



March 26, 2020

Amy Zarechian
Executive Director
Newton Housing Authority
82 Lincoln Street
Newton, MA 02461

Amy:

I am pleased to submit this Term Sheet for your consideration. The Village Bank (the “Bank”) will provide Newton Housing Authority with financing and a grant for the CAN-DO properties as detailed below.

1) Borrower:

Newton Housing Authority

2) Purpose:

To provide partial financing for the purchase of the CAN-DO properties.+

3) Loan Amount:

\$650,000

4) Terms:

Thirty (30) year maturity and thirty (30) year amortization

5) Interest Rates:

Fixed at 4.625%

6) Fees:

Whether or not the Loans close, the Borrower is responsible for paying all closing costs, including, but not limited to, legal, appraisal, recording, flood certification and tax service fees incurred by the Bank.

7) Repayment:

The loan will amortize over thirty (30) years. Monthly principal and interest payments will be approximately \$3,368. Payments will be made in arrears and interest on the unpaid balance shall be computed on a 365/360 basis; that is, by applying the ratio of the annual interest rate over a year of 360 days, multiplied by the outstanding principal balance, multiplied by the actual number of days the principal balance is outstanding.

8) Security:

First real estate mortgage and assignment of rents on:

12-13 Cambria Road, Newton

18-20 Cambria Road, Newton

163 Jackson Road, Newton

20-22 Falmouth Road, Newton

54 Eddy Street, Newton

2148 Commonwealth Avenue, Newton a/k/a Veterans House

9) Guarantors:

None

10) Depository Account(s):

The Borrower must maintain its main operating checking account(s) at the Bank.

11) Prepayment

There is no prepayment penalty

12) Grant:

The Bank will provide Newton Housing Authority with a \$250,000 grant payable \$25,000 annually for ten years. The first grant payment will be made in 2020. The use of the grant will be restricted to funding replacement reserves for the properties securing the subject loans.

Sincerely,

Andrew Franklin
Senior Vice President