**Summary of CLT Ground Lease Exhibits**

1. **Exhibit 1: Letters of Stipulation and Acknowledgement**

Exhibit 1 consists of both a Letter of Stipulation and a Letter of Acknowledgement, both of which must be completed and signed by either the CLT homebuyers or the staff of the third-party counseling organization. The Letter of Stipulation signed by the CLT homebuyers states that the homebuyers have met with staff from a third-party counseling organization who explained to them the specifics of a CLT home purchase, including that they are buying the house and not the land and the resale restrictions on the home, and that the CLT homebuyers understand and agree with the details explained to them. The Letter of Acknowledgment signed by the staff of the third-party counseling organization states that they met with the CLT homebuyers and reviewed the relevant sales contract, the Ground Lease, the Exhibits, the Deed for Sale of Improvements Only, and any other documents provided by GNDC.

1. **Exhibit 2.1: Leased Land**

Exhibit 2.1 is a legal description of the land that is leased by GNDC to the CLT Homeowners and that is underneath the Home that is being purchased.

1. **Exhibit 3.2: Right of First Refusal**

Article 14.4 of the Ground Lease gives GNDC a back-up Right of First Refusal on the home in the unlikely event that the Purchase Option price set by the Resale Formula Price Schedule is unenforceable. Article 3.2 of the Ground Lease gives the CLT homeowners a Right of First Refusal on the land in the unlikely event that GNDC seeks to sell the land to a for-profit organization. Exhibit 3.2 sets out the specifics and procedures for a Right of First Refusal for GNDC under Article 14.4 and for the CLT homeowner under Article 3.3. The party with the Right of First Refusal is given the right to purchase the home, under Article 14.4, or the land, under Article 3.2, for the same price and on the same terms and conditions as a bona fide, third-party offer. The party with the Right of First Refusal has 45 days after it receives notice of the bona fide, third-party offer to exercise its right to purchase at the same price and on the same terms and conditions as the offer, and 60 days after it gives notice of its intent to match the offer to complete the purchase.

1. **Exhibit 6.7: Stewardship Fee**

The Ground Lease requires that the CLT homeowners pay a monthly Stewardship Fee to GNDC for upkeep of the home. The amount of the monthly Stewardship Fee is calculated based on the age, condition, and size of the major systems in the homeowners’ home. The monthly Stewardship Fee is kept by GNDC in a designated reserve account affiliated with that specific CLT home. The money that is collected each month from the CLT homeowner and kept in the reserve account is used to pay for ongoing, major maintenance and repairs for that particular home. The Stewardship Fee is intended to maintain the value of the home, for both the current owners of the home and future owners. While the CLT homeowner lives in the home, the money in the Stewardship Fee reserve account is drawn on to pay for ongoing, major repairs. At the time that the CLT homeowners sell their home, any money from the monthly Stewardship Fee payments that is left in the reserve account for that home is not returned to the CLT homeowners, but is kept by GNDC.

1. **Exhibit 7.1: Permitted Mortgages**

Exhibit 7.1 describes the types of mortgages that a CLT homeowner is allowed to take out from a bank in order to finance the purchase of the CLT house. GNDC will work with prospective CLT homeowners to help them qualify for a mortgage that fits the requirements set forth in Exhibit 7.1.

1. **Exhibit 9.4: Notice of Intent to Sell (Form of Notice)**

In the event the homeowner desires to sell the home, Article 9.4 of the Ground Lease requires the homeowner to notify GNDC in writing through the Intent-to-Sell Notice. Exhibit 9.4 outlines GNDC’s purchase option. The notice also includes a statement as to whether the homeowner desires to recommend a perspective buyer as required by Article 9.4.

1. **Exhibit 9.10: Resale Formula Price Schedule**

The Resale Formula Price Schedule is a very important part of CLT housing because it sets out the maximum price at which the CLT homeowner can sell the home when it comes time to sell. The maximum sales price for the home is calculated using a fixed rate of increase per year (for example, 2%) above the initial sales price, capped at a set number of years of increase (typically capped at 30 years). By looking at the Resale Formula Price Schedule for their home, the CLT homeowner can see how much they can sell the home for in future years. The purpose of the Resale Formula Price Schedule is to allow individual CLT homeowners to profit from the equity that has been built up over the years that they have owned the home, while also maintaining the home’s long-term affordability for future homeowners.

1. **Exhibit 9.12: Repair Requirements**

The CLT homeowners are required to leave the house in the same condition as it was purchased, besides normal wear and tear. Exhibit 9.12 lists specific repair and maintenance requirements that are expected of the CLT homeowners before a future sale of the house.

1. **Exhibit 13.4: Insurance Requirements**

The homeowners are required to purchase and maintain certain property insurance policies as set forth in this exhibit, including all-risk property insurance on the home and liability insurance on the home and the land.