



Central Bank of Boone County

Mr. Randy Cole
500 E. Walnut, Suite 108
Columbia, MO 65205
RE: CCLT Purchase

February 5, 2021

Central Bank of Boone County is pleased to present this terms letter for the credit accommodation described below to **Columbia Community Land Trust**. This letter is not intended to constitute a commitment to lend on the part of the Bank, but represents the fundamental terms under which we believe a commitment to lend can be forthcoming. A commitment will require a final review of all financial information of the relevant entities and appropriate approvals from the Bank's Senior Loan Committee. These terms and conditions are not all-inclusive but generally describe the terms offered to you.

Purpose: Purchase 19 Third Ave., Columbia, MO 65203

Amount: \$113,000 + all closing costs

Interest Rate: 1% fixed

Payment Terms: Monthly interest only payments

Loan Term: 12 month maturity with the possibility of extension

Closing Date: On or before 3/22/21

Fees: \$0 origination fee

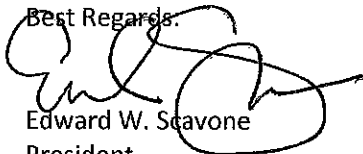
Security/Collateral: 1st DT on 19 Third Ave., Columbia, MO 65203

Other:

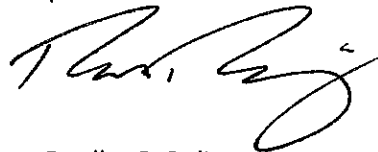
- Central Bank of Boone County will waive all Mortgage closing costs to any qualified buyer of this home
- ProsperU is a financial education program that Central Bank of Boone County rolled out in 2019 that helps first time home buyers obtain the necessary tools and education to purchase a house. ProsperU offers in-seat classes, one-on-one sessions, and interactive workshops.
- Central Bank of Boone County chose Columbia Community Land Trust as one of their four bank-wide Community Involvement organizations for 2020.

Thank you for the opportunity to provide you with terms for this request!

Best Regards,



Edward W. Scavone
President
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