

Bill To
 COMMUNITY DEVELOPMENT
 1600 EAST COLUMBUS AVE

 SPRINGFIELD, MA
 01103

Requisition 20008905-00 FY 2020

Acct No:
 26451815-530105-64516
 Review:
 Buyer: lpl
 Status: Released

Vendor
 MODESTO DELGADO
 151 FLORENCE ST

 SPRINGFIELD, MA 01105
 USA

Ship To
 COMMUNITY DEVELOPMENT
 1600 EAST COLUMBUS AVE

 SPRINGFIELD, MA 01103
 NGREAVES@SPRINGFIELDCITYHALL.COM

 Delivery Reference
 NIGEL GREAVES

C#20200456

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
12/17/19	020171				COMMUNITY DEVELOPMENT

LN	Description / Account	Qty	Unit Price	Net Price
	General Notes			
001	CONTRACT PENDING CDBG-NDR HEALTHY HOMES REHAB FOR PROPERTY LOCATED AT 151-153 FLORENCE ST, SPFLD MA	1.00 EACH	63549.06000	63549.06
1	26451815-530105-64516		61749.06	
2	26881801-530105-68800		1800.00	

Ship To
 COMMUNITY DEVELOPMENT
 1600 EAST COLUMBUS AVE
 SPRINGFIELD, MA 01103
 Delivery Reference
 NIGEL GREAVES

Requisition Link

Requisition Total 63549.06

***** General Ledger Summary Section *****

Account	Amount	Remaining Budget
26451815-530105-64516	61749.06	3249716.35
CDBG-NDR-HEALTH HOMES	PROFESSIONAL SERVICES	
26881801-530105-68800	1800.00	291331.75
LEAD PAINT	PROFESSIONAL SERVICES	

***** Approval/Conversion Info *****

Activity	Date	Clerk	Comment

Bill To
 COMMUNITY DEVELOPMENT
 1600 EAST COLUMBUS AVE
 SPRINGFIELD, MA
 01103

Requisition 20008905-00 FY 2020

Acct No:
 26451815-530105-64516
 Review:
 Buyer: lpl
 Status: Released

Page 2

Vendor
 MODESTO DELGADO
 151 FLORENCE ST
 SPRINGFIELD, MA 01105
 USA

Ship To
 COMMUNITY DEVELOPMENT
 1600 EAST COLUMBUS AVE
 SPRINGFIELD, MA 01103
 NGREAVES@SPRINGFIELDCITYHALL.COM
 Delivery Reference
 NIGEL GREAVES

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
12/17/19	020171				COMMUNITY DEVELOPMENT

LN	Description / Account	Qty	Unit Price	Net Price
Approved	12/17/19 Amanda Pham			
Approved	12/17/19 Cathy Buono	Auto approved by:	102734	102734
Queued	12/17/19 Tim Brown	Auto approved by:	102734	102734
Queued	12/17/19 Erin Hand	Auto approved by:	102734	102734
Queued	12/17/19 Kaiya Hill-Thomas	Auto approved by:	102734	102734
Queued	12/17/19 Hamediah Mohamed	Auto approved by:	102734	102734
Queued	12/17/19 Christopher Fraser	Auto approved by:	102734	102734
Pending	Lindsay Hackett	Auto approved by:	102734	102734
Pending	TJ Plante	Auto approved by:	102734	102734
Pending	Lauren Stabilo	Auto approved by:	102734	102734

**CITY OF SPRINGFIELD
HEALTHY HOMES PROGRAM
REHABILITATION LOAN AGREEMENT
FOR OWNER-OCCUPANTS**

Whereas, the City of Springfield ("City") is providing financial assistance to Modesto Delgado ("Borrower") from the Healthy Homes Program in the amount of \$63,549.06 to fund rehabilitation of the home located at 151-153 Florence Street, Springfield, MA 01105, according to the terms of the agreed-upon Specs by Location/Trade, dated 8/22/19, attached hereto as Exhibit B and in compliance with Massachusetts and City of Springfield building and health codes. The Healthy Homes program is funded by the federal Community Development Block Grant - National Disaster Resilience (CDBG-NDR) program.

Now, therefore, the parties agree as follows:

Terms of the Loan

Financial assistance is provided as a 0% interest, five-year forgivable loan. As long as the Borrower complies with this Agreement, the principal amount of the loan shall be forgiven at an equal percentage rate of 20% per full year, plus 45 days until it is 100% forgiven after five years, plus 45 days.

Owner Occupancy

The Borrower will use the home as their principal residence for a period of five years, plus 45 days, following final payment to the contractor. In the event that the Borrower continues to own the property, but fails to maintain it as their principal place of residence for the five-year loan term referenced above, the entire sum of the loan will become immediately due and payable.

The Borrower understands that if, during the five-year loan term, part or all of the property is sold or refinanced without the City's prior written consent, the City shall require payment of the amount of the loan outstanding at time of sale.

Rental Units

If the property has multiple units, the Borrower must live in one unit and rent all other units to households with income at or below 80% area median income (AMI) for the five-year loan period. The AMI amount changes from year to year; the required income limits can be obtained from the Springfield Office of Housing.

The Borrower may not evict existing tenants without cause for a period of two years, following final payment to the contractor.

Income Eligibility

The Borrower certifies that he/she has provided complete, accurate, and current information regarding household income to demonstrate Borrower's eligibility to receive CDBG-NDR funds.

Schedule

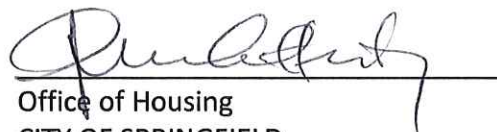
The City and the Borrower expect the rehabilitation and related activities to be completed within 150 days of the execution of this agreement.

Enforcement

The Borrower and the City acknowledge that the City has the right and responsibility to enforce this agreement.

This contract is signed as of the 27th day of November, 2019.


Modesto Delgado
Property Owner


Office of Housing
CITY OF SPRINGFIELD

26451815-530105-64516 #61,749.00
26881801-530105-68800 \$ 1,800.00

Approved as to Appropriation:

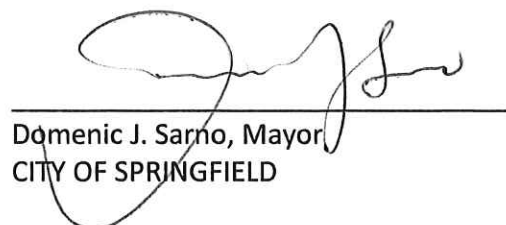
Approved as to Form:

 12/24/19
Office of Comptroller
CITY OF SPRINGFIELD


Law Department
CITY OF SPRINGFIELD

APPROVED:

 deputy
Chief Administrative and Financial Officer
CITY OF SPRINGFIELD


Domenic J. Sarno, Mayor
CITY OF SPRINGFIELD

**CITY OF SPRINGFIELD
HEALTHY HOMES PROGRAM**

**REHABILITATION LOAN AGREEMENT
List of Exhibits**

Healthy Homes Rehabilitation Program Agreement

Exhibit A - Project Budget

Exhibit B - Itemized Repair Specs by Location/Trade

Exhibit C - Mortgage

Exhibit D - Promissory Note

Exhibit E - Section 3 Clause

Exhibit F - Tax Certification for Contracts

Exhibit G - Insurance Binder

Exhibit A

Healthy Homes Rehab Project Budget

Homeowner/Borrower: Modesto Delgado

Project Address: 151 Florence Street, Springfield, MA 01105

Cost Description	Project Budget
General Rehab	\$ 51,425.00
Lead Abatement	\$ 1,800.00
Initial Rehab Contract	\$ 53,225.00
Weatherization	\$ 235.05
Lead Reinspection	\$ 400.00
Healthy Homes Total	\$ 53,860.05
Storage Containers	\$ 700.00
Legal Fees	\$ 700.00
Total, including Administrative	\$ 55,260.05
Contingency 15%	\$ 8,289.01
Contract Grand Total	\$ 63,549.06

SPECS BY LOCATION/TRADE

8/22/2019

Pre-Bid Site Visit: _____
 Bidding Open Date: _____
 Bidding Close Date: _____
 Initial: _____

Case Number: Modesto Delgado
 Project Manager: Nigel Greaves
 Phone: 413-886-5050

Address: <u>151-153 Florence Street</u>	Unit: <u>Unit 01</u>
Location: <u>1- General Requirements</u>	Approx. Wall SF: <u>0</u> Ceiling/Floor SF: <u>0</u>

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 1	General Requirements				
10	OWNER ACCEPTS SCOPE OF WORK The undersigned applicant(s) certifies that he/she has participated in the development of this Work Write Up (WWU) with the "Date inspected" date of _____ & referred to as Exhibit 1. After careful review the applicant understands & accepts the work described & has initialed & dated each page of this WWU. <i>x</i> <u>MD 12-12-19</u> <i>x</i> Applicant Date Applicant Date	1.00	DU	_____	_____
14	CONTRACTOR ACCEPTS SCOPE OF WORK The undersigned contractor certifies that he/she has carefully reviewed & agrees to perform the work described in this Work Write Up (WWU) with the "Date Inspected" date of _____ & referred to as Exhibit 1. The contractor shall initial & date each page of the WWU. <i>x</i> <u>MD 12/12/19</u> Contractor Date	1.00	DU	_____	_____
24	MANUFACTURER'S SPECS PREVAIL All materials shall be installed in full accordance with the manufacturer's specifications for working conditions, surface preparation, methods, protection and testing.	1.00	GR	_____	_____
28	VENTILATION--ASHRAE 62.2-GENERAL REQUIREMENTS This dwelling unit must have a ventilation system that meets ASHRAE 62.2 . See http://www.ashrae.org/technology/page/548 and http://www.buildingscience.com/documents/reports/rr-0502-review-of-residential-ventilation-technologies/	1.00	GR	_____	_____
30	WALL NAMING PROTOCOLS Walls and attached components shall be identified with the letters A, B, C & D. Wall A is always the wall that is closest to the address elevation or the "street side" of the house. Moving clockwise, the walls are then B, C, D. To name components, for example, a window as a subset of 4 windows on the D wall, the first would window is Window D1. The last is window D4 moving in a clockwise direction. These locational markers may also be combined with the adjectives: left, right, upper, lower. For example: Replace the right side window casing at window D3.	1.00	EA	_____	_____
31	CONSTRUCTION DEFINITIONS "Install" means to purchase, set up, test and warrant a new component. " Replace" means to remove and dispose of original material, purchase new material, deliver, install, test and warrant. "Repair" means to return a building component to like new condition through replacement, adjustment and recoating of parts. "Reinstall" means to remove, clean, store and install a component.	1.00	GR	_____	_____
32	SUBSTITUTION APPROVAL PROCESS Any requests for substitutions of specified proprietary items must accompany the initial proposal and shall include: the manufacturer's specifications; full installation instructions and warranties. The agency and owner will notify the contractor of decision at contract award.	1.00	GR	_____	_____
34	LINE ITEM BREAKDOWN The apparent winning bidders shall provide the owner with a line item cost breakdown within 3 working days of a request. FAILURE TO SUBMIT IN TIMELY MANNER CAN RESULT IN DISQUALIFYING BID.	1.00	DU	_____	_____
35	VERIFY QUANTITIES/MEASUREMENTS All Quantities stated in the attached specifications for this address using Units of Measure other than Each (EA), Room	1.00	GR	_____	_____

Address: 151-153 Florence Street Unit: Unit 01

Location: 1 - General Requirements Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

Trade: 1 General Requirements

(RM) or Dwelling Unit (DU) (e.g. SF of Drywall) are for the contractor's convenience and must be verified by the contractor at a mandatory site inspection prior to bid submission. All quantities stated in the Units of Measure Each (EA), Room (RM) or Dwelling Unit (DU) are as stated. Discrepancies in Quantities found by the contractor must be communicated to the Housing Rehabilitation Specialist prior to the submission of a bid. Claims for additional funds due to discrepancies in Quantities shall not be honored if submitted after the bid submission.

40	ALL PERMITS REQUIRED	1.00	AL	400.00	400.00
----	----------------------	------	----	--------	--------

The contractor shall apply for, pay for, obtain and forward copies of all permits needed to complete project to the agency: _____ Plumbing; _____ Electric; _____ HVAC; _____ Building; _____ Zoning; _____ Lead Abatement; _____ Asbestos Abatement.

CONTRACTOR MUST CHECK OFF ALL PERMITS THAT APPLY TO PROJECT

45	CONTRACTOR PRE-BID SITE VISIT	1.00	DU	_____	_____
----	-------------------------------	------	----	-------	-------

The contractor must inspect the property. Submission of a bid is presumptive evidence that the bidder has thoroughly examined the site and is conversant with the requirements of the local jurisdiction.

55	WORK TIMES	1.00	GR	_____	_____
----	------------	------	----	-------	-------

Contractors and their Subcontractors shall schedule working hours between 8:00am and 6:00pm Monday through Friday. Requests to work on weekends and before or after these hours must be approved by the homeowner.

73	DISALLOWED MATERIALS AND METHODS	1.00	GR	_____	_____
----	----------------------------------	------	----	-------	-------

The following construction materials and methods are prohibited from any job sponsored by this agency: lead paint, lead solder in drinking water supply, burning of construction debris, explosives in excavation.

77	NEW MATERIALS REQUIRED	1.00	GR	_____	_____
----	------------------------	------	----	-------	-------

All materials used in connection with this work write-up are to be new, of first quality and without defects - unless stated otherwise or pre-approved by Owner and Construction Specialist.

78	WORKMANSHIP STANDARDS	1.00	GR	_____	_____
----	-----------------------	------	----	-------	-------

All work shall be performed by mechanics both licensed and skilled in their particular trade as well as the tasks assigned to them. Workers shall protect all surfaces as long as required to eliminate damage.

85	CLOSE-IN INSPECTIONS REQUIRED	1.00	GR	_____	_____
----	-------------------------------	------	----	-------	-------

Call the agency for inspection of all work that will be concealed from view before it is closed in. This type of inspection frequently includes, but is not limited to footings, roof sheathing & flashing prior to installation of new felt & shingles, and repaired framing & decking prior to installation of underlayment & floor coverings, prior to insulation and prior to drywall.

90	1 YEAR GENERAL WARRANTY	1.00	DU	_____	_____
----	-------------------------	------	----	-------	-------

Contractor shall remedy any defect due to faulty material or workmanship and pay for all damage to other work resulting therefrom, which appear within one year from final payment. Further, contractor shall furnish owner with all manufacturers' and suppliers' written warranties covering items furnished under this contract prior to release of the final payment.

100	FURNITURE REMOVAL/REPLACEMENT	1.00	AL	_____	_____
-----	-------------------------------	------	----	-------	-------

Remove all furniture from room and store on site. Owner to remove and store all small items. Replace furniture upon completion of work.

120	FINAL CLEAN	1.00	AL	_____	_____
-----	-------------	------	----	-------	-------

Remove from site all construction materials, tools and debris. Sweep clean all exterior work areas. Vacuum all interior work areas, removing all visible dust, stains, labels and tags. Clean all windows referenced in specifications.

9008	ENVIRONMENTAL REHAB--RRP REQUIREMENTS	1.00	GR	_____	_____
------	---------------------------------------	------	----	-------	-------

Any contractor performing renovation, repair, and painting projects that disturb lead-based paint in pre-1978 homes must comply with EPA 40 CFR Part 745(Lead; Renovation, Repair, and Painting Program), be certified by the EPA as a Renovation Firm and must use Certified Renovators who are trained by EPA-approved training providers to follow lead-safe work practices.

Trade: 9 Environmental Rehab

Address: 151-153 Florence Street Unit: Unit 01

Location: 1 - General Requirements Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

Trade: 9 Environmental Rehab

9003	LEAD-SPECIFIC LAWS, RULES, REGULATIONS & GUIDELINES	1.00	GR	1800.00	1800.00
------	---	------	----	---------	---------

The execution of this work shall comply with all applicable federal, state and local laws, rules, regulations and guidelines for lead dust environments, including but not limited to: 29 CFR 1926.62 - Lead Construction Standard; 29 CFR 1910.1200 - Hazard Communication Standard; 40 CFR Part 745 - Lead-Based Paint Poisoning Prevention in Certain Residential Structures (EPA Regulations); 24 CFR Part 35 - HUD's Lead Safe Housing Rule.

Location Total: 2200.00

Location: 2 - Exterior Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

Trade: 4 Site Work

465	REMOVE TREE BRANCHES AWAY FROM HOUSE	1.00	AL	1500.00	1500.00
-----	--------------------------------------	------	----	---------	---------

Cut and remove tree branches back from house to a min. 10' distance from house and dispose to legal dump.

Trade: 6 Concrete & Paving

902	CONCRETE FLATWORK--CONCRETE SIDEWALKS	315.00	SF	3100.00	3100.00
-----	---------------------------------------	--------	----	---------	---------

The Contractor shall demo existing damaged sidewalks, construct new sidewalks that shall be a minimum of Thirty Six inches (36") in width, with a minimum thickness of three (4) inches in accordance with specifications. All concrete shall contain 3% entrained air, exhibit 2200 psi at 28 days and have a slump less than 4.5 A gravel or sand base must be compacted to 90%. Neoprene expansion joints at 10', control joints at 3', and seams are required. Finished area shall drain water away from house and be free of vandalism.

OLD SIDE WALKS ON FRONT, LEFT SIDE AND REAR OF HOUSE.

Trade: 10 Carpentry

2520	HANDRAIL--REPLACE EXTERIOR	5.00	LF	160.00	160.00
------	----------------------------	------	----	--------	--------

Install (1) 2" round hardwood handrail screwed to metal handrail braces that are attached to existing railing All edges will be eased to a smooth and rounded condition.

REAR PORCH STEPS

2645	TRIM--WRAP WITH ALUMINUM COIL	75.00	LF	200.00	200.00
------	-------------------------------	-------	----	--------	--------

Replace missing, loose or damaged fascia trim. Install white aluminum coil on fascia trim as needed.

FRONT RIGHT AND RIGHT SIDE OF HOUSE

3590	STEPS/HAND RAILINGS--REPL EXTERIOR	3.00	EA	850.00	850.00
------	------------------------------------	------	----	--------	--------

Dispose of existing steps . Construct a replacement unit with three 2"x 12" preservative treated pine stringers, 5/4" PTP stepping stock treads, on a solid concrete footer. Frame stairs 6' wide connecting to existing landing. Construct (2) wood handrail on both sides 32" above tread nosing.

FRONT STEPS

Trade: 15 Roofing

4567	ROOF--REPAIR LIFTING DRIP EDGE	30.00	LF	950.00	950.00
------	--------------------------------	-------	----	--------	--------

Repair lifting metal drip edge on front and right side of house.

When installing under existing shingles higher on the roof fasten the new shingles by gently prying up existing shingles.

Add roofing felt under the repaired area as necessary to maintain a continuous layer maintaining a waterfall installation.

The finished repair will be water tight.

FRONT RIGHT AND RIGHT SIDE OF HOUSE

4635	GUTTER--5" SEAMLESS ALUMINUM	70.00	LF	450.00	450.00
------	------------------------------	-------	----	--------	--------

Dispose of gutter. Install 5", K- type, seamless, .027 gauge aluminum gutter to service roof. White or brown color choice by

Address: 151-153 Florence Street **Unit:** Unit 01

Location: 2 - Exterior **Approx. Wall SF:** 0 **Ceiling/Floor SF:** 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

Trade: 15 **Roofing**

owner.

RIGHT SIDE OF HOUSE AND FRONT PORCH

4640	DOWNSPOUT--5" SEAMLESS ALUMINUM	80.00	LF	<u>300.00</u>	<u>300.00</u>
------	--	-------	----	---------------	---------------

Dispose of existing downspout. Install 5", square, seamless, .027 gauge, white, aluminum downspout. Strap at least 3' on center.

RIGHT SIDE OF HOUSE AND FRONT PORCH

Location Total: 7510.00

Location: 3 - Basement **Approx. Wall SF:** 0 **Ceiling/Floor SF:** 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

Trade: 21 **HVAC**

6205	FURNACE MAINTENANCE AND CLEANING	1.00	AL	<u>175.00</u>	<u>175.00</u>
------	---	------	----	---------------	---------------

Check the igniter by using an ohmmeter.
 Check the flame sensor.(If Present)
 Pull and clean burners.
 Inspect the heat exchanger for excessive rust, cracks or holes.
 Check the system static pressure.
 Perform a combustion analysis.
 Read and record temperature in the supply and return plenums.
 Check and adjust the gas pressure.
 Check for gas leaks.
 Look for proper support of the vent pipe.
 Set the heat-off delay.
 Replace dirty Air filter.

BASEMENT FURNACE

Trade: 22 **Plumbing**

7070	WATER HEATER--40 GALLON GAS	2.00	EA	<u>3500.00</u>	<u>3500.00</u>
------	------------------------------------	------	----	----------------	----------------

Install (2) 40 gallon, glass lined, high recovery, insulated to R-7, gas water heaters with a 10 year warranty. Include pressure and temperature relief valve, discharge tube to within 6" of floor or to outside of structure, vent, thimble, and gas piping from shut-off valve to fixture. Dispose of old water heater in code legal dump.

Location Total: 3675.00

Location: 4 - Interiors **Approx. Wall SF:** 0 **Ceiling/Floor SF:** 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

Trade: 10 **Carpentry**

2980	WINDOW--VINYL DBL HNG DBL GLZ	23.00	EA	<u>8000.00</u>	<u>8000.00</u>
------	--------------------------------------	-------	----	----------------	----------------

Field measure and install a PVC, 1 over 1, double hung, double glazed, argon filled Low E window that meets the ENERGY STAR standards for this climate for U value and SHGC. Include 1/2 screen. Wrap exterior jamb and sill with .027" aluminum coil stock back caulked and nailed 6" on center.

- (8) WINDOWS ON 1ST FLOOR. (LV, KN, BEDROOMS)
- (9) WINDOWS ON 2ND FLOOR. (LV, KN, BEDROOMS, REAR HALLWAY)
- (6) WINDOWS ON 3RD FLOOR. (ALL ROOMS)

3345	DOOR--FLUSH INT, HOLLOW CORE	6.00	EA	<u>1500.00</u>	<u>1500.00</u>
------	-------------------------------------	------	----	----------------	----------------

Install flush, hollow core, masonite door on existing jamb. Include privacy lockset and 2 butt hinges.

Address: 151-153 Florence Street Unit: Unit 01

Location: 4 - Interiors Approx. Wall SF: 0 Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

Trade: 10 Carpentry

ATTIC ROOMS
 FRONT BEDROOMS (3)
 MIDDLE BEDROOM (1) CLOSET
 REAR BEDROOM (2)

Trade: 19 Paint & Wallpaper

5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC	4.00	RM	26500.00	2500.00
------	--	------	----	----------	---------

Using lead safe work practices remove & dispose of all loose material & dust prior to installation of new materials. All cracked or loose plaster is to be repaired with a bedding coat of Durabond & fiberglass mesh tape. If plaster & lath boards are loose, resecure or remove & replace with drywall patch. Sanding of any surfaces contacting or adjoining a lead-based painted surface shall be done with appropriate procedures such as using a HEPA filtered sanding vacuum or a wet sanding method. Prime as necessary to seal stains, raw plaster, etc. Paint ceilings two coats in flat ceiling white & walls in eggshell or satin finish cut-in neatly to trim & at all corners & edges. Prep trim doors and windows by de-glossing painted trim prior to painting. Apply two coats of latex semi-gloss paint to cover completely & uniformly. Colors are the choice of the owner from stock colors. All paints and primers must not exceed the following maximum VOC requirements: Flats 50 g/L; Non-flats 50 g/L; Floor 100 g/L; Anti-corrosive 250 g/L. All adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. www.aqmd.gov/rules/reg/reg11/r1168.pdf All caulks and sealants must comply with Regulation 8, Rule 51, of the Bay Area Air Quality Management District (BAAQMD).

3RD FLOOR BEDROOMS

Trade: 20 Floor Coverings

5920	UNDERLAY AND VINYL COMPOSITION TILE	270.00	SF	1850.00	1850.00
------	-------------------------------------	--------	----	---------	---------

Remove existing carpet and padding. Install 1/4" underlayment grade plywood using 7d screw shank or cement coated nails, or narrow crown staples, 6" on center allowing a 1/4" gap at wall. Fill seams with a manufacturer approved filler. Lay 12"x12"x1/8" vinyl composition tile, as made by Armstrong or Azrock or equivalent, per manufacturer's recommendations. Square to room axis. Include metal edge strips at openings, and shoe molding or 4" vinyl base around perimeter. Owner's choice of in-stock color.

1ST FLOOR FRONT AND REAR BEDROOM

Trade: 23 Electric

7675	REPLACE LIGHT SWITCH	1.00	EA	40.00	40.00
------	----------------------	------	----	-------	-------

Replace light switch with single pole, ivory toggle switch and ivory plastic cover plate.

3RD FLOOR FRONT LEFT BEDROOM

7752	ENERGY STAR INTERIOR CEILING FIXTURE	1.00	EA	150.00	150.00
------	--------------------------------------	------	----	--------	--------

Install an Energy Star approved, flush mounted ceiling light fixture .

3RD FLOOR FRONT LEFT BEDROOM

Location Total: 14040.00

Location: 5 - Kitchens Approx. Wall SF: 464 Ceiling/Floor SF: 208

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

Trade: 10 Carpentry

3315	TRIM--DOOR SET 1"X4"	2.00	EA	125.00	125.00
------	----------------------	------	----	--------	--------

Trim sides of interior door, including header, stops and casings. Use 1"x4", #2 grade pine or better.

2ND FLOOR KITCHEN

3345	DOOR--FLUSH INT, LOUVERED DOOR	1.00	EA	250.00	250.00
------	--------------------------------	------	----	--------	--------

Install flush, louvered masonite door on existing jamb. Include privacy lockset and 2 butt hinges.

Address: 151-153 Florence Street Unit: Unit 01

Location: 5 - Kitchens Approx. Wall SF: 464 Ceiling/Floor SF: 208

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

Trade: 10 Carpentry

2ND FLOOR KITCHEN FOR FURNACE AREA.

3716	CABINET - WOOD BASE-PLYWOOD.	6.00	LF	N/A	N/A
------	------------------------------	------	----	-----	-----

Remove & dispose off site all existing cabinets, counters, ledgers, etc. Install base cabinets constructed of solid hardwood face-frames, doors and draw fronts with 1/2" plywood carcasses & floors. Drawer boxes shall be plywood, joined using metal or plastic corner bracing. Install "D" shaped pulls on all doors and drawers even when finger grooves exist. Owner will choose style & finish from those available in line proposed by contractor. Cabinets must comply with California 93120 (formaldehyde content) or all exposed edges must be sealed with a low-VOC sealant.

2ND FLOOR KITCHEN

3726	CABINET - WOOD WALL-PLYWOOD	9.00	LF	N/A	N/A
------	-----------------------------	------	----	-----	-----

Remove & dispose off site all existing upper cabinets, counters, ledgers, etc. NOTE: Upper cabinets will be either: a) 42" installed to ceiling OR b) will be 36" trimmed with a stained oak crown, OR c) will be 36" with a trimmed drywall or plywood soffit. Install upper cabinets constructed of solid hardwood face-frames and doors with 1/2" plywood carcasses & floors. Carcasses will be joined using metal or plastic corner bracing. Install "D" shaped pulls on all doors and drawers even when finger grooves exist. Owner will choose style & finish from those available in line proposed by contractor. Cabinets must comply with California 93120 (formaldehyde content) or all exposed edges must be sealed with a low-VOC sealant.

2ND FLOOR KITCHEN

30" WALL CABINET WILL BE INSTALLED ABOVE STOVE FOR HOOD VENT.

3747	REPLACE COUNTER TOP--PLASTIC LAMINATE	6.00	LF	N/A	N/A
------	---------------------------------------	------	----	-----	-----

Dispose of existing counter top. Field measure for sizing. All particleboard and MDF components must comply with California 93120 (formaldehyde content) or all exposed edges must be sealed with a low-VOC sealant. Screw to base cabinet a square edged plastic laminate counter top. Provide end-caps and cutout for sink. Caulk countertop to adjoining walls with low VOC caulking to match wall color. Owner's choice of in-stock color and texture.

2ND FLOOR KITCHEN

Trade: 19 Paint & Wallpaper

5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC	2.00	RM	1280.00	1280.00
------	--	------	----	---------	---------

Using lead safe work practices remove & dispose of all loose material & dust prior to installation of new materials. All cracked or loose plaster is to be repaired with a bedding coat of Durabond & fiberglass mesh tape. If plaster & lath boards are loose, resecure or remove & replace with drywall patch. Sanding of any surfaces contacting or adjoining a lead-based painted surface shall be done with appropriate procedures such as using a HEPA filtered sanding vacuum or a wet sanding method. Prime as necessary to seal stains, raw plaster, etc. Paint ceilings two coats in flat ceiling white & walls in eggshell or satin finish cut-in neatly to trim & at all corners & edges. Prep trim doors and windows by de-glossing painted trim prior to painting. Apply two coats of latex semi-gloss paint to cover completely & uniformly. Colors are the choice of the owner from stock colors. All paints and primers must not exceed the following maximum VOC requirements: Flats 50 g/L; Non-flats 50 g/L; Floor 100 g/L; Anti-corrosive 250 g/L. All adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. www.aqmd.gov/rules/reg/reg11/r1168.pdf All caulks and sealants must comply with Regulation 8, Rule 51, of the Bay Area Air Quality Management District (BAAQMD).

BOTH KITCHENS

Trade: 20 Floor Coverings

5930	UNDERLAYMENT AND VINYL SHEET GOODS	500.00	SF	4000.00	4000.00
------	------------------------------------	--------	----	---------	---------

Remove existing flooring down to subflooring. Install 1/4" underlayment grade plywood using 7d screw shank or cement coated nails, or narrow crown coated staples, 6" on center allowing a 1/4" gap at wall. Fill seams with a manufacturer approved filler. Install 070" thick, backed vinyl sheet goods w/ minimum seams, per manufact. recommendations. Install metal edge strips in openings. Owner's choice of pattern and color.

1ST AND 2ND FLOOR KITCHENS AND REAR HALLWAYS

Trade: 21 HVAC

6037	FURNACE--GAS REPLACE	1.00	EA	10500.00	10500.00
------	----------------------	------	----	----------	----------

Address: 151-153 Florence Street Unit: Unit 01

Location: 5 - Kitchens Approx. Wall SF: 464 Ceiling/Floor SF: 208

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

Trade: 21 HVAC

Dispose of furnace in legal dump. Install an intermittent pilot, gas fired, forced air furnace with minimum AFUE rating of 86 to existing plenum and gas line. Include set back thermostat, flue pipe and shut-off valve. Size furnace per heat loss analysis. All new installations will include aluminum flex chimney liners. HVAC PERMIT IS REQUIRED. (FURNACE IS TO BE A UNIVERSAL FURNACE THAT CAN BE INSTALLED VERTICAL/HORIZONTAL)

2ND FLOOR KITCHEN

Trade: 22 Plumbing

6835	SINK--DOUBLE BOWL COMPLETE	1.00	EA	450.00	450.00
------	----------------------------	------	----	--------	--------

Install a 22 gauge 33" x 22" x 7" double bowl, stainless steel, self rimming kitchen sink including a steel, metal body faucet, rated at 2.0 GPM or less, with a 15 year drip-free warranty, grease trap, supply lines, full port ball type shut-off valves & escutcheon plates on all supply & drain lines. NOTE: All copper is to be soldered (no compression fittings) & all PVC fittings glued.

2ND FLOOR KITCHEN

Trade: 23 Electric

7600	RECEPTACLE--GFCI COUNTERTOP 20 AMP	2.00	EA	150.00	150.00
------	------------------------------------	------	----	--------	--------

Install a flush mounted, ground fault circuit interrupted, ivory, duplex receptacle and ivory cover plate using copper non-metallic cable, controlled by a 20 amp circuit breaker. Fish wire and repair all tear out. If mounted over a countertop install no more than 46 inches above floor height.

2ND FLOOR KITCHEN

7751	ENERGY STAR KITCHEN CEILING FIXTURE	1.00	EA	150.00	150.00
------	-------------------------------------	------	----	--------	--------

Install an ENERGY STAR approved, ceiling light fixture

2ND FLOOR KITCHEN

7840	RANGE HOOD--RECIRCULATING	1.00	EA	350.00	350.00
------	---------------------------	------	----	--------	--------

Install a 30", recirculating, enameled metal range hood with light, charcoal filter, and washable grease filter. Owner's choice of color.

2ND FLOOR KITCHEN

Location Total: 17255.00

Location: 6 - Bathrooms Approx. Wall SF: 0 Ceiling/Floor SF: 40

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

Trade: 9 Environmental Rehab

9130	CLEANING OF TUB/SHOWER UNIT	1.00	AL	200.00	200.00
------	-----------------------------	------	----	--------	--------

Clean tub/shower unit of all mildew and soap scum, apply recaulking to perimeter of tub/shower.

2ND FLOOR BATHROOM

Trade: 10 Carpentry

3345	DOOR--FLUSH INT, HOLLOW CORE	1.00	EA	250.00	250.00
------	------------------------------	------	----	--------	--------

Install flush, hollow core, masonite door on existing jamb. Include privacy lockset and 2 butt hinges.

2ND FLOOR BATHROOM

3645	CEILING--SUSPENDED	40.00	SF	350.00	350.00
------	--------------------	-------	----	--------	--------

Remove existing ceiling system. Install a 2'x 2' T bar suspended ceiling grid with the same size border on opposite sides of room. Run main runners opposite of direction of ceiling joists, with hanger screws, in joists, 24" on center. Install owner's choice of film faced 5/8" thick fiberglass ceiling tiles within an allowance of \$2 per sf.

1ST FLOOR BATHROOM

Address: 151-153 Florence Street Unit: Unit 01

Location: 6 - Bathrooms Approx. Wall SF: 0 Ceiling/Floor SF: 40

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

Trade: 10 Carpentry

3825	MEDICINE CABINET--SURF MOUNT	2.00	EA	725.00	725.00
------	------------------------------	------	----	--------	--------

Install a 30"x22", surface mounted medicine cabinet with hinged plate glass mirror and two shelves.

1ST AND 2ND FLOOR BATHROOMS

Trade: 19 Paint & Wallpaper

5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC	1.00	RM	640.00	640.00
------	--	------	----	--------	--------

Using lead safe work practices remove & dispose of all loose material & dust prior to installation of new materials. All cracked or loose plaster is to be repaired with a bedding coat of Durabond & fiberglass mesh tape. If plaster & lath boards are loose, resecure or remove & replace with drywall patch. Sanding of any surfaces contacting or adjoining a lead-based painted surface shall be done with appropriate procedures such as using a HEPA filtered sanding vacuum or a wet sanding method. Prime as necessary to seal stains, raw plaster, etc. Paint ceilings two coats in flat ceiling white & walls in eggshell or satin finish cut-in neatly to trim & at all corners & edges. Prep trim doors and windows by de-glossing painted trim prior to painting. Apply two coats of latex semi-gloss paint to cover completely & uniformly. Colors are the choice of the owner from stock colors. All paints and primers must not exceed the following maximum VOC requirements: Flats 50 g/L; Non-flats 50 g/L; Floor 100 g/L; Anti-corrosive 250 g/L. All adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. www.aqmd.gov/rules/reg/reg11/r1168.pdf All caulks and sealants must comply with Regulation 8, Rule 51, of the Bay Area Air Quality Management District (BAAQMD).

2ND FLOOR BATHROOM

Trade: 20 Floor Coverings

5922	UNDERLAYMENT & LINOLEUM SHEET GOODS	80.00	SF	640.00	640.00
------	-------------------------------------	-------	----	--------	--------

Remove existing plumbing fixtures and flooring to subfloor. Install 1/4" underlayment grade plywood using 7d screw shank or cement coated nails, or narrow crown staples, 6" on center allowing a 1/4" gap at wall. Fill seams with a manufacturer approved filler. Install Forbo's Marmoleum, Armstrong Marmorette linoleum sheet goods or equivalent, per manufacturer's most current recommendations. Owner's choice of color.

1ST AND 2ND FLOOR BATHROOMS

Trade: 22 Plumbing

6925	SHOWER DIVERTER--DUAL CONTROL	1.00	EA	650.00	650.00
------	-------------------------------	------	----	--------	--------

Remove existing shower diverter. Install a dual control, metal shower diverter and a water saving shower head with a 15 year drip-free warranty.

2ND FLOOR BATHROOM

Trade: 23 Electric

7761	ENERGY STAR 2 BULB BATH VANITY FIXTURE	1.00	EA	250.00	250.00
------	--	------	----	--------	--------

Install an Energy Star approved, over vanity light fixture installed above the sink.

2ND FLOOR BATHROOM

7821	FAN/LIGHT FIXTURE--CONTINUOUS MODULATING-MOTION DETECTOR SWITCH	1.00	EA	650.00	650.00
------	---	------	----	--------	--------

Install a ceiling mounted, ENERGY STAR qualified Fan/Light fixture with a modulating DC motor capable of 80 CFM operating at less than .3 Sones, switched by a built in motion detector and night light, the capacity to run continuously at a preset CFM rating, a time delay feature for the boost setting, vented w/ damper to exterior. Install 4" galvanized metal duct (not flex duct) and vent to the exterior ideally through a wall or gable end using a 4" hooded vent with damper. All duct seams and connections shall be sealed with duct mastic. Insulate the ductwork with vinyl or foil faced R 8 minimum duct insulation. Repair any damage to the ceiling installation and air seal fan/light assembly to the ceiling with low VOC caulk. Set the continuous level of ventilation to meet ASHRAE 62.2 and set the time delay switch to 20 minutes.

2ND FLOOR BATHROOM

Location Total: 4355.00

Address: 151-153 Florence Street

Unit: Unit 01

Location: 7 - Stairs/Halls

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
--------	------	----------	-------	------------	-------------

Trade: 10 Carpentry

2520	HANDRAIL--REPLACE INTERIOR	14.00	LF	450.00	450.00
------	----------------------------	-------	----	--------	--------

Install 2" round hardwood handrail screwed to metal handrail braces that are attached to studs with screws that enter the framing at least 1 inch, or if fastening to a masonry wall use minimum 3/8 inch diameter plastic masonry plug fasteners and compatible screws. Handrail will extend 6 inches past a line plumb with the nosing of the top tread and 4 inches past a line plumb with the nosing of the bottom tread. All edges will be eased to a smooth and rounded condition.

2ND TO 3RD FLOOR REAR STAIRCASE

3525	GUARD RAIL--WOOD	4.00	LF	350.00	350.00
------	------------------	------	----	--------	--------

Dispose of any existing railing. Construct a pine railing using 2"x 4" top and bottom rails, and 2"x 2" balusters face nailed 6" on center. Create a 3'6" high railing between 4"x 4" end posts.

TOP OF 3RD FLOOR STAIRCASE

Trade: 19 Paint & Wallpaper

5567	PREP & PAINT VACANT ROOM w/ PAINTED TRIM-LOW VOC	5.00	RM	3200.00	3200.00
------	--	------	----	---------	---------

Using lead safe work practices remove & dispose of all loose material & dust prior to installation of new materials. All cracked or loose plaster is to be repaired with a bedding coat of Durabond & fiberglass mesh tape. If plaster & lath boards are loose, resecure or remove & replace with drywall patch. Sanding of any surfaces contacting or adjoining a lead-based painted surface shall be done with appropriate procedures such as using a HEPA filtered sanding vacuum or a wet sanding method. Prime as necessary to seal stains, raw plaster, etc. Paint ceilings two coats in flat ceiling white & walls in eggshell or satin finish cut-in neatly to trim & at all corners & edges. Prep trim doors and windows by de-glossing painted trim prior to painting. Apply two coats of latex semi-gloss paint to cover completely & uniformly. Colors are the choice of the owner from stock colors. All paints and primers must not exceed the following maximum VOC requirements: Flats 50 g/L; Non-flats 50 g/L; Floor 100 g/L; Anti-corrosive 250 g/L. All adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. www.aqmd.gov/rules/reg/reg11/r1168.pdf All caulks and sealants must comply with Regulation 8, Rule 51, of the Bay Area Air Quality Management District (BAAQMD).

ALL HALL AND STAIRWAYS

Trade: 23 Electric

7675	REPLACE LIGHT SWITCH	1.00	EA	40.00	40.00
------	----------------------	------	----	-------	-------

Replace light switch with single pole, ivory toggle switch and ivory plastic cover plate.

2ND FLOOR REAR HALL

7730	LIGHT FIXTURE--REPLACE	1.00	EA	150.00	150.00
------	------------------------	------	----	--------	--------

Install an Energy Star approved, flush mounted ceiling light fixture .. \$30 allowance for fixture.

2ND FLOOR REAR HALL

Location Total: 4190.00

Unit Total for 151-153 Florence Street, Unit Unit 01: 53255.00

Address Grand Total for 151-153 Florence Street: 53225.00

Bidder: Construction Co-Op LLC

MORTGAGE

City of Springfield Healthy Homes Rehabilitation Program

THIS MORTGAGE is made as of November 27, 2019, between Modesto Delgado, whose address is 151 Florence Street ("**Borrower**"), and the **City of Springfield**, a municipal corporation with the address 36 Court Street, Springfield, Massachusetts ("**City**").

WHEREAS, the Borrower and the City entered into a **HEALTHY HOMES REHABILITATION PROGRAM AGREEMENT** dated November 27, 2019 in the sum of \$63,549.06 (the Principal Amount"), together with interest of 0%, (this indebtedness is called the "**Note**", a copy of which is attached to this Mortgage as **Schedule A**); and

WHEREAS, to secure the performance of all the terms, covenants, agreements, conditions and obligations of the Note and this Mortgage, the Borrower wishes to grant to the City its rights, title, and interest in the property located at 151-153 Florence Street in Springfield, Massachusetts and described on the attached **Schedule B** (the "**Mortgaged Property**").

NOW THEREFORE, in consideration of the loan for the Principal Amount made by the City to the Borrower, the Borrower and the City hereby agree as follows:

1. **Purpose.** This Mortgage and the Note are to secure a loan made by the City to the Borrower for the purpose of making home improvements to the Mortgaged Property, as detailed in the **Work Write-Up Specifications dated 6/25/2019**. The Borrower is responsible for making the improvements, and the City shall only make payment of Principal for such improvements as it inspects and verifies that the improvements have been completed.
2. **Conditions of the Loan.**
 - a. **Due Upon Sale or Transfer.** If the Borrower sells or transfers the Mortgaged Property before the final maturity date, the amount of the loan still owing at the time of sale or transfer will be immediately due and payable to the City.
 - b. **Owner Occupancy.** If the Borrower is an owner-occupant at the time this loan is entered into, the Borrower must continue to live in the Mortgaged Property as his/her principal place of residence during the term of the loan.
 - c. **Rental Unit Affordability.** If the Borrower (including a Borrower who lives in one unit of a multi-unit property) rents out units in the Mortgaged Property to

others, the Borrower must rent all units in the Mortgaged Property to households with income at or below 80% of the area median income¹ during the term of the loan.

3. Terms of the Loan

Loan Type:	Forgivable loan, due upon default or upon sale or transfer of property prior to final maturity
Interest Rate:	0%
Payment Schedule:	No monthly payments
Final Maturity Date:	5 years from date of execution
Forgiveness:	An equal amount of the loan will be forgiven for each year that passes from the date the loan is entered, until the loan is fully forgiven at the final maturity date. (For example, a 5-year loan is forgiven 20% per year; a 10-year loan is forgiven 10% per year.)
Prepayment penalty:	None

- 4. Completion of Agreed-Upon Improvements.** If construction required to meet the Work Write-Up Specifications is discontinued or not carried out with reasonable diligence, the City after due notice to the Borrower is authorized to enforce or carry out existing contracts between the Borrower and other parties to make contracted improvements, to make and enter into additional contracts and incur obligations for the purposes of completing the improvements, and to pay and discharge all debts, obligations and liabilities incurred by reason of any action taken by the City, the cost of which shall be payable from the Borrower to the City on demand and shall be secured by this Mortgage.
- 5. Compliance with Building and Health Codes.** The improvements shall comply with all applicable municipal and state ordinances, laws, regulations, and rules made or promulgated by lawful authority, and upon their completion shall comply therewith and with the rules of the Board of Fire Underwriters having jurisdiction.
- 6. Payment of Property Taxes and Other Charges.** The Borrower will pay when due all taxes, assessments, water & sewer charges, and other governmental charges, fines and impositions, now or hereafter imposed, on the Mortgaged Property and will pay when due every amount of indebtedness secured by any lien on the Mortgaged Property.

¹ The area median income (AMI) for the Springfield Metropolitan Area is established annually by the U.S. Department of Housing and Urban Development. The Springfield Office of Housing will provide the current AMI for the Springfield Metropolitan area upon request.

7. **Maintenance and Repair.** The Borrower shall maintain the Property and shall not allow the property to deteriorate or decrease in value due to its condition. If the Property is damaged, the Borrower shall promptly repair the Property to avoid further deterioration or damage, unless repair or restoration is not economically feasible. The Borrower shall not commit waste or permit others to permit actual, permissive, or constructive waste on the Property.

8. **Property Insurance.**

a. **Maintenance of Insurance.** The Borrower shall keep the Property insured against loss by fire, earthquakes, floods, hazards included within the term "extended coverage," and any other hazards for which the City requires insurance. The insurance amounts (including deductible levels) and periods and the insurance carrier shall be subject to the City's approval. Unless otherwise required by the City, all such insurance shall be effected by Standard Fire and Extended Coverage Insurance policies, in amounts not less than necessary to comply with the coinsurance clause percentage of the value applicable to the location and character of the property to be covered.

All such property insurance shall be in such form and shall have attached loss payable clauses in favor of the City. All such policies and attachments shall be delivered promptly to the City, unless they are required to be delivered to the holder of a lien of a mortgage or similar instrument to which this Mortgage is expressly subject, in which case a certificate of insurance shall be delivered to the City. The Borrower will pay any and all premiums on such insurance promptly when due.

b. **City Rights to Payment for Loss or Damage.** In the event of loss or damage to the mortgaged property, the Borrower will give to the City immediate notice of the event and the City may make and file proof of loss if not made otherwise promptly by or on behalf of the Borrower. Each insurance company issuing any such policy is authorized and directed to make payment under the policy for such loss to the Borrower and the City jointly, unless the amount of loss is payable first to the holder of a lien under a mortgage or similar instrument to which this Mortgage is expressly subject. Insurance proceeds received by the City may be applied, at the City's option, either in reduction of the indebtedness secured by this Mortgage, or to the restoration or repair of the damaged Mortgage Property.

9. **Rights of City as Lender.** If the Borrower fails to carry out the covenants and agreements set forth in this mortgage, the City may do and pay for whatever is necessary to protect the value of and the City's rights in the property, and any amounts so paid shall be added to the Principal amount due to the City hereunder
10. **Inspection.** The City shall have the right to inspect the Mortgaged Property from time to time at any reasonable hour of the day.
11. **Acceleration upon Default.** If any condition of this Mortgage shall be in default, the entire outstanding balance of the Principal Amount shall become immediately due and payable at the option of the City. The City shall be entitled to collect all costs and expenses, including reasonable attorney's fees incurred. If the City exercises its option to require immediate payment of the balance of funds secured by this Mortgage, the City shall give Borrower notice of acceleration. This notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all remaining sums secured by the Mortgage.

The following "events of default" will cause the Note to be immediately due and payable:

- a. The Borrower's nonperformance of any covenant, agreement, term, or condition of this Mortgage or of the Note, after the Borrower has been given due notice by the City of such nonperformance;
 - b. The Borrower's failure to perform any covenant, agreement, term, or condition in any Mortgage or instrument creating a lien upon the Mortgaged Property, which lien shall have priority over the lien of this mortgage;
 - c. The City's discovery that the Borrower failed to disclose in the Borrower's application for funds any fact deemed to be material by the City, or that the Borrower made any misrepresentations in the application or in any agreements entered into between the Borrower and the City (including but not limited to, the Note and this Mortgage);
 - d. The sale, lease or other transfer of any kind or nature of the Mortgaged Property, or any part thereof, without the prior written consent of the City.
12. **No waiver.** No party shall be deemed to have waived any provision of this Mortgage or the exercise of any rights under this Mortgage unless such waiver is made expressly and

in writing. Waiver by any party of a breach or violation of any provision of this Mortgage shall not constitute a waiver of any other subsequent breach or violation.

13. **Surrender after Default.** If the Borrower defaults, and upon demand from the City, the Borrower shall immediately surrender possession of the Mortgaged Property to the City, and the City may enter such property, rent out and collect rent from Mortgaged Property units, and apply rental income to the indebtedness secured by this Mortgage. The City may also dispossess, by usual summary proceedings, any tenant defaulting in the payment of any rent to the City. The Borrower shall cooperate and facilitate any summary process proceedings under this paragraph.

If the Borrower continues to occupy the Mortgaged Property after default and City demand to surrender, such possession shall be as a tenant of the City, and the Borrower shall pay in advance upon demand by the City, a reasonable monthly use and occupancy fee for the premises occupied by the Borrower, and upon the failure of the Borrower to pay such monthly fee, the Borrower may also be disposed by the usual summary proceedings applicable to tenants.

This covenant shall become effective immediately upon the happening of any such default, as determined in the sole discretion of the City, who shall give notice of such determination to the Borrower; and in the case of foreclosure and the appointment of a receiver of the rents, the within covenant shall insure to the benefit of such receiver.

14. **Notice of Change of Ownership.** The Borrower will give immediate notice by certified mail, return-receipt requested, to the City of any conveyance, transfer or change in ownership of such property, or any part thereof.

15. **No Assignment of Rents.**

The Borrower will not assign the rents, if any, in whole or in part, from the mortgaged property, or any part thereof, without the prior written consent of the City.

16. **Notice.** Notice and demand or request shall be made in writing and may be served in person or by mail.

17. **Waiver of Homestead Exemption.** The Borrower hereby waives the benefit of all homestead exemptions, as to the debt secured by this Mortgage and as to any expenditure for insurance, taxes, levies, assessments, dues or charges incurred by the City pursuant to any provision of this Mortgage.

18. **City Right to Nonjudicial Foreclosure.** This Mortgage is upon the **STATUTORY CONDITION**, for any breach of which, or for breach of any of the aforementioned provisions or conditions, the City may declare all sums secured hereby immediately due and payable, and the City shall have the **STATUTORY POWER OF SALE**.

19. **Joint and several liability.** If the Borrower, as defined herein, consists of two or more parties, this Mortgage shall constitute a grant and mortgage by all of them jointly and severally, and they shall be obligated jointly and severally under all the provisions hereof and under the Note.

20. **Discharge.** Upon payment in full by the Borrower of the Note and any other instruments secured by this Mortgage, this Mortgage shall be terminated, and the City shall provide the Borrower the appropriate notice of termination.

IN WITNESS THEREOF this mortgage has been duly signed and sealed by the Borrower on or as of the day and year first above written.

BY: Modesto Delgado
Modesto Delgado,
Borrower

Cornelius W. Phillips
Witness Cornelius W. Phillips

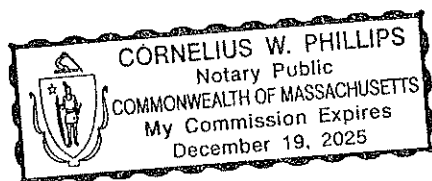
Commonwealth of Massachusetts

Hampden, ss
2019

November 27 ,

On November 27, 2019 before me, the undersigned notary public, personally appeared, Modesto Delgado proved to me through satisfactory evidence of identification, which was MA Drivers License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that ~~he~~ she signed it voluntarily for its stated purpose.

Cornelius W. Phillips (Official signature and seal of notary).



Notary Public: Cornelius W. Phillips
My Commission Expires: December 19, 2025

The note secured by this Mortgage has:

A principal sum of \$63,549.06

A rate of interest of Zero (0%) percent.

The sum of \$63,549.06 with interest thereon at a rate of Zero (0.00%) per annum, is due and payable upon sale, lease or other transfer of any kind of the above-referenced property, or any part thereof without the prior written consent of the City, other than a transfer by will or by operation of the laws of descent and distribution.

SCHEDULE A
PROMISSORY NOTE

Springfield, Massachusetts

Property Address: **151-153 Florence Street, Springfield, MA 01105**

1. BORROWERS' PROMISE TO PAY

In return for a loan that I have received, I, Modesto Delgado ("Borrower"), promise to pay \$63,549.06 (this amount is called "Principal"), without interest, to the **City of Springfield**, a Massachusetts municipal corporation with a usual address of 36 Court Street, Springfield, Massachusetts 01103 ("City").

2. INTEREST

Interest will not be charged on unpaid principal.

3. TIME AND PLACE OF PAYMENTS

No monthly payments are due. If there is no default on the loan, the Principal shall be forgiven at an equal percentage rate per year until it is 100% forgiven at the end of the fifth year.

4. BORROWER'S RIGHT TO PREPAY

I have the right to make payments of principal at any time before they are due. A payment of principal only is known as a "prepayment." When I make a prepayment, I will tell the City in writing that I am doing so.

I may make a full prepayment or partial prepayments without paying any prepayment charge. The City will use all of my prepayments to reduce the amount of principal that I owe under this Note. If I make a partial prepayment, there will be no changes in the due date or in the amount of my payment unless the City agrees in writing to those changes.

6. BORROWER DEFAULT

(A) Default If I am in default of or breach of the Healthy Homes Rehabilitation Program Agreement ("Program Agreement") or the Mortgage, both dated the same date as this Note, and if I do not cure any default or breach within any applicable cure period, then I will be in default of this Note.

(B) Notice of Default If I am in default, the City may send me a written notice telling me that if I do not come into compliance with the Program Agreement and Mortgage by a certain date, the City may require me to pay immediately the full amount of principal I owe.

(C) No Waiver by City Even if, at a time when I am in default, the City does not require me to pay immediately in full as described above, the City will still have the right to do so if I am in default at a later time.

(D) Payment of City's Costs and Expenses If the City has required me to pay immediately in full 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, court costs and witness fees, including but not limited to expert witness fees.

7. GIVING OF NOTICES

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 mailing it by first class mail to me at the Property Address above or at a different address if I give the City a notice of my different address.

Any notice that must be given to the City under this Note will be given by mailing it by first class mail to:

Director
City of Springfield Office of Housing
1600 E. Columbus Ave.
Springfield, MA 01103

with a copy simultaneously mailed by first class mail to:

City Solicitor
City of Springfield Law Department
36 Court Street
Springfield, MA 01103

8. 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 is a guarantor, surety or endorser of this Note is also obligated to do these things. 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 City 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. This Note is binding on me and my executors, administrators, heirs, successors and assigns.

9. 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 City to demand payment of amounts due. "Notice of dishonor" means the right to require the City to give notice to other persons that amounts due have not been paid.

10. UNIFORM SECURED NOTE

This Note is a uniform instrument with limited variations in some jurisdictions. In addition to the protections given to the City under this Note, a Mortgage dated the same date as this Note protects the City from possible losses which might result if I do not keep the promises which I make in this Note. That Mortgage describes how and under what condition I may be required to make immediate payment in full of all amounts I owe under this Note. Some of those conditions are described as follows:

Due Upon Sale or Transfer. If all or any part of the Property or any interest in it is sold or transferred without the City's prior written consent, the City may, at its option, require immediate payment in full of all sums secured by the Mortgage.

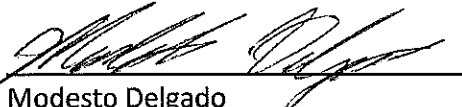
Owner Occupancy. If the Borrower is an owner-occupant at the time this loan is entered into, and the Borrower ceases to live in the Mortgaged Property as his/her principal place of residence during the term of the loan, the City may, at its option, require immediate payment in full of all sums secured by the Mortgage.

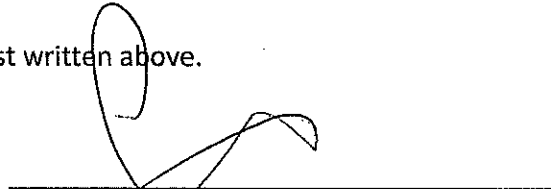
Rental Unit Affordability. If the Borrower (including a Borrower who lives in one unit of a multi-unit property) rents out units in the Mortgaged Property to others, and the Borrower rents units to households with income above 80% area median income, the City may, at its option, require immediate payment in full of all sums secured by the Mortgage.

If the City exercises its option to require immediate payment of the balance of funds secured by the Mortgage, the City shall give Borrower notice of acceleration. This notice shall provide a

period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all remaining sums secured by the Mortgage.

EXECUTED as a sealed instrument as of the date first written above.


Modesto Delgado
Borrower

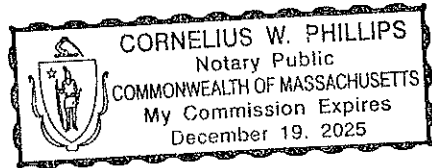

Witness Cornelius W. Phillips


Witness

COMMONWEALTH OF MASSACHUSETTS

HAMPDEN, SS

On this 27th day of November, 2019, before me, the undersigned Notary Public, personally appeared the above-named Modesto Delgado, proved to me through satisfactory evidence of identification, which was MA Drivers License, to be the person whose name is signed on the preceding or attached document, and acknowledge that he signed it voluntarily for its stated purpose, and acknowledged to me that he executed the same as his free act and deed.




Notary Public Cornelius W. Phillips
My Commission Expires: December 19, 2025

SCHEDULE B
PROPERTY DESCRIPTION

EXHIBIT "B"

The land, with the building thereon, known as 151-153 Florence Street (Parcel Id #: 05200-0073), and the abutting land known as East Side Hancock Street (Parcel Id # 06250-0161) which have been combined to form one lot of undivided and contiguous ownership pursuant to a Plan of Land prepared by Anderson Associates Land Surveyor, Land Planning Consultant, Site Design entitled "PLAN OF PROPERTY IN SPRINGFIELD, MA PREPARED FOR: Modesto Delgado, 151 Florence Street, Springfield, MA " dated June 18, 2013, and recorded in the Hampden County Registry of Deeds in Book of Plans 367, Page 14.

As a result of the recording of said Plan, East Side Hancock Street (Parcel Id # 06250-0161) is to be deleted as and assessed parcel by the Springfield Board of Assessors and the new parcel to be created by the consolidation is to be known as 151-153 Florence Street (Parcel Id # 05200-0073) now supposed to contain about 10,602 square feet, more or less, and designated as "Parcel A" on said Plan.

Subject to easements, restrictions and reservations of record in so far as the same are not in force and applicable.

Being the same premises conveyed to the Grantor herein by deed dated July 23, 2013 recorded with the Hampden County Registry of Deeds in Book 19935, Page 442.

CHERYL A. COAKLEY-RIVERA, ESQ.
HAMPDEN COUNTY REGISTRY OF DEEDS

Exhibit D
PROMISSORY NOTE

Springfield, Massachusetts

Property Address: **151-153 Florence Street, Springfield, MA 01105**

1. BORROWERS' PROMISE TO PAY

In return for a loan that I have received, I, Modesto Delgado ("Borrower"), promise to pay \$63,549.06 (this amount is called "Principal"), without interest, to the **City of Springfield**, a Massachusetts municipal corporation with a usual address of 36 Court Street, Springfield, Massachusetts 01103 ("City").

2. INTEREST

Interest will not be charged on unpaid principal.

3. TIME AND PLACE OF PAYMENTS

No monthly payments are due. If there is no default on the loan, the Principal shall be forgiven at an equal percentage rate per year until it is 100% forgiven at the end of the fifth year.

4. BORROWER'S RIGHT TO PREPAY

I have the right to make payments of principal at any time before they are due. A payment of principal only is known as a "prepayment." When I make a prepayment, I will tell the City in writing that I am doing so.

I may make a full prepayment or partial prepayments without paying any prepayment charge. The City will use all of my prepayments to reduce the amount of principal that I owe under this Note. If I make a partial prepayment, there will be no changes in the due date or in the amount of my payment unless the City agrees in writing to those changes.

6. BORROWER DEFAULT

(A) Default If I am in default of or breach of the Healthy Homes Rehabilitation Program Agreement ("Program Agreement") or the Mortgage, both dated the same date as this Note, and if I do not cure any default or breach within any applicable cure period, then I will be in default of this Note.

(B) Notice of Default If I am in default, the City may send me a written notice telling me that if I do not come into compliance with the Program Agreement and Mortgage by a certain date, the City may require me to pay immediately the full amount of principal I owe.

(C) No Waiver by City Even if, at a time when I am in default, the City does not require me to pay immediately in full as described above, the City will still have the right to do so if I am in default at a later time.

(D) Payment of City's Costs and Expenses If the City has required me to pay immediately in full 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, court costs and witness fees, including but not limited to expert witness fees.

7. GIVING OF NOTICES

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 mailing it by first class mail to me at the Property Address above or at a different address if I give the City a notice of my different address.

Any notice that must be given to the City under this Note will be given by mailing it by first class mail to:

Director
City of Springfield Office of Housing
1600 E. Columbus Ave.
Springfield, MA 01103

with a copy simultaneously mailed by first class mail to:

City Solicitor
City of Springfield Law Department
36 Court Street
Springfield, MA 01103

8. 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 is a guarantor, surety or endorser of this Note is also obligated to do these things. 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 City 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 owned under this Note. This Note is binding on me and my executors, administrators, heirs, successors and assigns.

9. 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 City to demand payment of amounts due. "Notice of dishonor" means the right to require the City to give notice to other persons that amounts due have not been paid.

10. UNIFORM SECURED NOTE

This Note is a uniform instrument with limited variations in some jurisdictions. In addition to the protections given to the City under this Note, a Mortgage dated the same date as this Note protects the City from possible losses which might result if I do not keep the promises which I make in this Note. That Mortgage describes how and under what condition I may be required to make immediate payment in full of all amounts I owe under this Note. Some of those conditions are described as follows:

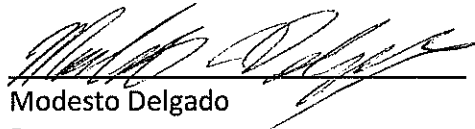
Due Upon Sale or Transfer. If all or any part of the Property or any interest in it is sold or transferred without the City's prior written consent, the City may, at its option, require immediate payment in full of all sums secured by the Mortgage.

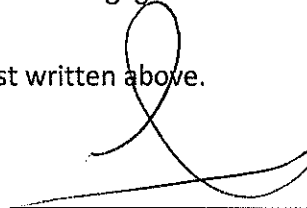
Owner Occupancy. If the Borrower is an owner-occupant at the time this loan is entered into, and the Borrower ceases to live in the Mortgaged Property as his/her principal place of residence during the term of the loan, the City may, at its option, require immediate payment in full of all sums secured by the Mortgage.

Rental Unit Affordability. If the Borrower (including a Borrower who lives in one unit of a multi-unit property) rents out units in the Mortgaged Property to others, and the Borrower rents units to households with income above 80% area median income, the City may, at its option, require immediate payment in full of all sums secured by the Mortgage.

If the City exercises its option to require immediate payment of the balance of funds secured by the Mortgage, the City shall give Borrower notice of acceleration. This notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all remaining sums secured by the Mortgage.

EXECUTED as a sealed instrument as of the date first written above.


Modesto Delgado
Borrower

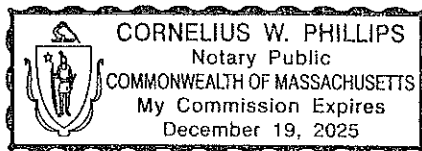

Witness Cornelius W. Phillips

Witness

COMMONWEALTH OF MASSACHUSETTS

HAMPDEN, SS

On this 27th day of November, 2019, before me, the undersigned Notary Public, personally appeared the above-named Modesto Delgado, proved to me through satisfactory evidence of identification, which was MA Drivers License, to be the person whose name is signed on the preceding or attached document, and acknowledge that he signed it voluntarily for its stated purpose, and acknowledged to me that he executed the same as his free act and deed.





Notary Public Cornelius W. Phillips
My Commission Expires: December 19, 2025

Exhibit E:
SECTION 3 CLAUSE

"All section 3 covered contracts shall include the following clause (referred to as the section 3 clause):

- A. The work to be performed under this contract is subject to the requirements of section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (section 3). The purpose of section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.
- B. The parties to this contract agree to comply with HUD's regulations in 24 CFR part 135, which implement section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 135 regulations.
- C. The contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.
- D. The contractor agrees to include this section 3 clause in every subcontract subject to compliance with regulations in 24 CFR part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR part 135. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR part 135.
- E. The contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR part 135 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR part 135.
- F. Noncompliance with HUD's regulations in 24 CFR part 135 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.
- G. With respect to work performed in connection with section 3 covered Indian housing assistance, section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e) also applies to the work to be performed under this contract. Section 7(b) requires that to the greatest extent feasible (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprises. Parties to this contract that are subject to the provisions of section 3 and section 7(b) agree to comply with section 3 to the maximum extent feasible, but not in derogation of compliance with section 7(b).