

May 21, 2025

Swann Meadows SC LLC  
Attn: Mr. Tom Barry  
1515 Mockingbird Ln., Suite 1010  
Charlotte, NC 28209

RE: Swann Meadows SC LLC

Dear Tom;

I am writing in support of the Low Income Housing Tax Credit (LIHTC) application for the Swann Meadows Apartments project to be developed in Greenwood, SC. The Bank is pleased to support the project and would be very interested in providing construction loan financing.

If the project receives a LIHTC award in 2025 we would anticipate offering the following terms per your current model: A construction line of credit in the amount of \$8,100,000 with a variable loan rate of Wall Street Journal Prime plus 0.5 percent (currently 8.0%). The term would be 36-months and the origination fee would be \$81,000 in this case.

Please be aware that at this point this is a letter of interest based on our successful banking relationship over many years. To give a loan commitment we would need to complete a full underwrite after the LIHTC award has been received.

Sincerely,



Chris W. Clemmons  
Senior Vice President