



May 12, 2026

Mr. David Morrow
The Morrow Companies
809 22nd Avenue
Tuscaloosa, AL 35401

RE: \$500,000 Loan Request ~ Ridgecrest Commons Housing, LLLP

Dear Mr. Morrow:

The attached Commitment Sheet outlines the terms and conditions for the above referenced loan(s). If you accept and agree to the terms and conditions of the loan(s), please sign the Commitment Sheet.

If you have any questions, please contact me at (662) 234-2821 or by email at mferris@fnboxford.com. Best wishes to you in successfully developing your project.

Sincerely,

A handwritten signature in blue ink, appearing to read "MFerris", written over a light blue horizontal line.

Michael Ferris
Chief Lending Officer

Attachments: Commitment Sheet with closing documentation list



LENDER:	FNB Oxford Bank
BORROWER:	Ridgecrest Commons Housing, LLLP
CAPITAL SOURCE:	Lender will fund this loan with Emergency Capital Investment Program (ECIP) fund proceeds from the Department of Treasury.
PROJECT NAME:	Ridgecrest Commons
PROJECT ADDRESS:	Boundary Street, Conway, SC
COUNTY:	Horry County
LOAN PURPOSES/USES:	Construction to permanent financing for development of 48 units of affordable housing units.
PROJECT DESCRIPTION:	The project is as described in the Borrower's application materials. Should the project experience modifications including, but not limited to, a change of sites, financing structure or staff, Lender retains the right to re-evaluate the Project and require any additional security that Lender deems prudent. Borrower shall notify Lender in writing of any portion of the Project that has been modified since the loan was approved. Such a notification shall be submitted to Lender within seven (7) days of such modification.
UNITS:	48
LOAN AMOUNT:	\$500,000
ORIGINATION FEE (2%):	\$10,000 due at closing
LEGAL FEES:	\$20,000 (estimated)
COMMITMENT EXPIRATION DATE:	This commitment will expire if the loan is not closed by September 1, 2027 unless extended
TERM/MATURITY:	240 months from permanent conversion date
INTEREST RATE:	Fixed at closing at the monthly long term Applicable Federal Rate (AFR) (4.53% in April 2026)
INTEREST PAYMENTS:	From an interest reserve funded with loan proceeds until depleted then by Borrower (during construction)
REPAYMENT TERMS:	Interest only during construction and until permanent conversion (up to 24 months); converting to monthly Principal and Interest payments calculated on a 20-year amortization with a balloon due at Maturity.
COLLATERAL:	Shared first lien on the subject property (land and improvements) with the LIHTC bridge lender



LIEN POSITION:	Shared first lien
GUARANTOR(S):	WDM LLC
TYPE OF LOAN:	Lender may seek financial damages if the Borrower fails to pay the loan and if the value of the underlying collateral is not sufficient to cover the debt (during construction period only; Non-recourse following permanent conversion).
AFFORDABILITY COVENANTS:	The proceeds of the Loan must be used in connection with the development of the project for occupancy by households who are Low Income Households as defined by U.S. Department of Housing and Urban Development (HUD) (below 80% of area-wide median income). In addition, the project must meet income and occupancy requirements of its other funding sources, including LIHTC.
OTHER COVENANTS	Affirmative and negative covenants, including financial covenants, will be specified by Lender for inclusion in any loan documents. Other covenants are expected to include, but may not be limited to, the following: a) No subordinate liens or security interests are permitted unless approved by Lender. b) debt service coverage of at least 1.15
REPORTING REQUIREMENTS	1. Complete year end audited financial statements within 120 days of borrower's fiscal year end. 2. Quarterly reports on the status of the project 3. Cost certification or other documentation of final project sources and uses 4. LIHTC Annual Income Qualified Unit Report or other report that provides tenant income and household size due annually within 120 days of Borrower's fiscal year end. This report is required for 10 full years following project completion/placement in service. This reporting requirement shall continue if the Loan is pre-paid or if the property is sold or transferred.
CONDITIONS FOR CLOSING:	Including, but not limited to, the following, with all documents to be satisfactory in form and substance to Lender: 1. Current Certificate of Good Standing for Borrower and all organizational guarantors. 2. A Borrowing Resolution approved by the appropriate governing body



3. **Evidence of Insurance**, which shall remain in effect throughout the term of the Loan:
 - (a) Comprehensive hazard, fire, extended coverage in an amount equal to the amount of the debt to Lender and all superior lenders, with Lender listed as "mortgagee" or "loss payee".
 - (b) Comprehensive general liability and personal injury liability coverage in the minimum amount of \$1,000,000, with Lender listed as "additional-insured."
 - (c) Workers' Compensation for all persons employed in connection with the Borrower's operation of the Project in accordance with state law.
 - (d) Builder's Risk, during construction.
 - (e) Flood insurance, if the Project is in a flood plain or is otherwise susceptible to flooding, covering the project site and improvements in such amounts and with limitations as are prudent under the circumstances.
4. **Preliminary Title Report** on property proposed for use as security for the Loan.
5. **Appraisal.** An appraisal or valuation of the Property (as stabilized) ordered by Lender evidencing a loan-to-value ratio of not greater than 90%, unless approved by Lender.
6. **Environmental Due Diligence** such that the site passes a Phase I Environmental Assessment or other acceptable.
7. **Final Development and Operating Budgets**, acceptable to Lender.
8. **Construction Documentation** confirming construction is ready to proceed, including executed construction contract satisfactory to Lender, contractor's liability insurance (with Lender named as an additional insured), architect's contract, final plans and specifications, building permits, acceptable plan and cost review and lender's inspector acceptable to Lender.
9. **Executed Originals** of all Lender loan documents by appropriate corporate officers of Borrower and properly attested.
10. **Evidence of Satisfactory Performance of any Existing Loans, if applicable.** All existing to the Borrower or Sponsor loans from Lender must be current or performing under an executed workout agreement. Satisfactory performance includes evidence that organization is current on all payments (principal and interest), as well as, with the submission of all reports owed to date.



11. Names and Addresses of Attorneys or Title Agents, at least one, maximum of three, with whom your organization does not have an identity of interest, who are experienced in real estate loan closings and could, represent Lender.

12. Other Documents and Security Instruments as Lender, in its sole and absolute discretion, may require.

EXPENSES PAID BY LENDER: None.

EXPENSES PAID BY BORROWER: Borrower must pay Lender's reasonable costs and expenses incurred in connection with the making, disbursement, and closing of the Loan. Such costs and expenses may include charges for title insurance (including endorsements), filing, recording and escrow charges, mortgage taxes, document review and preparation, legal fees and expenses of Lender's counsel and any other reasonable fees and costs for services, regardless of whether such services are furnished by Lender's employees or agents or independent contractors. Borrower acknowledges that amounts payable under this Section are not included in any loan or service fees for the Loan.

This commitment is subject to Borrower continuing to maintain a satisfactory financial condition, as determined solely by Lender, and Lender may terminate its commitment to make the Loan, in the event that: (i) Lender, in its sole discretion, determines that a material adverse change has occurred in Borrower's financial condition, or in the condition or value of the contemplated collateral; (ii) Borrower fails or refuses to comply in a timely manner with any of the terms, provisions or conditions of this Commitment Sheet; or (iii) any of the information, data, representations, exhibits or other materials submitted to Lender in connection with the Loan shall contain any inaccuracy or misrepresentation that Lender, in its sole discretion, determines to be material to Lender's decision to issue its commitment to make the Loan.

THIS COMMITMENT SHEET DOES NOT, NOR DOES IT INTEND TO, CONTAIN ALL OF THE TERMS AND CONDITIONS OF THE TRANSACTION. THIS COMMITMENT SHEET IS SUBJECT TO THE CUSTOMARY DUE DILIGENCE PROCESS OF THE LENDER AND ITS LEGAL COUNSEL. THE LENDER RESERVES THE RIGHT TO REQUIRE OTHER INFORMATION AND DOCUMENTS AS OUR COUNSEL AND LENDER REQUIRE AND CLOSING OF THE LOANS SHALL BE SUBJECT TO LENDER'S SATISFACTORY REVIEW AND ACCEPTANCE OF SUCH ADDITIONAL INFORMATION. THE LENDER RESERVES THE RIGHT TO MAKE MODIFICATIONS TO THE CLOSING OR DUE DILIGENCE CHECKLIST. FURTHERMORE, CHANGES MAY BE MADE TO THIS COMMITMENT SHEET DURING THE DUE DILIGENCE REVIEW PROCESS OR AT THE REQUEST OF, OR RECOMMENDATION OF, THE LENDER'S COUNSEL.



If you accept this Commitment, please sign the Commitment Sheet. Your signature indicates that you have read, understand, and accept the terms of this commitment. Upon receipt, your loan officer will be notified and a copy of closing instructions will be forwarded to you; or you may wish to contact your relationship manager directly.

Reviewed, accepted, and agreed on May 12, 2026.

Borrower:

RIDGECREST COMMONS HOUSING, LLLP

A handwritten signature in blue ink, appearing to read "W. David Morrow", written over a horizontal line.

By: W. David Morrow

Its: President of General Partner

Guarantor:

WDM, L.L.C.

A handwritten signature in blue ink, appearing to read "W. David Morrow", written over a horizontal line.

By: W. David Morrow

Its: Sole Member