**MORTGAGE NOTE**

**(Time To Own)**

CHFA Loan No. Click here to enter text.

Click here to enter text. Click here to enter text. Connecticut

[Note Date] [City]

Click here to enter text.

[Property Address]

1. **BORROWER’S PROMISE TO PAY**

In return for a loan in the amount of U.S. $ Click here to enter text. (the “Principal”) that I have received from the Connecticut Housing Finance Authority (the “Lender”), I promise to pay the Principal, to the order of the Lender. I will make all payments under this Note in U.S. currency in the form of cash, check, money order, or other payment method accepted by Lender. I understand that the Lender may transfer this Note. The Lender or anyone who takes this Note by transfer and who is entitled to receive payments under this Note is called the “Note Holder.”

1. **INTEREST**

Interest will not be charged on unpaid Principal

1. **PAYMENTS AND PRINCIPAL FORGIVENESS**

**A. Time and Place of Payment**

I will pay principal by making a payment of the unpaid principal balance (if any) on the Maturity Date, which is the tenth anniversary of the date of this Note. This amount is called my “Payment.” I will make my Payment at 999 West Street, Rocky Hill, Connecticut or at a different place if required by the Note Holder.

**B. Time and Amount of Principal Forgiveness**

Lender will, on the anniversary date of this Note for ten (10) years, forgive ten percent (10%) of the Principal, provided that during the preceding twelve month period: (a) I have not sold or otherwise transferred the Property; (b) I have not refinanced the first mortgage which encumbers the Property; (c) I have not defaulted in payment or breached other terms of the first mortgage which encumbers the Property; (d) I have not failed to occupy the Property as my primary residence; and (e) I have not failed to perform any covenant or agreement in this Note or the mortgage which secures this Note.

1. **BORROWER’S RIGHT TO PREPAY**

I have the right to make payments of principal at any time before a payment is due.

1. **BORROWER’S FAILURE TO PAY AS REQUIRED**

**A. Default**

If I do not pay the full amount of each Payment on the date it is due, I will be in default.

1. **Notice of Default**

If I am in default, the Note Holder may send me a written notice telling me that if I do not pay the overdue amount by a certain date, the Note Holder may require me to pay immediately the full amount of unpaid Principal and other charges due under this Note (the “Default Balance”). That date must be at least 30 days after the date on which the notice is mailed to me or delivered by other means.

1. **No Waiver By Note Holder**

If I am in default and the Note Holder does not require me to pay the Default Balance immediately as described above, the Note Holder will still have the right to do so if I continue to be in default or if I am in default at a later time.

1. **Payment of Note Holder’s Costs and Expenses**

If the Note Holder has required me to pay the Default Balance immediately as described above, the Note Holder will have the right to be paid back by me for all of its costs and expenses in enforcing this Note to the extent not prohibited by applicable law. Those expenses include, for example, reasonable attorneys’ fees and costs.

1. **GIVING OF NOTICES**

**A. Notice to Borrower**

Unless applicable law requires a different method, any notice that must be given to me under this Note will be given by delivering it, or by mailing it by first class mail, to me at the Property Address above or at a different address if I give the Note Holder a notice of my different address. I will promptly notify the Note Holder of any change to my physical address and of any change to my mailing address. Unless applicable law requires otherwise, notice may instead be sent by e-mail or other electronic communication if agreed to by me and the Note Holder in writing and if I have provided the Note Holder with my current e-mail address or other electronic address. If I have agreed with the Note Holder that notice may be given by e-mail or other electronic communication, I will promptly notify the Note Holder of any changes to my e-mail address or other electronic address.

**B.** **Notice to Note Holder**

Any notice that I must give to the Note Holder under this Note will be delivered by first class mail to the Note Holder at the address stated in Section 3(A) above or at a different address if I am given a notice of that different address.

1. **OBLIGATIONS OF PERSONS UNDER THIS NOTE**

If more than one person signs this Note, each person is fully and personally obligated to keep all of the promises made in this Note, including the promise to pay the full amount owed. Any person who takes over these obligations, including the obligations of a guarantor, surety, or endorser of this Note, is also obligated to keep all of the promises made in this Note. The Note Holder may enforce its rights under this Note against each person individually or against all of us together. This means that any one of us may be required to pay all of the amounts owed under this Note.

1. **WAIVERS**

I and any other person who has obligations under this Note waive the rights of Presentment and Notice of Dishonor. “Presentment” means the right to require the Note Holder to demand payment of amounts due. “Notice of Dishonor” means the right to require the Note Holder to give notice to other persons that amounts due have not been paid.

1. **SECURED NOTE**

In addition to the protections given to the Note Holder under this Note, a Mortgage, (the “Security Instrument”), dated the same date as this Note, protects the Note Holder from possible losses that might result if I do not keep the promises that I make in this Note. That Security Instrument also describes how and under what conditions I may be required to make immediate payment of all amounts I owe under this Note, which includes my sale of the Property or failure to continue to occupy the Property as my primary residence.

WITNESS THE HAND(S) AND SEAL(S) OF THE UNDERSIGNED.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_(Seal)

Borrower

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_(Seal)

Borrower

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_(Seal)

Borrower

Lender: \_ Click here to enter text. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

NMLS ID: Click here to enter text.

Loan Originator: Click here to enter text.

NMLS ID: Click here to enter text.