

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

## LANDLORD PROMISSORY NOTE

U.S. \$ \_\_\_\_\_, 20\_\_\_\_

**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) principal sum of \_\_\_\_\_ and No/100 Dollars (\$\_\_\_\_\_); 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 Landlord Promissory Note (this “Note”) shall (i) have a term of five (5) years (“Term”), and (ii) be forgiven at the end of the Term. The unforgiven, outstanding amount of this Note shall be payable in full upon the earlier of (w) the sale or transfer of the residence, other than by inheritance to a co-owner of the residence 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 (x) the Property is no longer being rented to elderly and/or disabled tenants with a household income at or below 80% of the area median income, (y) a refinancing of the residence resulting in the Borrower being allowed to receive a cash payment, or (z) in the event of a refinancing of the Property that is not a Permitted Refinancing as defined herein. In the instance of a repayment of amounts due under this Note due to the sale of the Home, the repayment amount will be further limited to the amount available from the net proceeds of the sale.

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 junior 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