# UPLIFT DEVELOPMENT SALES AND MARKETING AGREEMENT

 THIS UPLIFT DEVELOPMENT LOAN MARKETING & SALES AGREEMENT (this “**Agreement**”) made on this \_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 202\_\_, is made by and between [BORROWER’S NAME ALL CAPS NO BOLD], a [Jurisdiction] [type of entity] (“**Borrower**”) and the DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT, a principal department of the State of Maryland (“**Lender**”/”**DHCD**”).

**RECITALS**

 WHEREAS, Lender has agreed to make a commercial loan to Borrower in the principal amount of $<<AMOUNT\_NUMBER>> (the “**Loan**”) to be used by Borrower for \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (the “**Project**”), at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (the “**Property**”); and

 WHEREAS, Lender is willing to make the Loan to Borrower on the terms and subject to the conditions hereinafter set forth.

 WHEREAS, the Lender is a principal Department of the Statement of Maryland intending to achieve programmatic goals through this loan and the development it helps finance.

 WHEREAS, the achievement of these programmatic goals materially depends upon the borrower’s completion of the subject project in a timely manner and in accordance with the terms and conditions of this loan agreement and related documents.

 WHEREAS, the marketing and sales of the project’s units in accordance with the program’s requirements is critical to the success of the UPLIFT.

NOW, THEREFORE, in consideration of the foregoing and of the agreements, covenants and conditions contained herein, the parties hereto agree as follows:

1. All unit sales will be approved by DHCD.
2. All units will be marketed in accordance with the project’s Affirmative Fair Housing Marketing Plan as well the project’s approved Marketing and Sales Plan.
3. All units will be marketed and sold in full compliance with Local, State, and Federal Fair Housing ordinances, regulations, and laws.

[Signatures begin on the following page.]

IN WITNESS WHEREOF, each of the parties hereto has caused this Agreement to be executed under seal and attested the day and year first above mentioned.

[BORROWER NAME ALL CAPS NO BOLD], a [Jurisdiction] [type of entity]

 By: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (SEAL)

 Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Title: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

[Signature(s) continue on following page.]

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT, a principal department of the State of Maryland

 By: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (SEAL)

 Name: Brien O’Toole

 Title: Chief of Housing Production