

**STATE OF OREGON
HOUSING AND COMMUNITY SERVICES DEPARTMENT
LOCAL INNOVATION AND FAST TRACK HOUSING PROGRAM
PROMISSORY NOTE**

\$X,XXX,XXX

_____, 20____

[ENTITY NAME UPPER CASE], an Oregon **[type of]** corporation (“**Borrower**”), promises to pay to the order of the **State of Oregon**, acting by and through its **Housing and Community Services Department**, together with its successors and assigns (“**Lender**”), at 725 Summer Street NE, Suite B, Salem, Oregon 97301-1266, or at such other address as Lender may specify in writing, the principal amount of **[UPPER CASE NUMBER] DOLLARS (\$X,XXX,XXX)** or so much thereof as may be disbursed pursuant to the terms of that certain Loan Agreement of even date herewith between Borrower and Lender (the “**Loan Agreement**”), together with any accrued interest (collectively, the “**Loan**”). Interest under this promissory note (this “**Note**”) will be computed on the basis of a 360-day year consisting of twelve 30-day months.

This promissory note (“**Note**”) is the note referred to in the Loan Agreement and is entitled to the benefits of, and subject to the limitations of, the Loan Agreement. Capitalized terms not defined herein will have the respective meanings given thereto in the Loan Agreement.

1. INTEREST

Loan interest will accrue on the outstanding principal balance at the rate of **zero percent (0.00%)** per annum. Subject to the provisions of this Note requiring earlier payment, the Loan will be due and payable in full on the Maturity Date.

2. MATURITY DATE

The Maturity Date means the earlier of the date when this entire Note, principal and interest, is paid in full, or **[Month, Day, Year]** (the “**Maturity Date**”). The unpaid principal balance of this Note and all unpaid accrued interest thereon and all sums payable by Borrower in connection with this Note will be due and payable in full on the Maturity Date or, at Lender's option, upon any Event of Default. Subject to the provisions of this Note requiring earlier payment, and subject to the provisions of OAR 813-135-0040(4)(a) (as in effect on the date hereof), which provides in the alternative that Borrower may elect to extend the affordability period in lieu of repayment as long as the equity of the Loan continues to benefit the qualified project, the Loan will be due and payable in full on the Maturity Date.

3. PREPAYMENT

Borrower may prepay this Note in whole or in part at any time without penalty. All prepayments will be applied first to accrued interest on this Note, if any, and then to the principal balance of this Note. Partial prepayments will not affect any other obligation of Borrower under this Note.

4. SUBSIDIZED LOAN; DUE ON TRANSFER; NO CHANGE IN USE

(a) Borrower acknowledges that the terms of the Loan, including the interest rate, are subsidized by public funds and are more favorable than the prevailing market rate for similar loans obtainable in the private marketplace. Borrower further acknowledges that the more favorable terms on the Loan are not intended to benefit Borrower or any subsequent owner of the Property in the event of any sale or transfer of the Property or of a beneficial interest in Borrower.

Accordingly, subject to the terms and conditions of that certain Operating Agreement and Declaration of Restrictive Covenants of even date herewith between Borrower and Lender (the “**Operating Agreement**”), any sale or transfer (or any attempted sale or transfer) of all or any part of, or any interest in, the Property, or any beneficial interest in Borrower, without the prior written consent of Lender (which Lender may grant, condition, or withhold in its sole and absolute discretion) is prohibited, and upon any such prohibited sale or transfer, this Note and all other indebtedness secured by the Trust Deed, shall become immediately due and payable in full. As used herein, the term “**sale or transfer**” is used in its broadest sense, and includes, with respect to the Property, an encumbrance, pledge, or grant of a security interest, a ground lease, master lease or other lease not in the ordinary course of business, land sale contract, foreclosure, deed in lieu of foreclosure, or transfer (by operation of law or otherwise) pursuant to any dissolution, liquidation, merger, reorganization or consolidation, and with respect to a beneficial interest in Borrower, a sale, gift or other transfer of any partnership, stock, membership or other ownership interest in Borrower other than a transfer upon death of the owner of such interest.

Regardless of who is the then current holder of this Note, Lender reserves the right to approve a sale or transfer as described in this Section. Any transferee will be bound by the terms of this Note. Borrower will notify Lender of any proposed or actual sale or transfer as required in the Operating Agreement.

(b) Borrower shall not change the use of the Property without Lender’s prior written consent, which may be withheld or conditioned in Lender’s sole and absolute discretion.

5. EVENTS OF DEFAULT

An Event of Default will occur under this Note if one or more of the Events of Default described in the Trust Deed, the Loan Agreement, or the Operating Agreement occur.

6. LENDER'S RIGHTS AND REMEDIES ON DEFAULT

Upon the occurrence of any Event of Default, Lender may exercise any one or more of the rights and remedies described in the Trust Deed, the Loan Agreement, or the Operating Agreement.

Upon the occurrence of any Event or Events of Default, interest under this Note will accrue on the unpaid principal balance from the date of the Event of Default, or if the Event of Default is a payment default, from the date the first unpaid payment was due, at a rate equal to the lesser of **six percent (6%)** per annum or the maximum interest which may be collected from Borrower under applicable law (the "**Default Rate**"). However, in an Event of Default under Sections 5.2 or 5.4 of the Trust Deed because of (i) a deed in lieu or a sale of a Home, pursuant to a foreclosure action brought by a Permitted Lender, to a purchaser who is not a Qualified Homeowner (as defined in the Operating Agreement) or (ii) a violation of a Homeowner Lease by the Homeowner, Lender will have the right to such Default Rate only with respect to a pro-rata portion of the Loan. Such pro-rata portion shall be based on the percentage determined by dividing the number of Homes involved in the applicable defaults by the total number of Homes on the Property. If the unpaid principal balance and all accrued interest are not paid in full on the Maturity Date, the unpaid principal balance and all accrued interest will bear interest from the Maturity Date at the Default Rate. Borrower agrees that the increase in the rate of interest payable under this Note to the Default Rate represents a fair and reasonable estimate, taking into account all circumstances existing on the date of this Note, of the additional costs and expenses Lender will incur by reason of Borrower's delinquent payment and the additional compensation Lender is entitled to receive for the increased risks of nonpayment associated with a delinquent loan.

7. RECOURSE PROVISION

Subject to the qualifications set forth below in this Section, the obligation to pay the indebtedness evidenced by or arising under this Note will be nonrecourse as to Borrower except as to its rights in the collateral described in the Trust Deed, and no personal judgment may be obtained against Borrower or any of its directors or officers; provided, however, that Borrower will be personally liable for: (a) failure to pay taxes, assessments, or other charges which could result in liens (including construction liens) against the collateral described in the Trust Deed; (b) retention by Borrower or its members, directors or officers of any rental or other income or insurance or condemnation proceeds arising with respect to such collateral which, under the terms of the Trust Deed, should have been paid to Lender; and (c) any liability or losses incurred by Lender as a result of any fraud or deceit by Borrower in connection with this Loan.

8. MISCELLANEOUS

This Note may not be modified or amended except in writing and signed by Borrower and Lender. This Note also reflects and sets forth the entire agreement and supersedes all prior agreements and understandings relating to the subject matter of this Note. Time is of the essence with respect to Borrower's performance of each provision of this Note. Borrower waives presentment for payment, notice of dishonor, protest, notice of protest and diligence in collection,

and consents that the time of payment of the principal balance and accrued interest, or any part thereof, may be extended by Lender without otherwise modifying, altering, releasing, affecting or limiting Borrower's liability or the security for this Note. If any provision of this Note is held to be invalid, such event will not affect, in any respect whatsoever, the validity of the remainder of this Note. This Note shall be construed in accordance with Oregon law.

(Signature Page Follows)

