

EXHIBIT "A" TO MORTGAGE

PROMISSORY NOTE - MAINSTREET WORKFORCE HOMEBUYER PROGRAM

(Forgivable Loan)

\$XX,XXX.XX

Month XX, 20XX

FOR VALUE RECEIVED in connection with the MainStreet Workforce Homebuyer Program, _____ and _____, jointly and severally, if there be more than one, (collectively, "MAKER"), whose address is INSERT ADDRESS, Coconut Creek, FL 330XX, promises to pay to the order of City of Coconut Creek, a political subdivision of the State of Florida, ("HOLDER") at 4800 West Copans Road, Coconut Creek, Florida, 33063, or such other place as HOLDER may from time to time designate in writing, the principal sum of INSERT DOLLAR AMOUNT/100 Dollars (\$XX,XXX.XX), to be paid in lawful U.S. currency hereinafter referred to as the ("Note").

1. The real property ("Property") securing this Note is legally described as: See Exhibit "A" attached.
 2. HOLDER is a recipient of a MainStreet Workforce Homebuyer Program grant funds from the City of Coconut Creek.
 3. The amount due under this Promissory Note is for a term of ten (10) years, commencing on the date of execution. The Loan provided under this Note is a zero percent (0%) interest, forgivable Loan. If, however, MAKER sells, transfers, leases, takes a cash-out refinance, or home equity loan on the Property, or any portion thereof, used to secure this Promissory Note prior to the full term of the Loan, or fails to utilize the Property for the purpose(s) stated in the Mortgage, or fails to comply with the terms and conditions of this Promissory Note or the Mortgage, the balance of this Promissory Note, as applicable, shall immediately become due and payable to HOLDER.
 4. This Promissory Note is secured by a Second Mortgage Agreement under the MainStreet Workforce Homebuyer Program recorded in the Public Records of Broward County, Florida, encumbering the Property, subject to no exceptions (the "Mortgage"). MAKER'S failure to abide by the requirements and conditions of the Mortgage shall constitute a default hereunder and shall result in the application of the recapture provisions of this Agreement, including but not limited to the acceleration of the Discharge Date and the requirement that all funds advanced hereunder be due and payable.
 5. Upon completion of the term of this Promissory Note, and provided that MAKER performs all other covenants and conditions of this Promissory Note and the Mortgage, the Loan and all other documents evidenced by the Loan shall cease and terminate and, upon request of MAKER, HOLDER shall execute a Satisfaction of Mortgage and all other documents evidenced by the Loan.
- If this Promissory Note is reduced to judgment, such judgment shall bear the statutory interest rate on judgments.
6. This Promissory Note may be prepaid in whole or in part at any time, without penalty or premium. Any prepayment hereunder shall be applied first to unpaid costs of collection, servicing fees, and late charges, if any, then to accrued, deferred, and unpaid interest, and the balance, if any, to the principal balance.

7. In the event of default in the terms or conditions of this Promissory Note, and if the same is enforced by an attorney at law, MAKER hereby agrees to pay all costs of collection, including reasonable attorney's fees. Notwithstanding any of the preceding provisions, HOLDER shall be entitled to collect a late fee on any principal amount due and payable by MAKER in such amount, as may have been adopted by Resolution or Ordinance of the City of Coconut Creek Commissioners, at the time of executing this Promissory Note.

8. Except for any notice required under applicable law to be given in another manner, any notice which may be provided pursuant to this Promissory Note shall be given by mailing such notice by certified mail, return receipt requested, addressed to the party for whom it is intended at the appropriate address set forth in the Mortgage.

IN WITNESS WHEREOF, MAKER APPLICANT, has executed this Note.

WITNESSES: _____ MAKER

Sign Name: _____ By: _____

Print Name: _____ Signature _____

XX day of Month, 20XX

Sign Name: _____

Print Name: _____

STATE OF FLORIDA)

COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this _____ of Month, 20XX, by Applicant, who is personally known to me or **who has produced Driver's License as identification.**

Print Name:

Notary Public, State of Florida at Large

Commission No.

My Commission Expires: Month XX, 20XX