

**LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT
AFFORDABLE HOUSING FUND
LOAN AGREEMENT**

THIS LOAN AGREEMENT ("Agreement") is made and entered into this 21st day of August 2017 by and between **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, an urban county government created pursuant to KRS Chapter 67A, whose principal address is 200 East Main Street, Lexington, Kentucky 40507 (hereinafter referred to as "LFUCG") through its **OFFICE OF AFFORDABLE HOUSING**, and **UPC WINBURN, LLC**, a for-profit foreign limited liability company, whose principal address is 3295 Blake Street Ste. 104 Denver, CO 80205 (hereinafter referred to as the "Borrower").

WITNESSETH:

WHEREAS, pursuant to Chapter 2, Article XXXXV, Section 2-482 of the Lexington-Fayette Urban County Code of Ordinances ("the Code"), the Affordable Housing Fund ("the Fund") was created to preserve, produce, and provide safe, quality, and affordable housing; and

WHEREAS, pursuant to Chapter 2, Article XXXXV, Section 2-479 of the Code, the Affordable Housing Governing Board oversees and manages the administration of the Fund; and

WHEREAS, Borrower by application dated May 12, 2017 (hereinafter referred to as the "Application"), attached hereto and incorporated herein as Exhibit A, has applied for and has received approval for funds for a specific housing related project described below (hereinafter referred to as the "Eligible Activity"); and

WHEREAS, in order to assist Borrower in the funding of the Eligible Activity, LFUCG is willing to make funds available to Borrower from the Fund under the terms and conditions of this Agreement; and

WHEREAS, on the 6th day of July, 2017, LFUCG issued to Borrower a Commitment Letter under LFUCG's Affordable Housing Fund Program (hereinafter referred to as the "Program") which was accepted by Borrower on July 17, 2017 ("Commitment Letter"), attached hereto as Exhibit B and the terms and conditions of which are incorporated herein; and

WHEREAS, the project for which Borrower has been approved includes rehabilitation and/or renovation activities.

NOW, THEREFORE, the parties do hereby agree as follows:

Article 1 - Commitment

1.1 LFUCG'S COMMITMENT. Pursuant to the Application, the Commitment Letter and this Agreement, LFUCG will make available an amount not to exceed **ONE HUNDRED SEVENTY-FIVE THOUSAND AND 00/100 DOLLARS (\$175,000.00)** ("Loan") to Borrower from the Fund. Affordable Housing Funds will be disbursed by LFUCG to Borrower in accordance with the requirements set forth in this Agreement and conditioned upon Borrower's continued satisfactory performance under the terms of this Agreement. The Loan will be made available in the form of a **ONE HUNDRED SEVENTY-FIVE THOUSAND AND 00/100 DOLLARS (\$175,000.00)** 15-year forgivable mortgage loan, which shall accrue interest at the rate of two percent (2%) per annum from the date of the final draw of Affordable Housing Funds, and require interest-only payments. The Loan will be evidenced by one or more promissory notes ("Note") in form and

substance satisfactory to LFUCG payable to LFCUG and signed by Borrower. Principal and interest (if any) of the Loan shall be amortized in equal, consecutive monthly installments of principal and accrued but unpaid interest, commencing as set forth in the Note and continuing until principal and interest have been paid in full. All unpaid principal and accrued interest shall be due September 1, 2032 (“Maturity Date”) unless forgiven in accordance with the Note. In the event of any inconsistency between the Application, the Commitment Letter and this Agreement, this Agreement will control. The Loan will be expended only for the purpose of renovation and rehabilitation of the Property (defined below) described in the mortgage(s) executed pursuant to Section 1.2 below and in conformity with the other provisions of this Agreement, the Commitment and the Application. Further, LFUCG will not be required to advance any amount under this Agreement if an Event of Default (as hereinafter defined) has occurred and is continuing.

1.2 MORTGAGE; OTHER SECURITY. The performance of the Borrower’s obligations under this Agreement shall be secured by a mortgage lien, or mortgage liens, granted pursuant to a mortgage of an even date herewith (the “Mortgage”), in favor of LFUCG in the total principal amount of the Loan in form and substance satisfactory to LFUCG. In the sole discretion of LFUCG and with permission of Senior Bank or Senior Refinance Bank, as applicable, the performance of Borrower’s obligations under this Agreement may also be secured by an Assignment of Leases and Rents, Security Agreement, UCC-1 Financing Statement, Fixture Filing, and such other documents as LFUCG may in its sole discretion require (collectively, the mortgage(s) and the other security documents described in this subsection are referred to as the “Security Documents”, as attached hereto as Exhibit C, the terms and conditions of which are incorporated herein). Borrower may, at any time, obtain a release of the Mortgage and other Security Documents by repaying to LFUCG the Unamortized Unforgiven Amount of the Loan plus interest thereon; provided, however, the Affordability Restriction and Recorded Restriction shall remain in place unless the entire Loan of \$175,000.00 plus interest thereon is repaid as provided in Section 3.3.

1.3 ELIGIBLE ACTIVITY. The Loan has been made available based upon the information provided by Borrower in the Application. The sole purpose of this allocation of funds is and will be to rehabilitate and renovate rental units located at 1218 Winburn Drive, Lexington, KY 40511, ("Project") also known as Derby Pointe Apartments.

1.4 SITES. In the event the Project includes new construction activities and/or rehabilitation construction activities, Borrower must identify specific units (the “Units”) to be assisted. Once identified, Units may not be changed, removed or substituted without prior written approval of LFUCG.

1.5 DEFINITIONS. Terms used herein and not otherwise defined shall have the meaning set forth in the Loan Agreement, Note, Mortgage and any other Security Document or agreement related to the Loan (collectively, “Loan Documents”).

1.6 REFINANCE AND SALE. Borrower’s ability to refinance the Senior Security Instruments and sale the Premises shall be as set forth in the Mortgage.

ARTICLE 2 - REPRESENTATIONS AND WARRANTIES OF BORROWER

2.1 Borrower represents and warrants that:

(a) The Property will be free and clear of all encumbrances, except for the Permitted Encumbrances, any leases as may now or hereafter affect any portion of the Premises, easements, restrictions, stipulations and rights-of-way of record, applicable zoning rules and regulations and taxes which may be due and payable or which have been assessed and become a lien against the property whether or not yet due and payable;

(b) All funds disbursed hereunder will be used only for acquisition or development expenses, as applicable, of the Property, as approved by LFUCG, and said funds will not be used in any other manner or for any other purpose; and

(c) The acquisition or construction work has been approved by the appropriate local, regional and state agencies, including those concerned with planning and zoning, public works and health.

2.2 Borrower understands and acknowledges that projects assisted with LFUCG Funds must, at a minimum, meet the requirements set out in this Agreement. Borrower will supply, at LFUCG's request, all necessary documentation to substantiate compliance with this paragraph.

2.3 Borrower represents and warrants that, at the time any advances are made by LFUCG as provided herein, the Property will contain no substance known to be hazardous such as hazardous waste, lead-based paint (in violation of Federal or State law), asbestos, methane gas, urea formaldehyde, insulation, oil, toxic substances, polychlorinated biphenyls (PCBs) or radon, and Borrower shall take all action necessary to insure that the Property contains no such substances. Further, the Property will not be affected by the presence of oil, toxic substances or other pollutants that could be a detriment to the Property, nor is Borrower or the Property in violation of any local, state or federal environmental law or regulation and no violation of the Clean Air Act, Clean Water Act, Resource Conservation and Recovery Act, Toxic Substance Control Act, Safe Drinking Water Control Act, Comprehensive Environmental Resource Compensation and Liability Act or Occupational Safety and Health Act has occurred or is continuing. Borrower will take all actions within its control necessary to insure that no such violation occurs. Borrower will immediately deliver to LFUCG any notice it may receive about the existence of any of the foregoing hazardous conditions on the Property or about a violation of any such local, state or federal law or regulation with respect to the Property.

2.4 Borrower is duly organized and validly existing and in good standing under the laws of the Commonwealth of Kentucky; has the power and authority, corporate or otherwise, to own its properties and carry on its business as being conducted; and is duly qualified to do business wherever qualification is required. Borrower has been organized pursuant to state law for the primary purpose of providing housing to persons and families of lower and moderate income. Borrower is not presently under any cease or desist order or other orders of a similar nature, temporary or permanent, of any federal or state authority which would have the effect of preventing or hindering the performance of its duties under this Agreement, nor are there any proceedings presently in progress or to its knowledge contemplated which would, if successful, lead to the issuance of any cease or desist order.

2.5 Plans and specifications for the Project are satisfactory to Borrower and, to the extent required by applicable law, have been approved by all governmental agencies and

authorities having jurisdiction thereof, and the use of the Project site(s) contemplated hereby will comply with all local zoning requirements.

2.6 There are no actions, suits or proceedings pending or, to the knowledge of the Borrower, threatened against or affecting it or the Project or involving the validity or enforceability of any mortgage or the priority of the mortgage lien granted by or to Borrower, at law or in equity, on or before or by any governmental authority or any other matters which would substantially impair the ability of Borrower to pay when due any amounts which may become payable in respect to the Note, and to the Borrower's knowledge, it is not in default with respect to any order, writ, judgment, injunction, decree or demand of any court of any governmental authority.

2.7 The consummation of the transaction contemplated hereby and the performance of this Agreement and any Mortgage, if so required, will not result in any breach of, or constitute a default under, any mortgage, deed of trust, lease, bank loan or other loan, credit agreement, corporate charter, bylaw or any other instrument to which the Borrower is a party or by which it may be bound or affected.

ARTICLE 3 – REQUIREMENTS FOR DISBURSEMENT

3.1 DISBURSEMENT OF AFFORDABLE HOUSING FUNDS. The Loan will be disbursed to Borrower upon receipt by LFUCG of the following:

- (a) an executed original of the Authorized Signature form; and
- (b) evidence that the Project will remain affordable as provided below;
- (c) an executed LFUCG Construction Start-Up Form;
- (d) proof of costs in adherence to LFUCG's requirements for draws and inspections for the Program activity under this Agreement (construction draws);
- (e) execution of the Note, recordation of a valid mortgage lien against the Property securing repayment of the Loan and execution of any and all other Security Documents which may be required by LFUCG.

LFUCG will not be required to advance any amount hereunder if an Event of Default (hereinafter defined) has occurred and is continuing.

3.2 DISBURSEMENT OF DEVELOPER FEE. If a Developer fee is paid with the Loan proceeds, it will be disbursed on a pro-rata share equal to the percent of the Project completion, with the exception of the initial draw as follows:

- (a) up to 40% of the Project's developer fee may be disbursed at the initial draw; and
- (b) the remaining 60% may be drawn based upon the percentage of construction completion.

Developer fee shall be used to cover all funding shortfalls before additional funds can be requested. LFUCG will continue to hold the ten percent (10%) retainage until all project completion and closeout documents are received.

3.3 AFFORDABILITY PERIOD. Sixty (60) rental units located on the Property must

remain affordable to persons at or below eighty percent (80%) of the area median income pursuant to the guidelines of the United States Department of Housing and Urban Development (HUD) for fifteen (15) years from date the Loan proceeds are first expended on each unit in the Project (the "Affordability Restriction"); provided, however, Borrower may, at any time, terminate the Affordability Restriction and obtain a release of the Mortgage and the Recorded Restriction by fully repaying to LFUCG the entire Loan of \$175,000.00 plus interest thereon. The Affordability Restriction must be ensured by recorded deed restrictions (the "Recorded Restriction") for all properties receiving Affordable Housing Funds.

3.4 SECTION 8 RENTAL ASSISTANCE. If Loan proceeds are used to construct rental property, Borrower will not refuse to lease any Unit assisted with Affordable Housing Funds to a holder of a voucher or certificate of eligibility under Section 8 of the United States Housing Act of 1937, as amended, solely because of the status of the prospective tenant as a holder of a certificate or voucher. Provided, however, if the rent required for the Unit is based upon a percentage of the prospective tenant's income through project design, or the assisted housing unit(s) utilize project-based rental housing assistance through another source, this section will not apply. This section does not apply to homeowner-occupied units of housing assisted with Affordable Housing Funds.

3.5 INSURANCE. For all properties assisted with Affordable Housing Funds, the Borrower or Property Owner must maintain all risk, fire and extended coverage, in form and with companies acceptable to LFUCG, for each Unit of the Project and any improvements to be constructed thereon in an amount of not less than the Affordable Housing Funds made available to Borrower for each Unit of the Project. Each policy must include appropriate loss payable clauses in favor of LFUCG or Borrower, as applicable, as beneficiary and without right of cancellation or change except upon thirty (30) days' written notice to LFUCG. Borrower will deliver proof of all insurance to LFUCG upon request.

3.6 RESERVE FUND FOR REPLACEMENT. Borrower will deposit the amount of Twenty-Nine Thousand Two Hundred and 00/100 Dollars (\$29,200.00) annually into a Reserve Fund for Replacements Account ("Reserve Fund"); commencing on August 1, 2018 and continuing annually each August 1st throughout the term of the loan. All funds will be deposited into an account maintained by Borrower, and will be monitored by LFUCG during the compliance period. Reserve Fund disbursements will be only for the purposes of making necessary repairs to the Premises or replacement of furniture or fixtures, upon written request of Borrower and with the approval of LFUCG, which approval will not be unreasonably withheld.

The Reserve Fund will be maintained in accordance with LFUCG policy including minimum balances that must be maintained, frequency of requests for disbursements, as well as eligible disbursements.

3.7 REPAYMENT. In the event that repayment of the Affordable Housing Funds is required, Borrower agrees to repay funds to the Fund through LFUCG on a timely basis.

3.8 LEGAL MATTERS. All legal matters incident to the contemplated transaction will be concluded to the satisfaction of LFUCG's Department of Law.

3.9 PROOF OF CORPORATE ACTION. Prior to execution of this Agreement, LFUCG shall have received (i) copies of Borrower's organizational documents; (ii) confirmation from the

Secretary of State of Borrower's organizational jurisdiction that Borrower is a validly existing entity in good standing, and (iii) a resolution from the Borrower's Board of Directors, member, manager or general partner, as appropriate, authorizing the execution of the legal documents evidencing the funding received under this Agreement. If Borrower is a foreign entity, it shall, in addition to jurisdictional organizational documents provide evidence of its authority to conduct business in the Commonwealth of Kentucky.

ARTICLE 4 - CONSTRUCTION LOAN TERMS

4.1 PLANS AND SPECIFICATIONS. Borrower will develop the Property in accordance with plans and specifications which have been approved by LFUCG, or by any other agency approved by LFUCG, which plans and specifications, upon such approval, will be incorporated herein by reference. Said plans and specifications will include and specifically identify all roads, sewer lines and water lines and will provide for the development of the Property in conformance with applicable Affordable Housing Program requirements. Said plans and specifications may be subject to minor changes as required to comply with state and local building codes and to conform to the Property, provided such changes are approved by LFUCG. In addition to said plans and specifications, Borrower will prepare or cause to be prepared from time to time such additional plans and drawings, including working drawings, shop drawings and supplemental specifications, as may be necessary or desirable to facilitate expeditious construction of the improvements in accordance with the approved plans and specifications and will cause copies of all such additional items to be delivered to LFUCG. All of said plans and specifications and any such additional items so approved are hereinafter collectively referred to as the "Plans and Specifications." Borrower will not deviate nor permit any such deviation from the Plans and Specifications without the prior written consent of LFUCG.

4.2 NO LIENS. Borrower will cause all work to be performed, including all labor, materials, supervision, supplies, equipment, architectural, and engineering services necessary to complete the improvements, in accordance with the Plans and Specifications. The Borrower will complete the improvements free from all materialmen's liens and all mechanic's liens and claims. All contracts with subcontractors and materialmen will contain, upon the request of LFUCG, a provision for not less than ten percent (10%) retainage to ensure adequate and complete performance in connection with interim or progress payments hereunder. Advances of the Affordable Housing Funds by LFUCG will not be made until a representative of LFUCG has inspected the improvements, certified their completion and received from the general contractor and all subcontractors affidavits, in form and substance satisfactory to LFUCG, stating that payment will constitute payment in full of all amounts due and owing to them and their suppliers.

4.3 DEADLINE ON PROPERTY DEVELOPMENT. Borrower will begin development of the Property within 30 days after an advance is made hereunder for the Property and will cause all development work to be pursued with diligence and without delay. Borrower will cause the improvements to be constructed in a good and workmanlike manner in substantial compliance with the Plans and Specifications and in all respects in full compliance with all laws, rules, permits, requirements and regulations of any governmental agency or authorities having jurisdiction over the Property.

4.4 USE OF FUNDS. Borrower will cause all Affordable Housing Funds borrowed or

advanced pursuant hereto to be applied entirely and exclusively for the acquisition or development, as applicable, of the Property and payment of labor and materials in the completion of development work in substantial compliance with the Plans and Specifications and for the payment of such other costs incidental thereto as may be specifically approved in writing by LFUCG.

4.5 RIGHT OF INSPECTION. Borrower will permit access by LFUCG to the books and records of Borrower and to the Property and all improvements at reasonable times. In the event LFUCG determines that any work or materials are not substantially in conformance with the Plans and Specifications, or are not in conformance with any applicable laws, regulations, permits, requirements or rules of any governmental authority having or exercising jurisdiction thereover or are not otherwise in conformity with sound building practices, LFUCG may stop the work and order replacement or correction of any such work or materials. Such inspection will not be construed as a representation or warranty by LFUCG to any third party that the improvements are, or will be, free of faulty materials or workmanship.

4.6 UNDERTAKING. If required by LFUCG prior to disbursement of Affordable Housing Funds hereunder and thereafter as LFUCG may require, Borrower will deliver to LFUCG (a) an agreement between Borrower and the architect who has prepared the Plans and Specifications whereby such architect agrees that the agreement is assignable to LFUCG upon the same terms and conditions as exist in said agreement; (b) an agreement between Borrower and Borrower's contractor whereby Borrower's contractor agrees that the agreement is assignable to LFUCG upon the same terms and conditions as exist in said agreement; (c) copies of all subcontracts and material purchase orders between Borrower's contractor and any persons, firms, or corporations with whom it has contracted to provide labor, materials or services with respect to the construction of the improvements, where any such contract exceeds a minimum price of Five Thousand Dollars (\$5,000.00); and (d) if requested in writing by LFUCG, a list of all persons, firms and corporations who have provided or proposed to provide labor, materials or services in connection with construction of the improvements.

4.7 NONLIABILITY OF LFUCG. This Agreement will not be construed to make LFUCG liable to materialmen, contractors, craftsmen, laborers or others for goods and services delivered by them to or upon the Property or for debts or claims accruing to said parties against the Borrower. There are no contractual relationships, either express or implied, between LFUCG and any materialman, contractors, craftsmen, laborers or any other persons supplying work, labor or materials on the job, nor will any third person or persons, individual or corporate, be deemed to be beneficiaries of this Agreement or any term, condition or provisions hereof or on account of any actions taken or omitted by LFUCG pursuant hereto.

ARTICLE 5 – BREACH OR DEFAULT

5.1 RECAPTURE OF FUNDS; BREACH OF AGREEMENT. In the event of a breach, LFUCG may suspend Borrower's authority to draw Affordable Housing Funds at any time by giving notice to Borrower. LFUCG has the right, in its sole discretion, to terminate disbursement of funds and/or recapture any remaining portion of Affordable Housing Funds and/or require repayment of the Unamortized Unforgiven Amount of the Affordable Housing Funds already disbursed upon the occurrence of one or more of the following events ("Breach"):

(a) Borrower does not diligently pursue the activity detailed in Borrower's Application and for which Affordable Housing Funds have been awarded;

(b) Borrower violates of any of the terms of this Agreement, the Affordable Housing Program statutes, the Note evidencing the Affordable Housing Funds under this Agreement or any other Security Document entered into pursuant to this Agreement;

(c) Borrower does not submit reports or submits inadequate reports pursuant to Article 6 below;

(d) Borrower defaults under any of the terms of this Agreement or any other document executed in conjunction with funding under this Agreement, and such default is not cured within any applicable cure period;

(e) Borrower is unable to draw all Affordable Housing Funds, as set forth in the closing documents, in no instance later than twenty-four (24) months from the date of this Agreement;

(f) Borrower is unable to document its participation in the project throughout the compliance period as required of nonprofit material participation per IRC Section 42;

(g) the information submitted to LFUCG by Borrower, upon which LFUCG relied in its decision to allocate funds to Borrower, proves to be untrue or incorrect in any material respect; or

(h) LFUCG determines in its sole discretion that it would be inadvisable to disburse Affordable Housing Funds to Borrower because of a material and adverse change in Borrower's condition.

5.2 EVENTS OF DEFAULT. Occurrence of one or more of the following events will, in the sole discretion of LFUCG, constitute an event of default:

(a) Any installment of principal or interest required by the Promissory Note remains unpaid for more than ten (10) days after the due date thereof;

(b) Any representation or warranty made herein, or in any certificate, report or statement furnished to LFUCG in connection the Affordable Housing Funds or the Note proves to have been untrue or misleading in any material respect when made;

(c) Failure of Borrower to perform any of the provisions of the Note, this Agreement or any other document executed in connection with this Agreement;

(d) Borrowers violation of the affordability requirements, whether evidenced by recorded Deed Restriction or owner certification of continued compliance;

(e) The entry of any lien or encumbrance against the Project site(s), except for ad valorem taxes which are not yet due and payable and liens incurred in the ordinary course of business with respect to amounts which are not yet due and payable without penalty or interest;

(f) Borrower fails to prosecute Project site development work with diligence so that construction thereof will be completed in a timely manner;

(g) Any party obtains or seeks an order or decree in any court of competent jurisdiction seeking to enjoin the construction of the improvements or to delay construction of the same or to enjoin or prohibit Borrower or LFUCG from carrying out the terms and conditions hereof, and such proceedings are not discontinued or such decree is not vacated within thirty (30) days after LFUCG has given Borrower notice under the provisions hereof;

(h) Borrower discontinues the construction/rehabilitation work and abandonment continues for a period of ten (10) days;

(i) Borrower permits cancellation or termination of any insurance policy required under this Agreement or fails, if required, to obtain any renewal or replacement thereof satisfactory to LFUCG;

(j) Borrower (A) becomes bankrupt, or ceases, becomes unable, or admits in writing its inability to pay its debts as they mature, or makes a general assignment for the benefit of, or enters into any composition or arrangement with, creditors; (B) applies for, or consents (by admission of material allegations of a petition or otherwise) to the appointment of a trustee, receiver or liquidator of the Borrower or of a substantial portion of its assets, or authorizes such application or consent, or proceedings seeking such appointment are commenced without such authorization, consent or application against it and continue un-dismissed and unstayed for a period of fifteen (15) days; (C) authorizes or files a voluntary petition in bankruptcy, reorganization, readjustment of debt, insolvency, dissolution, liquidation or other similar law of any jurisdiction; or authorizes such application or consent; or proceedings to such end are instituted against the Borrower without such authorization, application or consent and are approved as properly instituted, remain un-dismissed for fifteen (15) days, or result in adjudication of bankruptcy or insolvency; or

(k) Borrower is found to have violated any law or regulation, whether federal or state.

5.3 CURE OF BREACH OR DEFAULT; PENALTIES. If any breach or default is not cured within thirty (30) days from the date LFUCG notifies Borrower of the breach or default, LFUCG may continue suspension of disbursements. Additionally, LFUCG may declare the loan and/or grant immediately due and payable and may institute proceedings for its collection. LFUCG may terminate this Agreement by giving written notice to Borrower. In the event of a termination, Borrower's authority to draw Affordable Housing Funds will terminate as of the date of the notice of termination and Borrower will have no right, title or interest in or to any remaining Affordable Housing Funds.

5.4 MISAPPROPRIATION OF FUNDS. Borrower will be liable for any and all misappropriation of Affordable Housing Funds, audit exceptions by state or federal agencies, and violations of the terms of this Agreement. LFUCG also has the right to require Borrower to repay to LFUCG a portion of or all Affordable Housing Funds drawn by Borrower in cases of breach involving misappropriation of funds or fraudulent uses of funds.

5.5 RIGHTS UPON DEFAULT. If one or more of the events of default described above occur, LFUCG may declare Borrower to be in default under this Agreement by giving not less than ten (10) days prior written notice (or other notice required by applicable default provisions in other LFUCG loan documents) to Borrower, except for a default in payment, in which case no notice is required, and thereafter, LFUCG may exercise any one or more of the following remedies:

(a) Terminate the credit hereby extended, declare the entire unpaid balance of the Unamortized Unforgiven Amount of the Loan and all accrued but unpaid interest under the Note due and payable and institute proceedings for collection thereof. Provided, however, LFUCG may make advances under the occurrence of an event of default without waiving any of

its rights hereunder;

- (b) Exercise its rights under the Note or any other Security Document;
- (c) Enter upon the Project site(s), expel and eject Borrower and all persons claiming through or under Borrower and collect the rents and profits therefrom;
- (d) Complete the Project site development work at the cost and expense of Borrower and add such cost to the debt evidenced by the loan and/or grant and this Agreement and secured by the Security Documents;
- (e) Have discharged of record any mechanic's and materialmen's lien or other lien against the Project site(s);
- (f) Institute such legal proceedings or other proceedings in the name of Borrower or LFUCG as LFUCG may deem appropriate for the purpose of protecting the Project site(s) and LFUCG's interests therein; or
- (g) Do and perform all acts and deeds in the name of Borrower or LFUCG as LFUCG deems necessary or desirable to protect the Project site(s) and LFUCG's interests therein.
- (h) All of the rights and remedies of LFUCG under this Agreement shall be cumulative and to the fullest extent permitted by law and shall be in addition to all those rights and remedies afforded LFUCG at law or in equity or in bankruptcy.

5.6 PAYMENTS DUE TO DEFAULT. Borrower shall to reimburse and fully compensate LFUCG upon demand for all loss, damage and expense, including without limitation reasonable attorney's fees and court costs, together with interest on the amount thereof from the date the same accrues at the rate of twelve percent (12%) per annum, incurred by LFUCG (a) by reason of any default or defaults hereunder or under this Agreement, the Note, or the Security Documents or any other loan document executed by Borrower, (b) by reason of the neglect by Borrower of any duty or undertaking hereunder or under the Security Documents and (c) in the exercise of any right or remedy hereunder or under the Security Documents.

ARTICLE 6 – RECORDS; REPORTING

6.1 RECORDS; ACCESS. Borrower agrees to keep adequate records pertaining to the Project and the uses of Affordable Housing Funds. Borrower agrees to provide LFUCG or its designee access to all of its books and records, including fiscal records, for the purpose of program assessment reviews, and to retain all books and records until the later of three (3) years from the termination of this Agreement, or until all audits of performance during the term of this Agreement have been completed, or until any pending litigation involving this grant or related books and records is settled. Borrower agrees to maintain its books and records in accordance with generally accepted accounting principles. Nothing in this Agreement will be construed to limit the ability of LFUCG to monitor implementation of the project funded by this Agreement.

6.2 REPORTING REQUIREMENTS. In the event project activity reports are required, reports must be submitted as requested by LFUCG, on the forms provided by LFUCG, beginning the first calendar quarter after Borrower receives a disbursement of Affordable Housing Funds.

6.3 ANNUAL FINANCIAL REPORTING. Borrower agrees to provide LFUCG or its

designee audited financials and/or Financial Compilation Reports on an annual basis during the term of this Agreement.

6.4 CAPITAL NEEDS ASSESSMENT. LFUCG requires a Project Capital Needs Assessment (“PCNA”) for all rehabilitation and adaptive reuse projects that includes a capital reserve replacement schedule which projects either beyond the term of any LFUCG loan or twenty (20) years if the project only requires Housing Credits; furthermore, LFUCG requires a subsequent PCNA in year 15 with corresponding adjustment to the capital reserve replacement schedule for all projects obtaining Risk-Sharing, HOME or Affordable Housing Funds gap financing through LFUCG.

6.5 WARRANTY AS TO INFORMATION. Borrower acknowledges that its award of Affordable Housing Funds has been based upon information received from Borrower. Borrower warrants that the financial and other information furnished by Borrower to LFUCG was, at the time of application, and continues to be, true and accurate.

6.6 PROGRAM COMPLIANCE. Borrower agrees to comply with the LFUCG Affordable Housing Program guidelines and criteria relating to the Fund.

ARTICLE 7 - MISCELLANEOUS

7.1 NOTICES. Any notice required or permitted to be given pursuant to this Agreement will be deemed to have been duly given when properly addressed and hand-delivered, or mailed by registered or certified mail with postage prepaid, to Borrower or LFUCG, as the case may be, at the following addresses or to such other place as any of the parties may for themselves designate in writing from time to time for the purpose of receiving notices pursuant hereto:

Borrower: UPC Winburn, LLC
3295 Blake Street Ste. 104
Denver, CO 80205
ATTN: Ryan Lawless, Principal

LFUCG: Lexington-Fayette Urban County Government
101 East Vine Street, Suite 400
Lexington, Kentucky 40507
ATTN: Richard McQuady, Affordable Housing Manager

7.2 COSTS TO BE PAID BY BORROWER. All items which Borrower agrees to furnish under this Agreement will be furnished at Borrower's sole cost and expense.

7.3 NON-DISCRIMINATION AND FAIR HOUSING RULES. The Project and all contractors and major subcontractors engaged in connection therewith shall comply with all fair housing and non-discrimination statutes and regulations as they are amended from time to time, which include but are not limited to the following, each of which is hereby incorporated by reference into this Agreement:

Fair Housing Act (Title VIII of the Civil Rights Act of 1968);
24 CFR § 5.105, which prohibits discrimination on the basis of actual or
perceived sexual orientation or gender identity, and marital status
Title VI of the Civil Rights Act of 1964;
Section 504 of the Rehabilitation Act of 1973;
Section 109 of Title I of the Housing and Community Development Act of 1974;
Title II of the Americans with Disabilities Act of 1990;
Architectural Barriers Act of 1968;
Age Discrimination Act of 1975;
Title IX of the Education Amendments Act of 1972; and
Presidential Executive Orders 11063, 11246, 12892, 12898, 13166, 13217.
Nondiscrimination and Equal Opportunity requirements [24 CFR §5.105(a)]
Chapter 2, Article 2, §§2-26 – 2-46 of the Code

7.4 SUSPENSION AND DEBARMENT. Borrower certifies by submission of its application and execution of this Agreement that to the best of its knowledge and belief after reasonable investigation, that it and/or its principals are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in any transaction under this Agreement by any federal department or agency, or under LFUCG's Suspension and Debarment Policy. Borrower further agrees that any future principal will meet the requirements of this section.

7.5 INDEMNIFICATION. Borrower shall indemnify, defend and hold LFUCG harmless from and against any and all liabilities, claims, demands, losses, damages, costs and expenses (including without limitation, reasonable attorney's fees and litigation expenses), actions or causes of actions, arising out of or relating to any breach of any covenant or agreement or the incorrectness or inaccuracy of any representation and warranty of Borrower contained in this Agreement or in any document delivered to LFUCG or by Borrower, or any other person on behalf of Borrower pursuant to the terms of this Agreement, except for that which occurs as a result of LFUCG's gross negligence or willful misconduct.

7.6 GOVERNING LAW. This Agreement and the loan referred to herein will be governed by the laws of the Commonwealth of Kentucky.

7.7 ASSIGNABILITY. Borrower may not assign this Agreement nor any part hereof without the prior written consent of LFUCG. Subject to the foregoing restriction, this Agreement will inure to the benefit of LFUCG, its successors and assigns and will bind Borrower, Borrower's successors, assigns and representatives.

7.8 MODIFICATION. No variance or modification of this Agreement will be valid and enforceable except by supplemental agreement in writing, executed and approved in the same manner as this Agreement.

7.9 EXHIBITS. Any exhibits attached to this Agreement and the matters contained therein are incorporated herein and deemed to be a part hereof as if fully recited in this Agreement prior to the date of execution hereof.

7.10 WAIVER. LFUCG may waive Borrower's performance of any of the terms of this Agreement or Borrower's default hereunder; provided, however, such waiver must be in writing,

signed by LFUCG, and any such written waiver hereunder will not be construed as a waiver of any other term or condition of this Agreement or of any act of continuing default.

7.11 INVALID PROVISIONS. The invalidity or unenforceability of a particular provision of this Agreement will not affect the other provisions hereof, and this Agreement will be construed in all respects as if such invalid or unenforceable provisions were omitted.

[INTENTIONALLY LEFT BLANK - SIGNATURE PAGE TO FOLLOW]

WITNESS the signatures of the parties hereto as of the date and year first above written.

LEXINGTON-FAYETTE-URBAN COUNTY GOVERNMENT

By: [Signature]
Jim Gray, Mayor

ATTEST:
[Signature]
Clerk, Urban County Council

UPC WINBURN, LLC, a
Colorado limited liability company

By: **URBAN PUBLIC HOLDINGS, LTD., a**
Colorado limited liability company,
its Manager-Member

By: **URBAN PUBLIC COMPANIES, INC., a**
Colorado corporation,
its Manager-Member

By: [Signature]
Name: Ryan M. Lawless
Title: Co-President

STATE OF Colorado)
:
COUNTY OF Denver)

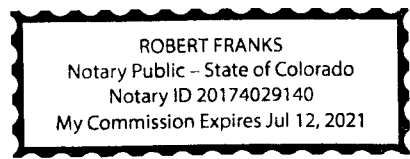
ss.:

On this 7th day of August in the year 2017 before me, a Notary Public, in and for said state, personally appeared **RYAN M. LAWLESS, CO-PRESIDENT** of **URBAN PUBLIC COMPANIES, INC.,** a Colorado corporation, **MANAGER-MEMBER** of **URBAN PUBLIC HOLDINGS, LTD.,** a Colorado limited liability company, **MANAGER-MEMBER** of **UPC WINBURN, LLC,** a Colorado limited liability company, known to me to be the person who executed the within instrument in behalf of said limited liability company and acknowledged to me that he executed the same for the purposes therein stated.

[Signature]
Notary Public

Print Name: Robert Franks

My commission expires:
July 12, 2021





Affordable Housing Fund

Application for Funding

Please review the guidelines and eligible uses at [\(link\)](#) prior to filling out this application. If you have any questions please contact the Office of Affordable Housing at [\(phone\)](#) or [\(email\)](#).

General Information

Applicant Name: UPC Winburn, LLC.

Status: Rehabilitaion Status

Tax Status: For Profit Company

Type of Entity: Limited Liability Company

Development Name: Derby Pointe Apartments

Development Location: 1218 Winburn Drive, Lexington KY 40511

Contact Person: Ryan Lawless

Contact Title: Principal, Urban Public Companies

Mailing Address: 3200 Brighton Blvd, unit 110

City: Denver **State:** CO **Zip:** 80216 **Phone:** 201.317.1784

Fax:

Email Address: rlawless@urbanpublic.net

Funds Requested: \$175,000

Lexington, KY Affordable Housing Fund – Application For
Funding | 1

Other Funding (Specify on Pro-Forma): Rehabilitation

costs only

Citizens Deposit Bank \$999,094.00

Ryan Lawless \$200,000

Total Development Cost: Rehabilitaion costs only =

\$1,374,094.00

Development Information

Development Type (Check all that apply):

- New Construction:
- Rehabilitation: X
- Adaptive Re-Use:
- Rental (11 Units or Less): Rental
- (12 Units or More): X
- Single Site: X
- Scattered Site:
- Historic
- Property:

Total Number of Units: 73

Total Number of Buildings: 4

Square Feet of Units by Bedroom Size:

Unit Size: 1 BDRM	Square Footage: 750
Unit Size: 2 BDRM	Square Footage: 950
Unit Size:	Square Footage:
Unit Size:	Square Footage:
Unit Size:	Square Footage:

Monthly Rents by Bedroom Size:

Unit Size: 1 BDRM	Monthly Rent: \$639
Unit Size: 2 BDRM	Monthly Rent: \$749
Unit Size:	Monthly Rent:
Unit Size:	Monthly Rent:

Unit Size: Monthly Rent:

Target Area Median Income (AMI): ~~\$68,170~~

Amenities (Check all that apply):

- Stove: X
- Refrigerator: X
- Dishwasher: X
- Garbage Disposal: X
- Washer/Dryer hookup: *7 Laundry Facility? → Yes*
- Help/Call System:
- Community Room:
- Playground:
- Other (Please specify): On Site Laundry Facility

Location Amenities (Check all that apply):

- | | | |
|--|---|----------------------|
| Public Transportation: <input checked="" type="checkbox"/> | Proximity to Development: At Property | Description: LexTran |
| Shopping: <input type="checkbox"/> | Proximity to Development: 2 mile radius | Description: |
| Restaurants: <input type="checkbox"/> | Proximity to Development: 2 mile radius | Description: |
| Medical Facilities: <input type="checkbox"/> | Proximity to Development: 2 mile radius | Description: |
| Banks: <input type="checkbox"/> | Proximity to Development: 2 mile radius | Description: |
| Other: <input type="checkbox"/> | Proximity to Development: | Description: |

Populations to be Served (Check all that apply):

- Elderly: X
- Single Parent: X
- Homeless: X
- Victims of Domestic Violence: X
- Physically Disabled: X
- Acquired Traumatic Brain Injury: X
- Aging out of Foster Care: X
- Veterans: X
- Severe Mental Illness: X
- Drug/Alcohol Addiction: X

Description of services to be provided, service providers, and how services will be paid:

Derby Pointe will offer clean, safe and affordable housing in the community, to any person who meets qualifying criteria in regard to income, criminal background and credit. All management and leasing practices are performed in accordance with local, state and federal fair housing regulations.

Application for Funding Agreement

The applicant certifies that the information submitted in this application is accurate and consistent with the applications submitted to other funding sources. The applicant commits to keeping the staff and board of the Affordable Housing Fund of Lexington, KY updated with changes in the project structure, funding, and development team. The applicant and any other borrower consents to a possible credit check as part of the underwriting process.

I have read the above agreement and consent to its terms:

Name: Melanie Embury

Title: Manager

Date: 5/12/2017

CAPACITY REVIEW (Attachment A)

1. List and provide resumes for each member of the development team followed by a brief narrative describing their experience with affordable housing developments. The development team includes:

A. Developer

The Developer of the Community, known as Derby Pointe Apartments, is Urban Public Companies. As an existing apartment community, this project is not a true development but rather, a renovation of the existing site. Urban Public Companies is a Denver-based firm specializing in the investment of multifamily real estate throughout the United States, specifically market-rate workforce housing communities in fundamentally strong urban markets experiencing economic growth.

B. Development owner (legal entity that will own the property)

UPC Winburn, LLC., a Kentucky Limited Liability Company is the legal owner of the project known as Derby Pointe Apartments. UPC Winburn was formed at the time of project purchase in September of 2016.

C. Consultant

Justin Stevens with Stidham Commercial Partners has been consulting on this project. Justin is locally based in Lexington and provides insight into the area rental market as well as the actual renovation project. Stidham Commercial Partners are specialists in market analysis, transaction structuring, and strategic site and asset identification and selection.

D. Application preparer

Melanie Embs is the application preparer, in conjunction with ownership and third party management. Melanie is part of the local management team and is involved in day to day operations of the Derby Pointe project to include contractor relations, scope review and revisions, budget adherence and tracking, city relations & code compliance. Melanie specializes in working with investors on distressed properties, from the planning and renovation to the marketing and leasing. Although never having applied for Affordable Housing funds in the past, working with Affordable Housing Agencies has become part of normal operations on the projects Melanie has been involved with.

E. General Partner – NA

F. Architect - NA

G. Contractor

Derby Pointe has several teams of contractors working on various aspects of the project. From electricians and plumbers to finish carpenters, we have selected who we feel to be the best fit for this project.

All of our contractors bring years of experience in the renovation and rehabilitation industry.

Our current contractors include;

Ways Contracting – A local contracting company, owned and Operated by Donald Way

G&C Construction – A Cincinnati based contracting company, owned and Operated by Carlos Garcia

CPS Enterprises – A local contracting company, owned and operated by Josh McKinney

Inspired General Contracting – A local contracting company, owned and operated by Jonathan Hampton

H. Attorney

I. Management company

Acute Property Management is the third party management company with oversight on the Derby Pointe project. Based in Denver Co, Acute branched out to our local market in 2016.

Having launched in 2007, Acute Property Management has a great deal of experience working with affordable housing. In its Denver, CO portfolio, Acute manages three multifamily properties that exclusively offer HUD vouchers to its residents, with all residents having to income-qualify for residency in these properties. In addition to this, Acute accepts various forms of state and federal housing vouchers at most its properties, in the Denver, Colorado Springs, and Lexington markets. We are well versed in the additional stipulations that are required for the maintenance of these types of voucher residents, and their homes, and are currently in full compliance with all rules and regulations set forth by the various housing programs Acute works with.

J. Service provider

Service providers for Derby Pointe Apartments include local utility companies such as, Kentucky Utilities, Kentucky American Water, The city of Lexington, Spectrum Cable/Internet

Additionally, we have teamed up with trade service providers to gain support in making this renovation operate as smooth as possible. Those providers include, A1 portables storage solutions, Bypass Rentals, ERI container services, lumber liquidators, home depot, Lowes, Carpet 4 U, Plumbing supply of Lexington and Sherwin Williams

K. Guarantor – Not Applicable

L. Equity provider/syndicator – Not Applicable

2. Describe what experience each member of the development team has had with affordable housing over the last five years. Include name and location of developments.

- a. Acute Property Management - Acute Property Management is our third party management company, tasked with the overall operations of the project. Acute's experience includes three multifamily properties that

exclusively offer HUD vouchers to its residents, with all residents having to income-qualify for residency in these properties. In addition to this, Acute accepts various forms of state and federal housing vouchers at most its properties, in the Denver, Colorado Springs, and Lexington markets. Acute is well versed in the additional stipulations that are required for the maintenance of these types of voucher residents, and their homes, and are currently in full compliance with all rules and regulations set forth by the various housing programs they work with.

b. Melanie Embs – Melanie works in the day to day on site operations for several developments, all of which offer affordable housing to varying degrees including, HUD vouchers and other city assistance programs.

3. Has any member of the development team ever been disbarred by the U.S. Department of Housing and Urban Development (HUD) or any state housing finance agency? If yes, please explain. N/A
4. Has any member of the development team ever had any violations that resulted in the issuance of an 8823 or other citations by a state housing finance agency. If yes, please explain. N/A
5. In the last 5 years has any member of the development team or any entity in which a member of the development team has an identity of interest (see instructions for definition) received an award of funds and/or housing credits which have been recaptured or in which the development was not completed? If yes, please explain. No
6. Have any members of the development team ever been charged with or convicted of any criminal offenses, other than a minor motor vehicle violation? No

If YES, furnish details in a separate attachment. N/A

7. Have any members of the development team been subject to any disciplinary action, past or pending, by any administrative, governmental or regulatory body? No

If YES, furnish details in a separate attachment. N/A

8. Has any member of the development team been informed of any current or ongoing investigation of the applicant with respect to possible violations of state or federal laws? No

If YES, furnish details in a separate attachment. N/A

9. Has any member of the development team been a party to a bankruptcy, been in receivership or adjudicated as bankrupt? No

If YES, furnish details in a separate attachment. N/A

10. Has any member of the development team been denied a business-related license or had it suspended or revoked by any administrative, governmental, or regulatory agency? No

If YES, furnish details in a separate attachment. N/A

11. Is any member of the development team currently debarred, suspended, or disqualified from contracting with any federal, state, or municipal agency? No

If YES, furnish details in a separate attachment. N/A

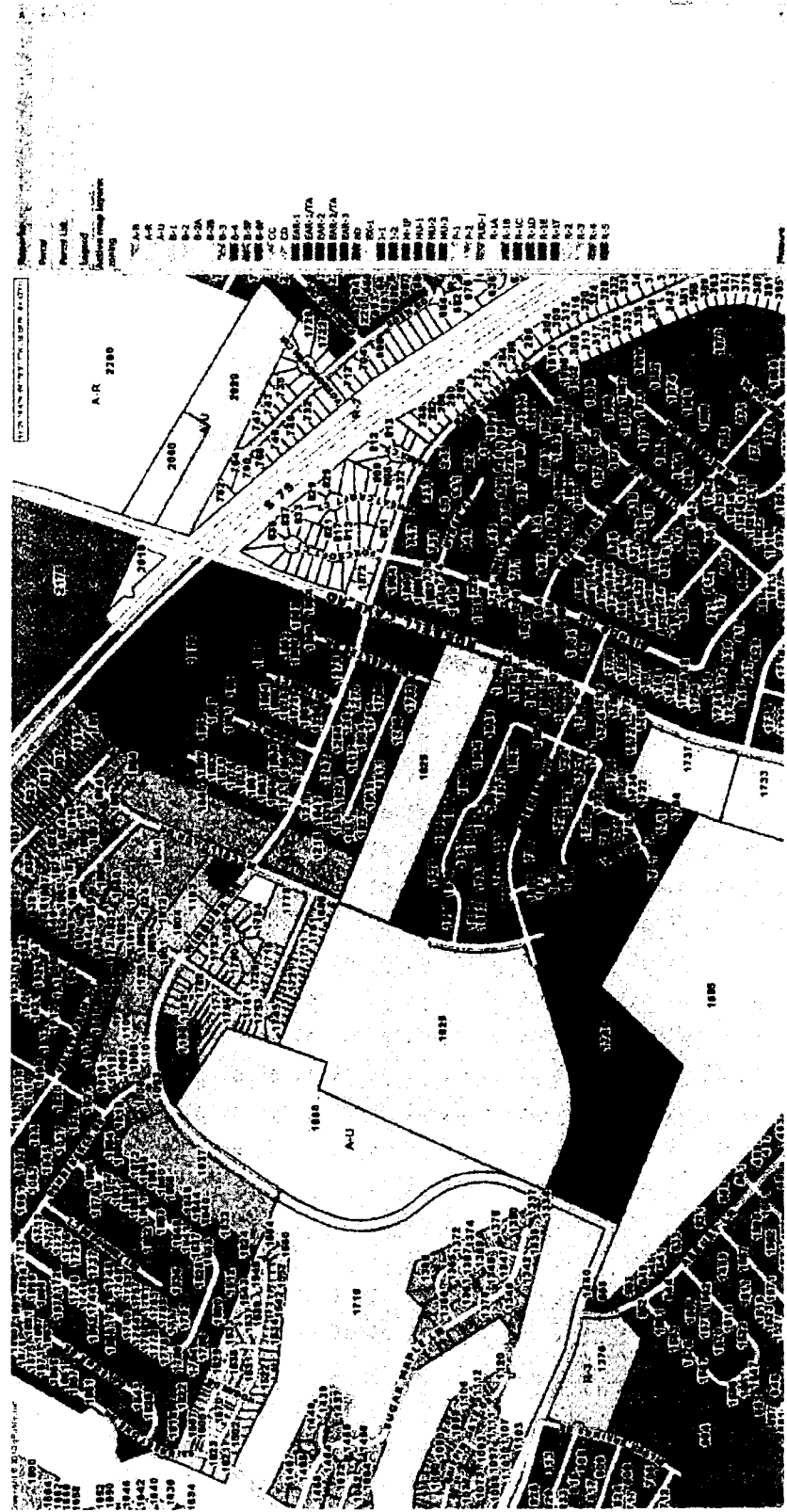
Include with application the financial statements and organization chart of the developer, consultant, general partner, management company, guarantor, and service provider.

Signature: *Melanie Embs* Date: 5.12.2017

Title: Manager

3k. Site Control, Zoning & Utilities

The Derby Pointe site is zoned R5 as indicated by PVA records.



3I. – Site Completion Timeline

1218 Winburn Drive, Units 49-72

All remaining units in this building are vacant and in various stages of remodel and we will be repairing/replacing as necessary, windows, doors, flooring, paint, cabinetry, plumbing fixtures, countertops, lighting fixtures, hardware and life safety items such as smoke detectors.

Please see the attached unit status spreadsheet.
The units, common areas and exterior painting and repairs for this building are scheduled to be complete by May 31, 2017

1750 McCullough Drive, Units 25-48

Units in this building are in various stages of remodel and we will be repairing/replacing as necessary, windows, doors, flooring, paint, cabinetry, plumbing fixtures, countertops, lighting fixtures, hardware and life safety items such as smoke detectors.

The units, common areas and exterior painting and repairs for this building are scheduled to be completed by August 15, 2017

1760 McCullough Drive, Units 1-24

Units in this building are in various stages of remodel and we will be repairing/replacing as necessary, windows, doors, flooring, paint, cabinetry, plumbing fixtures, countertops, lighting fixtures, hardware and life safety items such as smoke detectors.

The units, common areas and exterior painting and repairs for this building are scheduled to be completed by July 15, 2017.

Exterior repairs of the property will run concurrent to the interior remodel of the units. The entire project has a scheduled finish date on or before August 15, 2017.

Please see the included spreadsheet for an up to date status for each unit.

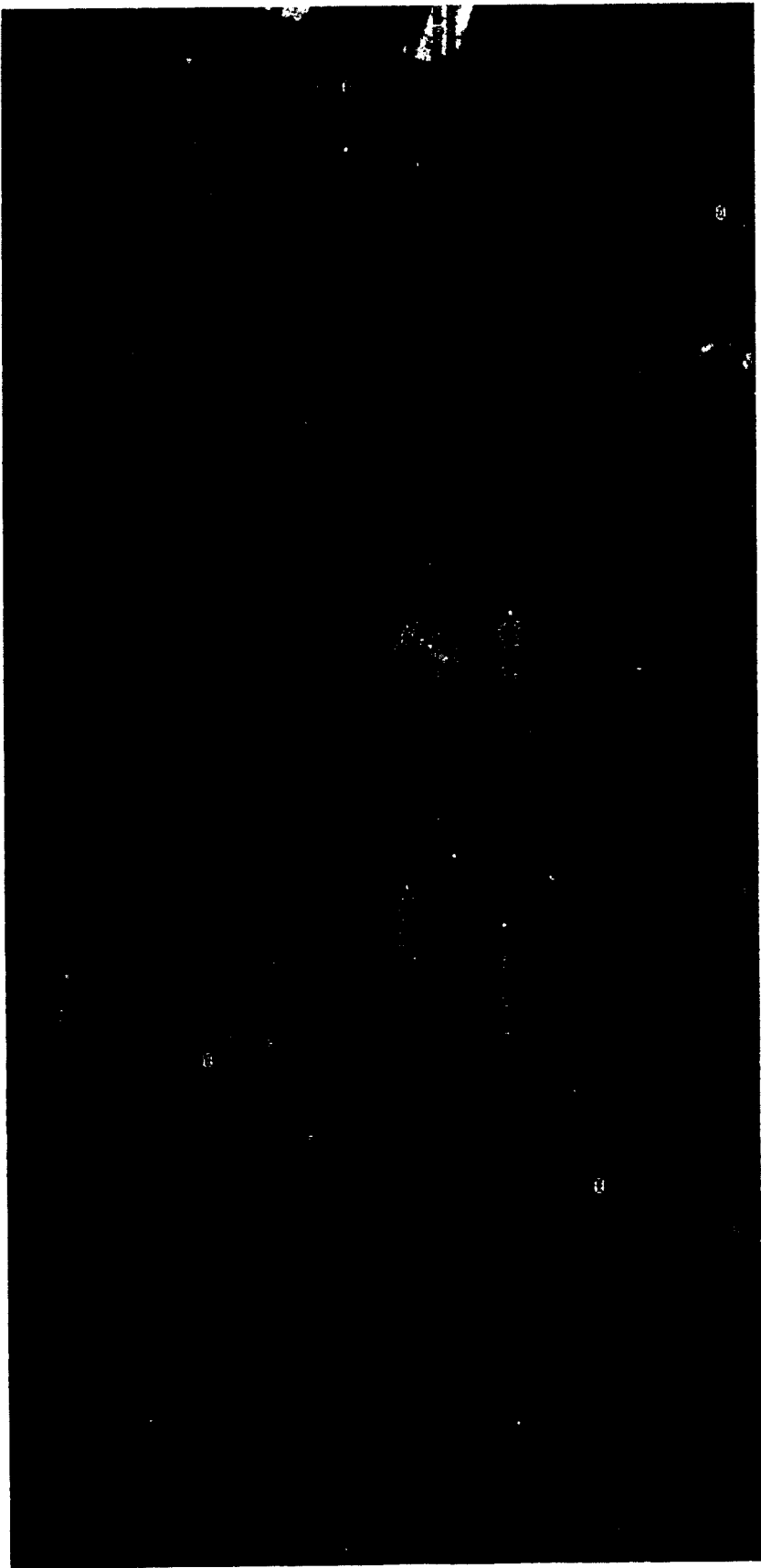
3.i. – Development Funding

Funding for this project has come from two sources as identified below.

Citizens Deposit Bank in the amount of \$999,095

Ryan Lawless, Principal of Urban Public Companies in the amount of \$200,000

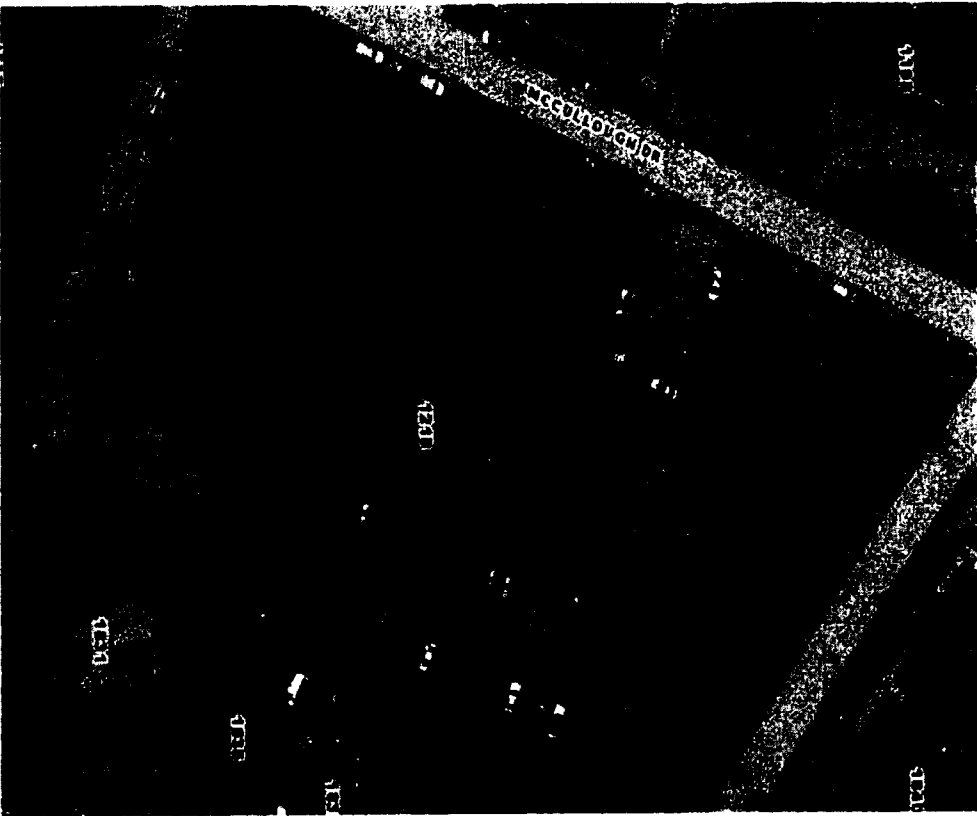
3 c. - Location Map & Neighborhood Amenities



3c. – Location Map & Amenities Cont.

The location of Derby Pointe Apartments is central to shops, restaurants, grocery stores, gas, schools, emergency services and more. All of these amenities are conveniently located within a two mile radius of the property. Public Transportation is offered by the city and services this location, with a bus stop within just several yards from the property.

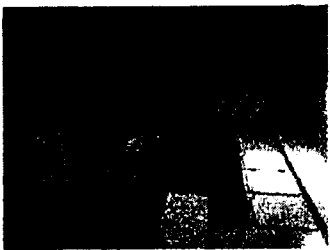
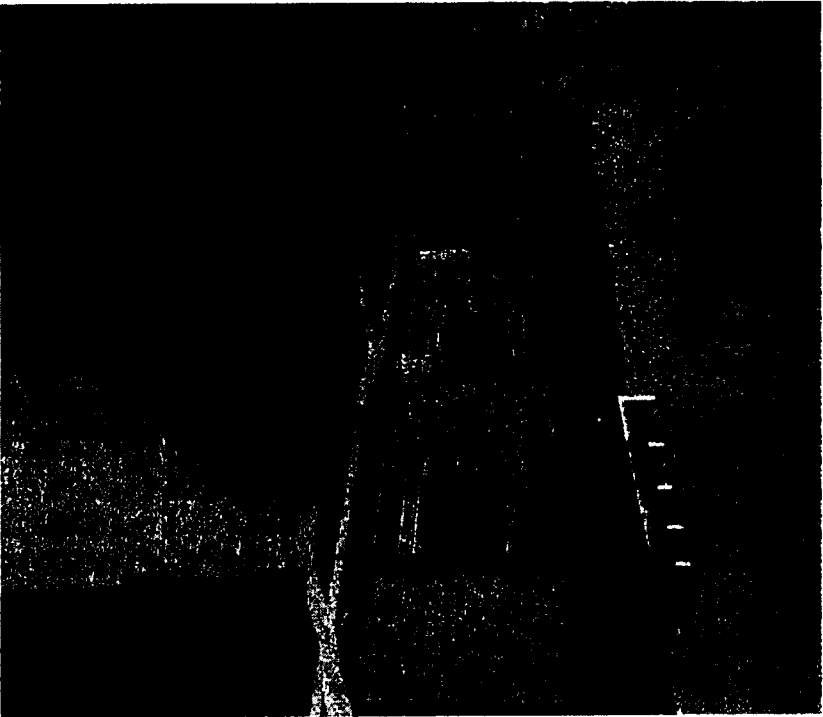
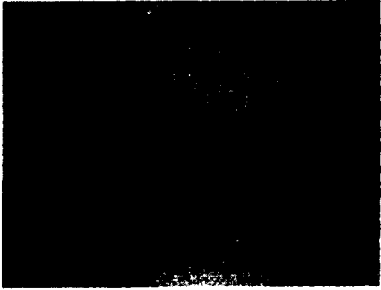
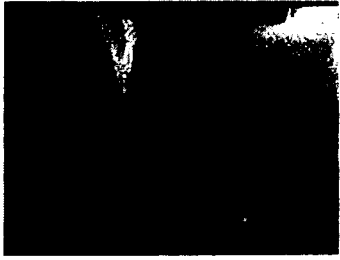
The local community action center is located on Winburn Drive as well and hosts the community garden in the Winburn Area.



3d. - Site Photos



3d. - Site Photos Continued
(Post Renovation)



3e. – Affordability Analysis

The management team for Derby Pointe has priced the units at rates that can easily be attained by families at the median income level or below, as established by the city. Including all utilities in the rental rates enhances the affordability aspect for this community.

Our two bedroom rates at Derby Pointe, with all utilities included are priced at \$749 monthly and our one bedroom rates are priced at \$639/month.

It is important to us that our project remains in line with surrounding properties in order to offer additional safe and quality affordable housing to the Winburn Community.

3b. – Project Description

The renovation of Derby Point Apartments aims not only to dramatically raise the quality of life for its tenant base, but also to increase the overall standard of living for the community. At the time of purchase, the project was in a state of horrible disrepair - multiple units were under condemnation by the city, a myriad mechanical, electrical and plumbing problems plagued the complex's 73 apartment units, tenant concerns were wholly disregarded by management, the property's grounds were neither maintained, cleaned nor monitored and the location was known for its high criminal activity.

Since take-over the criminal element has been removed from the property, the units have undergone extensive renovation to ensure safety, security and resident comfort, the office has been redesigned to include a laundry room for tenant convenience, the grounds have been cleaned up and the exteriors of the buildings have been freshly painted to not only project the change that's occurred under new management, but also as a sign of respect for the neighborhood.

The funds provided from the Fayette County Affordable Housing Fund would further Derby Point Apartments' impact on the neighborhood, allowing for more extensive exterior improvements than initially planned such as full replacement of windows to increase energy efficiency across the complex, roof repairs and aesthetic components including landscaping and additional exterior painting.

The market response to the remodeled units has already been overwhelming. Although, there are other comparable products on the market similarly priced, the Derby Pointe project can help provide additional affordable housing given that the affordable housing demand is far greater than the current affordable housing inventory.

3a. - Market Analysis

Property	Seated Occupancy	Studio 1 Beds		1 Bed 1 Bath		2 Bed 1 Bath		3 Bed 1 Bath		Notes	
		Sq Ft	Rent	Sq Ft	Rent	Sq Ft	Rent	Sq Ft	Rent		
1. Cielo Pura Apartments 522 Hobson Creek Rd Lansington, NY 40511 (844) 213-3604	100%	Sq Ft	Rent	Deposit	Sq Ft	Rent	Deposit	Sq Ft	Rent	Deposit	Water, Trash, Sewer, Cable Included Pet Fee \$250/yr. Pet Rent \$25/mo. 500 Application Fee. 1000 \$25/mo To be renovated in Oct 2018 - Promotion 1st month rent free
		600 Sq Ft	\$500	\$500	750	\$750	\$750				
2. Four Run Apartments 1540 McClintock Drive Lansington, NY 40511 (859) 299-4801	100%	Sq Ft	Rent	Deposit	Sq Ft	Rent	Deposit	Sq Ft	Rent	Deposit	All utilities included except electricity. Pet Deposit \$150. Pet Rent \$25/mo. Application Fee \$35 Unit types each have remodeled and shagbark units available. Security Deposit Special \$99 woc. or fee is upto one month's rent
		600 Sq Ft	\$480	\$480	660	\$460	\$460				
		1000 Sq Ft	\$735	\$735							
3. Parkway Plaza Apartments 431 Rogers Road Lansington, NY 40505 (844) 804-6173	95%	Sq Ft	Rent	Deposit	Sq Ft	Rent	Deposit	Sq Ft	Rent	Deposit	Landlord responsible for utilities, trash is included in rent. Inventoriable Pet Fee \$200/yr. Pet Rent \$20/mo
		600 Sq Ft	\$500	\$500	630 Sq Ft	\$385	\$385				
		1000 Sq Ft	\$735	\$735							
4. Meador North Apartments 1053 Whitman Drive Lansington, NY 40511 (859) 299-1118	100%	Sq Ft	Rent	Deposit	Sq Ft	Rent	Deposit	Sq Ft	Rent	Deposit	All utilities included except electricity. Pet Deposit \$150. Pet Rent \$25/mo. Application Fee \$35 Unit types each have remodeled and shagbark units available Security Deposit Special \$99 woc. or fee is upto one month's rent
		600 Sq Ft	\$500	\$500	660	\$460	\$460				
		1000 Sq Ft	\$735	\$735							
		Sq Ft	Rent	Deposit	Sq Ft	Rent	Deposit	Sq Ft	Rent	Deposit	Water, Trash, Sewer Included Pet Fee \$150. Pet Rent \$25/mo. \$35 Application Fee Sec Deposit 1/2 monthly rent - fully renovated

MAYOR JIM GRAY



LEXINGTON

RICHARD MCQUADY
DIRECTOR
AFFORDABLE HOUSING

July 6, 2017

Mr. Ryan Lawless, Principal
Urban Public Companies
3200 Brighton Blvd. Unit 110
Denver, CO. 80216

Dear Mr. Lawless,

This letter serves as a commitment of \$175,000 in funding from the Affordable Housing Fund of Lexington-Fayette Urban County Government (LFUCG) for the rehabilitation of Derby Pointe Apartments. The funding will be in the form of a 15 year forgivable second mortgage loan, with one-fifteenth (1/15) of the principal forgiven annually. The only payments due will be annual payments of interest calculated at 2% of the portion of the loan that has yet to be forgiven. A schedule of interest payments due will be provided at closing. This loan can be assumed by any subsequent owner of Derby Pointe Apartments.

This commitment is contingent upon the following:

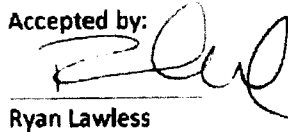
1. Urban Public Companies agrees to set-aside 60 of Derby Pointe's units for households whose income is at or below 80% of area median income when they move into the unit. These 60 units can be floating units.
2. Acceptance of a 15 year deed restriction on the property that will ensure 60 rental units remain in compliance with Affordable Housing Fund guidelines.

Please indicate your acceptance of this contingent commitment and upon acceptance LFUCG will work to close the transaction.

Sincerely,

Richard L. McQuady
Affordable Housing Manager

Accepted by:


Ryan Lawless