# ------TERM SHEET-----

| General Information | |
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| Date: 05/21/2025<br>By: Darcy Banes<br>Phone: 480-224-8825<br>Email: darcy.banes@firstcitizens.com | **THIS IS NOT A COMMITMENT TO LEND AND IS INTENDED BY BORROWER AND FIRST-CITIZENS BANK & TRUST COMPANY ("LENDER") TO BE FOR DISCUSSION PURPOSES ONLY.** |

| Loan Terms | |
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| Borrower's Name | STAR POINT CONDOMINIUM ASSOCIATION, INC. |
| Borrower/Property Address | 8701 Huron St, Thornton, CO 80260 |
| Loan Amount | $550,000.00 |
| Loan Purpose | Capital Projects |
| Term of Loan | 120 months |
| Interest Rate | 6.25% |
| Payment Terms | **Approximate** monthly P&I payment = $6201.49 |
| Loan Fund Advances | Loan proceeds to be fully advanced at closing |
| Collateral | All money, accounts and deposit accounts of Borrower, all rights of Borrower to levy and collect all assessments, including but not limited to assessments levied by Borrower against each of the units/lots in the Project for payment of the Loan by Borrower; all rights of Borrower to receive payments from owners, present or future, of units/lots within the Project; all rights of Borrower to enforce the payment of assessments by lien with power of sale and in any other manner authorized by Borrower's Governing Documents and by applicable law; all rents, tax refunds, insurance proceeds, condemnation awards, and/or litigation claims, settlements or judgments due to, asserted on behalf of, or hereinafter awarded to Borrower; and all proceeds of the foregoing in whatever form. |
| Prepayment Penalty | Additional principal payments may be made with any monthly installment, but prepayments made due to a refinance from another institution will be subject to a charge of 1.00% of the principal balance at time of payoff. Otherwise, the Loan may be prepaid without penalty or premium. |
| Documentation Fee | $500.00 |
| Due Diligence Documentation Required | Copy of Articles of Incorporation or Articles/Certificate of Organization<br>Copy of Bylaws or Operating Agreement<br>Proof of Business Tax ID<br>Corporate Resolutions |
| Closing Documentation | Lender's Standard and Customary documentation for a loan of this nature. |
| Expiration of Terms | Loan approval is valid for 180 days from approval date. |

This term sheet is delivered to you on the condition that it and all of the terms hereof remain strictly confidential and not be disclosed to any person, except for those of your directors, officers, employees, attorneys, accountants and other professional advisors who require such information in order to evaluate the financing outlined herein, in each case on a confidential, need-to-know basis, or where disclosure is required by law (in which case you will inform us promptly thereof, unless legally barred from doing so, prior to any such disclosure).

This term sheet is intended as an outline of potential financing terms for informational and discussion purposes only and does not contain all terms, conditions and other matters upon which agreement would have to be reached in order for the financing outlined herein to be consummated. The financing outlined in this term sheet has not been approved by our credit committee and the terms of such financing are subject to change. This term sheet does not constitute an offer or extension of financing terms for you or any other person to accept and any indication by you or another person of approval or acceptance of any financing terms outlined herein shall have no effect. This term sheet does not constitute a commitment to underwrite, arrange, provide, or place all, or any portion, of a financing, whether on the terms outlined herein or any other terms, or an agreement to agree or commitment to commit to any financing. Without limiting the generality of the foregoing, any such commitment would be subject to, among other things, satisfactory completion of due diligence, the receipt of all necessary internal credit approvals, and definitive documentation. This term sheet does not obligate or bind Lender, or any of its affiliates, to extend credit or consummate any financing or other transaction. Lender shall not have any obligation to continue discussions with you or any other person regarding the financing outlined in this term sheet, therefore, Lender may, in its sole discretion, discontinue discussions of this term sheet at any time, without liability for any losses, damages, costs or expenses of any nature incurred by you, or any affiliated or related person or entity. Discussions regarding the financing outlined in this term sheet may not result in an enforceable contract. Indicative pricing presented in this term sheet is for informational purposes only and represents the pricing Lender believes could be achieved, based upon current market conditions, with final pricing to be determined just prior to the closing date, should that occur, based on then-existing market conditions.

To help the government fight the funding of terrorism and money laundering activities, federal law requires all financial institutions to obtain, verify, and record information that identifies each person or entity opening an account or establishing a credit relationship with the financial institution. This requirement applies to Lender. Therefore, Lender hereby notifies you that we will ask for information that identifies the Borrower (each as defined in this term sheet), including, without limitation, the tax identification number, address, and documents evidencing each entity's legal incorporation, formation or existence. Lender may also request information regarding the owners, directors and executive officers of entities related to the financing outlined herein.

The Lender is sending you this non-binding term sheet to determine your level of interest in the proposed general structure, terms and conditions for financing, as contemplated by Lender at this time. If this is of interest to you, we would look forward to working with you and developing a relationship that is mutually beneficial. Please call us at the number above with any questions.