

**EXHIBIT A**  
**RAM'S POINTE**  
**FINANCING COMMITMENT FOR CONSTRUCTION OF A**  
**MIXED-USE DEVELOPMENT**

1. Purpose - Permanent mortgage financing of the construction of a mixed-use development consisting of 30 rental housing units and six retail units, known as Ram's Pointe, located at 310 Martin Luther King, Jr. Drive.
2. Permanent Loan – Subordinate, permanent mortgage financing in an amount not to exceed \$400,000, to be derived from 2018 General Obligation Bond funds for housing in the East Ward, subject to determination of final cost and continued availability of funds through project completion. Funds shall be used solely for construction of the residential housing units. The loan will be evidenced by a Promissory Note and Deed of Trust. The total of all mortgage encumbrances shall be supported by appraised value.
3. Fees - Borrower will be responsible for all fees and closing costs as well as the City's direct legal and other expenses associated with processing the Loan documents.
4. Terms and Conditions - As City financing is provided on a "gap" basis, a final determination of the interest rate and loan terms will be based on a proforma cash flow analysis upon finalization of construction cost and other leveraged financing. In addition, Borrower shall comply with the covenants contained in the Special Warranty Deed recorded at Book 3495, Page 783 of the Forsyth County Register of Deeds, as may be amended by the City of Winston-Salem.
5. Other Financing - The Borrower shall be responsible for attaining commitments, satisfactory to the City, for the balance of the project cost from other additional permanent financing and equity sources.
6. Rental and Occupancy – Borrower shall set aside six units, consisting of two one-bedroom units and four two-bedroom units, to rent to households below 80% of area median income, as defined by the U.S. Department of Housing and Urban Development (HUD), for a 25-year period.
7. Reserves - Borrower shall make deposits into a replacement reserve in amounts and a schedule acceptable to the City and in compliance with tax credit requirements.
8. Ownership - The project will be developed, owned and managed by MTB3 Properties, LLC, its affiliates or assigns, whose Managing Members are Charmon M. Baker and Michael P. Baker, and such ownership structure shall be approved by the City of Winston-Salem. Subsequent authorization of the City will be required prior to any transfer or assignment of ownership of the property.
9. Subdivision, Construction and Maintenance Standards - Financing eligibility requires attainment of zoning, subdivision, site plan, and erosion control plan approvals as

applicable. Construction shall be required to comply with all applicable state and local building codes, and all state, local and federal requirements governing handicapped accessibility. This commitment is subject to review and approval of the scope of work and specifications by the Community Development Department of the City and final cost certification upon construction completion. Borrower shall maintain the property in compliance with the City's Minimum Housing Code.