

STF-\_\_\_\_\_

## PROMISSORY NOTE

U.S. \$ \_\_\_\_\_, \_\_\_\_\_

**FOR VALUE RECEIVED**, the undersigned (“Borrower”) promise(s) to pay to the order of the **Illinois Housing Development Authority**, a body politic and corporate of the State of Illinois (“Noteholder”), **THE LESSER AMOUNT of the following:** (a) \_\_\_\_\_ or (b) the actual amount disbursed in connection with the rehabilitation of the Home (as hereinafter defined) as evidenced by a Project Completion Certificate, bearing no interest. This Note (this “Note”) shall have a term of \_\_\_\_\_ (“Term”), and shall be forgiven at the rate of \_\_\_\_\_ of the amount of this Note at the end of each month throughout the Term commencing with the first day of the first calendar month after the final signature date on the Project Completion Certificate; provided, however, that if (x) the Home is sold or otherwise transferred other than by inheritance to a co-owner of the Home or by operation of law upon the death of a joint tenant owner or to a spouse as a result of a divorce of co-owners, or (y) the Home is no longer the principal residence of the Borrower, or (z) a refinancing of the Home that is not a Permitted Refinancing as defined herein, the Borrower shall repay to the Authority the amount of the Loan reduced by \_\_\_\_\_ of that amount out of net proceeds for each full month the Borrower occupied the property.

A “Permitted Refinancing” shall mean a refinancing that lowers the interest rate of the first mortgage loan on the Property, decreases its term or lowers the monthly payment of the loan; it does **not** include a refinancing that increases the outstanding balance of the first mortgage loan, increases the interest rate on the loan or allows the Borrower to receive money as a result of the refinancing. Any Permitted Refinancing must be approved by the Lender, in writing, in advance.

Any payments made under this Note are to be made at the Illinois Affordable Housing Trust Fund, P.O. Box 21412, Chicago, Illinois 60673, or such other place as the Noteholder may designate.

If suit is brought to collect the sums due under this Note, the Noteholder shall be entitled to collect all reasonable costs and expenses of suit, including, but not limited to, reasonable attorneys’ fees.

Presentment, notice of dishonor and protest are waived by all makers, sureties, guarantors and endorsers of this Note. This Note shall be the joint and several obligation of all makers, sureties, guarantors and endorsers, and shall be binding upon them and their successors and assigns.

Any notice to Borrower provided for in this Note shall be given by mailing such notice by certified mail, return receipt requested addressed to Borrower at the property address stated below,

or to such other address as Borrower may designate by notice to the Noteholder. Any notice to Noteholder shall be given by mailing such notice by certified mail, return receipt requested, to:

Illinois Housing Development Authority  
111 East Wacker Drive, Suite 1000  
Chicago, Illinois 60601  
Attention: Legal Department

or at such other address as may have been designated by notice to Borrower. Notice shall be deemed received two (2) days after the date of deposit in the United States mail.

This Note is secured by a \_\_\_\_\_ mortgage ("Mortgage") from Borrower to Noteholder, of even date herewith, and evidences money borrowed by Borrower for the rehabilitation of the property described in the Mortgage (the "Home"). All of the covenants, additions and agreements contained in the Mortgage concerning future advances and acceleration of the indebtedness evidenced by this Note are incorporated in this Note.

**Required HUD Provision.** The restrictions contained in this Note shall automatically terminate if title to the mortgaged property is transferred by foreclosure or deed-in-lieu of foreclosure, or if the mortgage is assigned to the Secretary of the United States Department of Housing and Urban Development.

\_\_\_\_\_  
Borrower Signature

\_\_\_\_\_  
Borrower Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

Home address:

\_\_\_\_\_  
\_\_\_\_\_, Illinois