

TERM SHEET

On October 19, 2021, the Board of County Commissioners of Charlotte County offers a loan upon the following terms:

Lender: Charlotte County

Borrower: Blue Charlotte, LLC an affiliate of Blue Sky Communities LLC.

Purpose: 178 units of Affordable Housing, as described in Application submitted by Borrower to Lender

Amount: \$1,500,000

Interest rate: 2.5%

Term: 25 years

Lien position: 4th, behind FHFC Tax Exempt Bond loan, SAIL loan, and SAIL ELI loan (collectively "the FHFC financing")

Collateral: Mortgage and other typical pledges and assignments.

Other documents: Promissory Note, Loan Agreement, and other documents in accordance with Charlotte County requirements.

Guarantees: Borrower shall provide Guarantees standard for transactions of this nature, in accordance with guidelines of Florida Housing Finance Corporation.

Prepayment Terms: No prepayment penalty.

This offer, which expires October 19, 2022, serves as an outline of the principal terms of the proposed loan, and is subject to receipt and satisfactory review of all due diligence materials by Lender, including but not limited to all permits, environmental reports, title policy, survey, and **final approval by FHFC Board of the FHFC Financing**. This loan shall Close simultaneously with the FHFC financing.