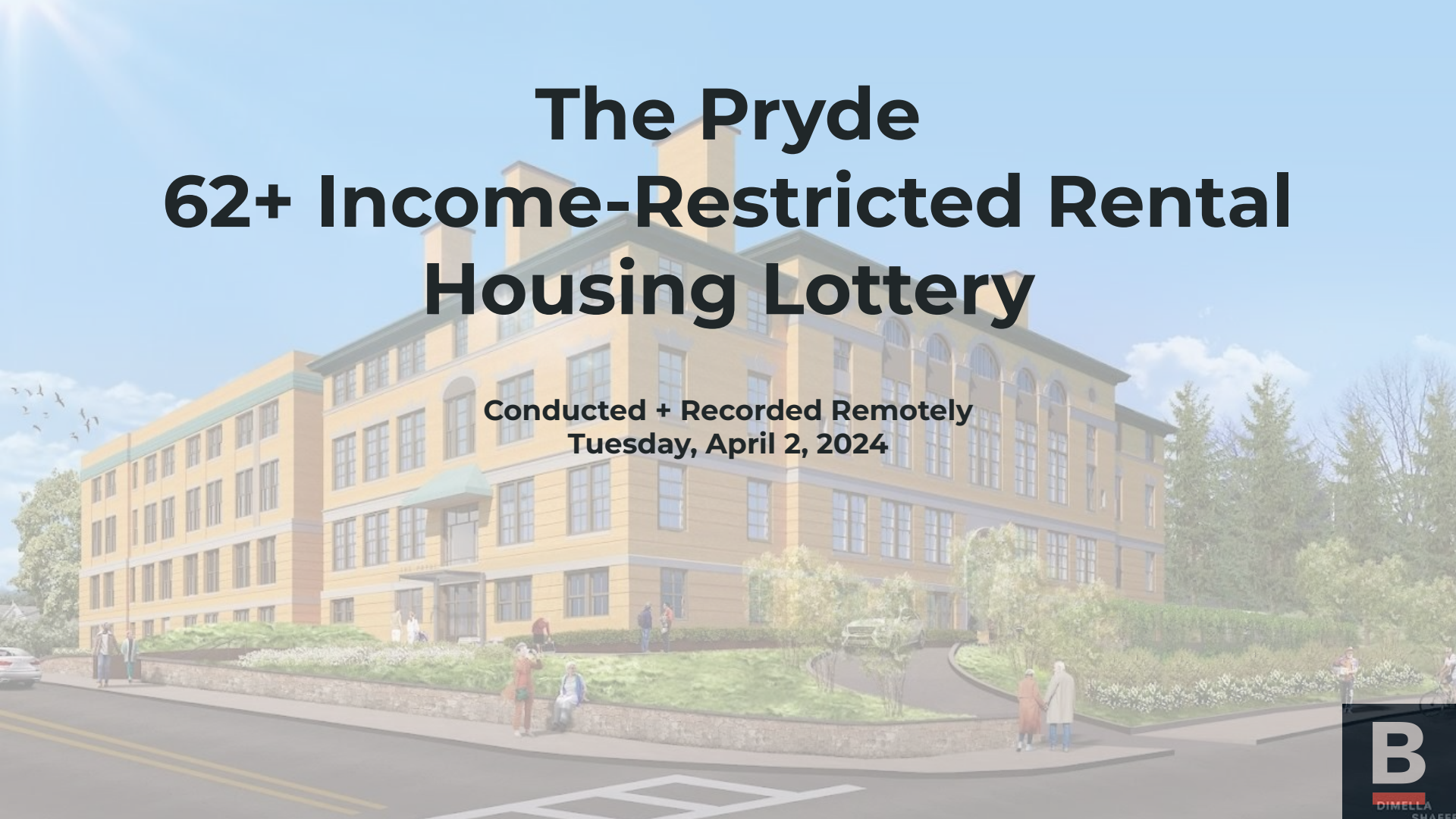


# The Pryde 62+ Income-Restricted Rental Housing Lottery

Conducted + Recorded Remotely  
Tuesday, April 2, 2024



## **THE PROPERTY**

*Helpful things to understand about  
the property*



# THE PROPERTY OVERVIEW

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- The Pryde, an LGBTQ-Affirming Housing for Seniors 62+ rental housing development, is located at the former Barton Rogers School in Hyde Park. It hosts 74 independent living apartments featuring a mix of studio, 1 bedroom and 2 bedroom units at a wide range of Area Median Income (AMI) levels. At least one member of the household must be 62 years of age or older at the time of lease signing.
- Six units have been built out for persons with mobility impairments and one unit have been built out for persons with auditory disabilities (Deaf/hard of hearing). Eight units are set aside for persons experiencing homelessness and will be filled by HomeStart direct referral, three units are community based housing and will be filled by the state direct referral.
- The Pryde building has an elevator, two private resident lounges, a sunroom, large event and gallery spaces, classrooms for continued learning opportunities, a resident cinema, fitness center, and on-site laundry facilities. There will be on-site supportive services available to all residents, including LGBTQ Programming.
- Pets are allowed, restrictions do apply
- The Pryde located in close proximity to shops and restaurants on River Street and Hyde Park Avenue, MBTA commuter rail station on the Franklin Line and Providence/Stoughton Line and just across the street is the Hyde Park Branch of the Boston Public Library. It is located within a half mile of Stony Brook Park and the Neponset River Reservation

# The Pryde, Hyde Park

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# of Units	# of bedrooms	Estimated Square Feet	Rent	Maximum Income Limit	# built out for mobility impairments	# built out for Deaf/hard of hearing
4	Studio	475	\$1,223	50% AMI	—	—
12	Studio	475	\$1,483	60% AMI		<b>1</b>
4	Studio	475	\$1,610	80% AMI	<b>1</b>	—
1	Studio	475	\$2,222	100% AMI	—	—
3	1BR	688	\$1,307	50% AMI	—	—
18	1BR	688	\$1,482	60% AMI	<b>1</b>	—
2	1BR	688	\$1,932	80% AMI	—	—
11	1BR	688	\$2,345	100% AMI	<b>3</b>	—
2	2BR	856	\$1,777	60% AMI	<b>1</b>	—
2	2BR	856	\$2,445	80% AMI	<b>1</b>	—
4	2BR	856	\$2,802	100% AMI	—	—

# The Pryde, Hyde Park

<u>Minimum Incomes</u> (set by owner + based on # of bedrooms + Area Median Income (AMI))					<u>Maximum Incomes</u> (set by HUD/MOH + based on household size + Area Median Income (AMI))				
# of BRs	50% AMI	60% AMI	80% AMI	100% AMI	HH size	50% AMI	60% AMI	80% AMI	100% AMI
Studio	\$36,690	\$44,490	\$48,300	\$66,660	1	\$51,950	\$62,340	\$83,120	\$103,900
1 BR	\$39,210	\$44,460	\$57,960	\$70,350	2	\$59,400	\$71,280	\$95,040	\$118,800
2 BR	—	\$53,310	\$73,350	\$84,060	3	\$66,800	\$80,160	\$106,880	\$133,600
					4	\$74,200	\$89,040	\$118,720	\$148,400
					5	\$80,150	\$96,200	\$128,240	\$160,300

Minimum Incomes Apply. Minimum incomes do not apply to households with housing assistance (Section 8, MRVP, VASH) or for the units in this development that include a project-based voucher.

# Additional Costs

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- **Utilities:** Tenant is responsible for electricity. Heating, cooling, cooking are all electric.
- **Due at lease signing:** First month's rent and Security Deposit (equal to one month's rent)
- Card operated common area laundry

## THE LOTTERY PROCESS

- *What happened to get to this point*
- *What happens today*
- *What happens after the lottery*



# THE LOTTERY

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## Pre-lottery

Before the lottery can be scheduled, the agent + the BFHC review a log of all applications to look for duplicates, incomplete applications. Once the log is approved, the City assigns the **BFHC Application Number (PRYD.0001, etc)** and the agent sends all eligible applicants a notice of scheduled lottery that contains the BFHC Application Number

## Random.org

The City uses a cloud based randomizer for the lottery. We assign the application # to protect applicant privacy.

The lottery is conducted so that these income-restricted housing opportunities are not offered on a first-come-first serve basis

## Post-lottery

BFHC will **sort** and **rank** the results today, before sending them to the property to review and confirm accuracy

First, applications will be **sorted** into different pools of applicants based on **# of bedrooms** applied for (Studio, 1 BR, 2BR) and maximum income limits (50%, 60%, 80%, 100% AMI) then **ranked** by **preferences**



# **SORTING + RANKING**

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*You or a member of your household must be 62 years of age or older at the time of lease signing.*

*For the (1) 60% AMI Studio built out for persons who are deaf/hard of hearing, and the (1) 80% AMI Studio, (1) 60% One Bedrooms, (3) 100% AMI One Bedrooms, (1) 60% Two Bedroom, and (1) 80% Two Bedroom built out for persons with mobility impairments, there will be preference for individuals/households requiring those features.*

**1) Boston Residents  
(applies to 60% of all units)**

*Applicants who self-certified that they are residents of the City of Boston, checked the box to indicate the neighborhood in which they live, and who can provide the documentation listed in the application have the highest ranking preference for this development*

**2) Minimum 1 Person per  
Bedroom**

*Households with at least one person per bedroom listed on their application have the second highest ranking for this development*

**3) Lottery Number**

*The lottery number is the number assigned at the lottery through the electronic randomization program the City uses. This is the number, if you attended the lottery, that was distributed to you by the BFHC. If you did not attend, this is the number the owner/agent will send to you within one week of the lottery.*

# POST-LOTTERY: NEXT STEPS + (ESTIMATED) TIMELINE

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## Sorting + Ranking List

The BFHC will sort the results of today's lottery by # of bedrooms + maximum income then rank by preferences followed by lottery number (agent reviews and submits confirmation or questions to the BFHC **within 5 days**)

## Agent Contacts the Highest Ranked

Agent reaches by email, if provided, or by mail if not. Top ranked are contacted to come to a showing of the property **within a week** of BFHC approval of the sort + ranking

## Agent Sends Lottery Numbers

Lottery numbers are shared with applicants within **10-business days** of the lottery. Lottery numbers are not the same as your ranking, which is based on unit type applied for, preferences, then lottery number

## Showing the Units

Agents (or owners) must show the units to the highest ranked applicants before requiring people to submit the supporting paperwork. As of now the anticipated Cert of Occupancy is May 2024 and agents will begin reaching out to top ranked candidates soon after lottery. If still under construction, hard hat tours will be offered

# WHAT HAPPENS IF I'M NOT INVITED TO MOVE FORWARD?

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## **WAITING LISTS + REPORTING**

- The property is obligated to honor the sorted + ranked lottery results for each income-restricted unit type as people move out and they need new tenants.
- They are obligated to keep their applicant log current at all times including information about all applicants they've contacted to move forward and where they stand.
  - This information is hosted on the City's website, making sure all personal information is not visible.
- If you're not invited to move forward for the first lease-up of these units, and you're really interested in this development, make sure to keep your contact information up to date with the agent (contact details later in this slide deck)

## **PROPERTY STANDARDS**

*Screening practices set by the  
owner or her agent*



# TENANT SCREENING

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*Penrose will screen applicants using their own standards as well as for program eligibility. The software they will be using is Yardi Resident Screening.*

- *Criminal: Felonies including arson, violent crimes, burglary sex offenses will be denied. Misdemeanor convictions within the past five years will be denied.*
- *Credit: Yardi Resident Screening algorithm is retrofitted to align with the Fair Chance Tenant Selection policy.*
- *Rental History: Landlord verification form to authorize any current or prior landlord within the past two years to provide information relating to payment history, proper notice given, length of stay and lease violations..*

## TENANT SCREENING (the owner's standards)

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- *The landlord/property manager will screen applicants using their own standards as well as for program eligibility.*
- *The owner and her agent(s) understand that they must abide by the [City of Boston's Fair Chance Tenant Selection Policy](#).*
  - ***Nobody can be denied for poor credit if they have a good rental history.***
  - ***Voucher holders are not screened for credit or credit-related items***
  - ***Nobody can be denied because of arrests or court appearances that did not result in a conviction or judgement against the applicant.***

## **PROGRAM STANDARDS**

*Screening practices set by the  
funders/monitoring agencies*



# THE PAPERWORK

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*Applicants who indicated they need a unit built out for disabilities will need documentation from a licensed professional treating you or your household member for the disability.*

## PROOF OF RESIDENCY

## FINANCIAL DOCUMENTS

## STATEMENT OF NON-FILING

*Applicants must submit the two (2) of following options:*

- *A dated letter from transitional housing or a homeless shelter located in the City of Boston*
  - *Signed lease (At-will lease counts)*
  - *Car registration / insurance*
  - *Renters Insurance*
  - *Heating bill (Gas, Electric, Oil)*
  - *Cable / Data / Internet bill*
  - *City of Boston voter registration / Resident listing*
  - *Cell / Landline phone bill*
- *Financial Documents are required for every employed household member who is 18 years old and older*
  - *Most Recent Pay-stubs*
  - *Most Recent Bank Statements*
  - *Tax Returns (Federal, State, W2 Forms/1099 Forms.*
- *If, for whatever reason, members of your household who are 18 and older were not required to submit taxes during the last two years, you must submit a statement of non-filing. This is a document obtained from the IRS.*



## BFHC GUIDELINES SHARING OPTIONS & RESOURCES FOR STATEMENTS OF NON-FILING FROM THE IRS

- If someone in the household is 18 years or older and does not have to file taxes, for whatever reason, they can obtain a statement of non-filing from the IRS by requesting their transcripts. To do this, anyone can register to use [Get Transcript Online](#) to view, print, or download all transcript types listed below.
- Anyone unable to register or those who prefer not to use [Get Transcript Online](#), can order a *tax return transcript* and/or a *tax account transcript* using [Get Transcript by Mail](#) or by calling **800-908-9946**. Please allow 5 to 10 calendar days for delivery.
- Transcripts can also be requested by faxing/ mailing [Form 4506-T, and Request for Transcript of Tax Return](#).
- To obtain a non-filing record, one needs either a Social Security number (SSN) or an Individual Tax Identification Number (ITIN).
- With an SSN and ITIN, a non-filing record can be obtained right away by calling the IRS and asking for a transcript. The number to call is **800-829-1040**.
- **Greater Boston Legal Services (GBLS)** provides guidance for immigrants, including those who are undocumented, with filing taxes and obtaining an ITIN.
- If someone without citizenship has income to report (documented or not), they can file the returns and apply for the ITIN, which can take between 6-8 weeks.
- If the taxpayer in any way qualifies for an SSN (based entirely on immigration status), then they should get that and not the ITIN. People who are self-employed can apply for ITINs, too.
- The only option for undocumented immigrants is the ITIN. Greater Boston Legal Services (GBLS) has many undocumented clients who work and file with ITINs. GBLS provides free services to clients who earn up to 125% of the poverty level (around \$33,125 for a single person).
- GBLS is a great resource for clients who have no ITIN/SSN or acceptable proof of income.
- If applicants need assistance, they can contact Greater Boston Legal Services at **617-371-1234** or toll-free at **800-323-3205**

• **Owners and their agents must share the above information with applicants and help them navigate the process**

X **Nobody can be denied for not providing a 4506-T, Statement of Non-filing if the IRS and/or DOR is/are slow to respond**

# Verification + Certification

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## THE OWNER/AGENT

## CERTIFICATION

## THE DETERMINATION

- *The agent will review all of your documentation to make sure you're in fact eligible to lease a unit in this program*
  - Not over income
  - Not over asset
  - That what you've self-certified matches the documents provided
- *Once the agent verifies your eligibility, they'll send your file for third-party verification.*
- *This process can take 6-8 weeks.*
- *If you have questions or concerns, the Agent is still your point of contact*
- *Once the determination has been made about your status, the owner/agent will tell you if you've been approved or if there was an issue with your application.*

# ADDITIONAL DOCUMENTATION

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- When the agent approves your file and sends it to the monitoring agency for approval, they may reach back out to you for additional pay stubs, bank statements, tax filings, or other financial documents.
- Some people, understandably, feel that this is done as a way to subtly steer them away from process, but that's not the case.
  - Supplemental documents are requested when there are irregularities in the statements submitted.
- To make sure of that, we require the agents to explain precisely what they're looking for, why they're asking for it, and if it's the monitoring agency or landlord asking.

## Why am I being asked to submit more paperwork

- property should be telling you when additional paperwork is required by the agency that funded and monitors the project, but if they don't and you're unsure and thinking they're asking as a way to discourage you, please ask them to explain who needs that additional paperwork and why.
- If they cannot explain, please reach out to us at [affirmativemarketing@boston.gov](mailto:affirmativemarketing@boston.gov) or 617-635-4200

# UNDERSTANDING DEADLINES

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The City understands that this is a long process and that many of you have other obligations and very busy lives.

We understand that this process can be stressful and we're worried that people are opting out of these opportunities because they don't feel they have enough time to pull together all of the necessary paperwork by the deadline.

Please understand that the owners and their agents have a contractual obligation to provide applicants a **minimum** of 5-business days if emailed and 7-business days from the date a letter is postmarked if notified by USPS **to respond**. Just to let them know you're interested, that you have questions, or that you're experiencing delays from the agencies or departments who provide the financial documentation.

**A deadline to respond to the owner or agent is not the same thing as a deadline to have all financial documents for everyone in your household in order.**

- If ever you're told otherwise, we ask that you please notify us immediately by email at [affirmativemarketing@boston.gov](mailto:affirmativemarketing@boston.gov) or by calling 617-635-4200

**BEST PRACTICES +  
THINGS TO LOOK OUT FOR**



# Best Practices

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- Pay careful attention to deadlines! **But know that deadlines are deadlines to respond, not to have everything perfect.**
- Ask for help or clarification when you're unclear about expectations or the paperwork.
- If you're waiting for an employer, bank, or government agency to provide documentation, and they're slow to respond, let the agent know immediately.
  - Document your efforts to get the supporting documents.
- If you're deemed ineligible and feel it was in error you have the opportunity to appeal. You must put that in writing by the deadline stated by the agent.
  - **The agent cannot offer the unit you were in line for to someone else until you've had the opportunity to have your appeal heard.**
- *If you have questions, by all means ask. The contact details for the agent are on the last slide.*
  - **You can call with questions but always follow up in writing to confirm your conversation.**
- *Don't ever give notice on your existing unit until you've actually signed the lease*

# HOLD OFF ON GIVING NOTICE UNTIL YOUR LEASE IS SIGNED

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- If the property tells you what unit number “you’ll have” and provides a move in date before you’ve signed a lease, that doesn’t mean the application review process is completed.
- **They should tell you not to give notice on your current home until you’ve signed the lease.**
- **Please ask them if there’s anything left in the screening process.**
- Talk to the owner or her agent about any concerns you have about lease signing and the time you need to give notice with as little financial penalty as possible.
- Unfortunately, people sometimes have to break their existing leases to meet the deadlines.

# EVICTON PREVENTION + THE HOUSING STABILITY NOTIFICATION ACT

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## EVICTON PREVENTION GUIDELINES

The City has an expectation that all property managers and developers are actively focused on eviction prevention in all their properties, especially in income-restricted units. The goal is to ensure all parties associated with the City's income-restricted housing portfolio are actively engaged in tenancy preservation efforts. We want to work with developers and property managers to ensure that development does not lead to displacement of residents. To that end, the City requires properties to notify, in writing, the BFHC Affirmative Fair Housing Marketing Program, [affirmativemarketing@boston.gov](mailto:affirmativemarketing@boston.gov) whenever a tenant in an income-restricted unit is at risk of eviction or non-renewal of lease. You must include the specific reason(s) for the determination

In addition, a reminder that for all units, income-restricted or not, landlords must abide by [The Housing Stability Notification Act](#).

## HOUSING STABILITY NOTIFICATION ACT

The Housing Stability Notification Act requires any landlord to provide renters with a Notice of Tenant's Rights and Resources when planning to end a tenancy agreement.



# EVICTION PREVENTION + THE HOUSING STABILITY NOTIFICATION ACT

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## NOTICE OF TENANTS' RIGHTS AND RESOURCES

The Notice of Tenants' Rights and Resources **must** be delivered to the tenant at the same time as:

- Notice to quit
- Notice of non-renewal of lease

You can download and print the English version of the [Notice of Tenants' Rights and Resources](#), and access it in the 10 additional languages linked here:

- [Spanish \(Español\)](#),
- [Portuguese \(Português\)](#),
- [Chinese \(中文\)](#),
- [French \(Français\)](#),
- [Cape Verdean Creole \(Kriolu Kabuverdianu\)](#),
- [Haitian Creole \(Kreyòl ayisyen\)](#),
- [Somali \(Soomaali\)](#),
- [Russian \(русский\)](#),
- [Vietnamese \(Tiếng Việt\)](#), and
- [Arabic \(العربية\)](#).

**Finding out about other Affordable and  
Income Restricted Housing Opportunities**

*Sign up for the Metrolist Newsletter at:*

<https://www.boston.gov/metrolist/subscribe>



Lottery results will be sent via email (if you shared an email address) or by mail within the next 10 day.

For questions about your status, the property itself, or to change your contact details, please email [ThePryde@penrose.com](mailto:ThePryde@penrose.com) or call 781.558.9273.

# HOUSING DISCRIMINATION

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## Within Boston, please contact:

If you believe you have been discriminated against in seeking housing in the City of Boston, please contact the **Boston Fair Housing Commission** at **617-635-2500** or visit <https://www.boston.gov/departments/fair-housing-and-equity/how-file-housing-discrimination-complaint>

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## OR:

- Massachusetts Commission Against Discrimination at **617-727-3990**; or
- US Dept of Housing and Urban Development at **617-994-8300**.

*Thank you*



**City of Boston**

*The Boston Fair Housing  
Commission's Affirmative Fair  
Housing Marketing Program*

*See the next slides for the  
Housing Lottery Results  
(Lottery number, followed by  
BFHC application number)*

- **Your lottery number is not your ranking.**
- **Rankings are based on preferences (Boston Residency > Household Size > then lottery number).**



## The Pryde Randomized Lottery Results

Affirmative Fair Housing Marketing Program <affirmativemarketing@boston.gov>  
To: COB Affirmative Marketing Program <affirmativemarketing@boston.gov>

Tue, Apr 2, 2024

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## True Random Number Service

Search [RANDOM.ORG](#)



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## List Randomizer

There were 769 items in your list. Here they are in random order:

1. PRYD.0304
2. PRYD.0478
3. PRYD.0559
4. PRYD.0345
5. PRYD.0483
6. PRYD.0735
7. PRYD.0610
8. PRYD.0723
9. PRYD.0681
10. PRYD.0048
11. PRYD.0158
12. PRYD.0555
13. PRYD.0313
14. PRYD.0120
15. PRYD.0125
16. PRYD.0189
17. PRYD.0224
18. PRYD.0325
19. PRYD.0380
20. PRYD.0082
21. PRYD.0188
22. PRYD.0476
23. PRYD.0742
24. PRYD.0284
25. PRYD.0339
26. PRYD.0316
27. PRYD.0191
28. PRYD.0771
29. PRYD.0524
30. PRYD.0102

31. PRYD.0262  
32. PRYD.0300  
33. PRYD.0139  
34. PRYD.0588  
35. PRYD.0209  
36. PRYD.0244  
37. PRYD.0556  
38. PRYD.0227  
39. PRYD.0068  
40. PRYD.0475  
41. PRYD.0598  
42. PRYD.0488  
43. PRYD.0180  
44. PRYD.0199  
45. PRYD.0473  
46. PRYD.0658  
47. PRYD.0721  
48. PRYD.0079  
49. PRYD.0092  
50. PRYD.0461  
51. PRYD.0119  
52. PRYD.0606  
53. PRYD.0400  
54. PRYD.0331  
55. PRYD.0160  
56. PRYD.0259  
57. PRYD.0355  
58. PRYD.0216  
59. PRYD.0754  
60. PRYD.0522  
61. PRYD.0709  
62. PRYD.0429  
63. PRYD.0207  
64. PRYD.0311  
65. PRYD.0671  
66. PRYD.0487  
67. PRYD.0452  
68. PRYD.0505  
69. PRYD.0192  
70. PRYD.0255  
71. PRYD.0496  
72. PRYD.0327  
73. PRYD.0444  
74. PRYD.0170  
75. PRYD.0197  
76. PRYD.0565  
77. PRYD.0602  
78. PRYD.0347  
79. PRYD.0430  
80. PRYD.0739  
81. PRYD.0371  
82. PRYD.0281  
83. PRYD.0111  
84. PRYD.0518  
85. PRYD.0172  
86. PRYD.0219  
87. PRYD.0086  
88. PRYD.0052  
89. PRYD.0675  
90. PRYD.0415  
91. PRYD.0621  
92. PRYD.0256  
93. PRYD.0595  
94. PRYD.0611  
95. PRYD.0071  
96. PRYD.0652  
97. PRYD.0456  
98. PRYD.0103  
99. PRYD.0069

100. PRYD.0643  
101. PRYD.0026  
102. PRYD.0164  
103. PRYD.0460  
104. PRYD.0383  
105. PRYD.0725  
106. PRYD.0130  
107. PRYD.0333  
108. PRYD.0614  
109. PRYD.0435  
110. PRYD.0206  
111. PRYD.0571  
112. PRYD.0364  
113. PRYD.0249  
114. PRYD.0736  
115. PRYD.0733  
116. PRYD.0730  
117. PRYD.0420  
118. PRYD.0513  
119. PRYD.0081  
120. PRYD.0541  
121. PRYD.0656  
122. PRYD.0372  
123. PRYD.0749  
124. PRYD.0689  
125. PRYD.0699  
126. PRYD.0270  
127. PRYD.0521  
128. PRYD.0163  
129. PRYD.0653  
130. PRYD.0737  
131. PRYD.0062  
132. PRYD.0432  
133. PRYD.0491  
134. PRYD.0294  
135. PRYD.0122  
136. PRYD.0290  
137. PRYD.0021  
138. PRYD.0482  
139. PRYD.0117  
140. PRYD.0127  
141. PRYD.0757  
142. PRYD.0549  
143. PRYD.0683  
144. PRYD.0662  
145. PRYD.0408  
146. PRYD.0626  
147. PRYD.0365  
148. PRYD.0651  
149. PRYD.0007  
150. PRYD.0359  
151. PRYD.0431  
152. PRYD.0592  
153. PRYD.0741  
154. PRYD.0014  
155. PRYD.0600  
156. PRYD.0647  
157. PRYD.0076  
158. PRYD.0194  
159. PRYD.0547  
160. PRYD.0752  
161. PRYD.0357  
162. PRYD.0442  
163. PRYD.0087  
164. PRYD.0308  
165. PRYD.0263  
166. PRYD.0114  
167. PRYD.0031  
168. PRYD.0618



169. PRYD.0594  
170. PRYD.0486  
171. PRYD.0091  
172. PRYD.0056  
173. PRYD.0574  
174. PRYD.0266  
175. PRYD.0151  
176. PRYD.0084  
177. PRYD.0591  
178. PRYD.0223  
179. PRYD.0238  
180. PRYD.0225  
181. PRYD.0085  
182. PRYD.0291  
183. PRYD.0322  
184. PRYD.0376  
185. PRYD.0004  
186. PRYD.0634  
187. PRYD.0115  
188. PRYD.0677  
189. PRYD.0439  
190. PRYD.0639  
191. PRYD.0545  
192. PRYD.0150  
193. PRYD.0274  
194. PRYD.0412  
195. PRYD.0148  
196. PRYD.0517  
197. PRYD.0140  
198. PRYD.0705  
199. PRYD.0583  
200. PRYD.0567  
201. PRYD.0660  
202. PRYD.0280  
203. PRYD.0165  
204. PRYD.0698  
205. PRYD.0560  
206. PRYD.0361  
207. PRYD.0405  
208. PRYD.0041  
209. PRYD.0385  
210. PRYD.0196  
211. PRYD.0319  
212. PRYD.0450  
213. PRYD.0558  
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