

MEMORANDUM OF AGREEMENT

This MEMORANDUM OF AGREEMENT, dated as of the ____ day of _____, 200__, is by and between the JACKSONVILLE HOUSING FINANCE AUTHORITY, FLORIDA (the "Authority") and _____, a _____, duly organized and existing under the laws of the State of Florida (the "Owner").

SECTION 1. The matters of mutual inducement and reliance which resulted in the execution of this Memorandum of Agreement are as follows:

(a) The Jacksonville Housing Finance Authority (JHFA) is authorized by Part IV, Chapter 159, Florida Statutes, as created by the City of Jacksonville, pursuant to Chapter 55, Ordinance Code, (the "City"), as supplemented and amended (the "Ordinance") and other applicable provisions of law (the "Act"), to provide for the issuance of and to issue and sell its revenue bonds for the purpose of paying all or any part of the cost of any "qualified housing development" as defined in the Act.

(b) In order to assist in alleviating the shortage of housing and of capital to finance the construction or rehabilitation of affordable housing in the City, it is desirable that the Authority issue and sell its Multifamily Housing Revenue Bonds (_____ Project), in the aggregate principal amount of not to exceed \$_____, in one or more series at one or more times, a portion of which may be issued as taxable bonds (the "Bonds").

(c) The Authority intends to use the proceeds thereof, to the extent of such proceeds, to make a loan to the Owner: (i) to pay all or any part of the cost of issuance of the Bonds, (ii) to pay all or any part of the cost of acquiring, constructing or rehabilitating and equipping a multifamily residential rental facility and facilities directly related or ancillary thereto to be known as the _____ (the "Project"), and (iii) to pay any other "cost" (as defined in the Act) of the Project.

(d) The Authority intends to make a loan to the Owner to finance the Project for the Owner from proceeds of the sale of its Bonds, such loan to be payable by the Owner in installments sufficient to pay the principal of, premium (if any), interest and costs due on the Bonds when and as the same become due.

(e) The Owner has requested that the Authority enter into this Memorandum of Agreement for the purpose of declaring the Authority's intention to provide financing to pay a portion of the cost of the Project.

(f) The Authority, by resolution duly passed and adopted, has made certain findings and determinations and has approved and authorized the execution

and delivery of this Memorandum of Agreement.

(g) The Owner represents that Bond proceeds will not be used to finance any costs for the Project incurred prior to the date that is 60 days prior to the date on which the Authority first declared its "official intent" to issue its revenue bonds to finance the Project as described in Treasury Regulation Section 1.150-2, except to the extent allowed by federal tax law.

SECTION 2. The Authority will cooperate with the Owner and its agents in the Owner's efforts to find one or more credit enhancers or purchasers for the Bonds, and if purchase arrangements satisfactory to the Authority and the Owner can be made by the Owner and its agents and if the Owner meets all of the prerequisites established by the Authority for the issuance of the Bonds, the Authority will authorize the issuance and sale of the Bonds, and will use its reasonable efforts to issue and sell the Bonds, all upon such terms and conditions as shall be approved by the Owner and the Authority and authorized by law; provided, however, that in the event and during the time in which the Bonds are not rated in one of the two highest rating categories by at least one nationally recognized credit rating agency, the Authority will approve the sale of the Bonds solely as a single bond in a denomination equal to the principal amount thereof (or of each series thereof) and solely to a single accredited investor which will at no time cause the Bonds to be offered for sale to the general public (unless the Bonds are then rated in one of the two highest rating categories by a nationally recognized rating agency). The Bonds will be payable solely from the revenues and proceeds derived by the Authority from payments by the Owner derived from the operation, leasing or sale of the Project, and will not constitute a debt, liability or obligation of the Authority, the City, the State or of any other political subdivision thereof. The Authority shall not be obligated to pay the same nor interest, premium (if any) or costs thereon except from the revenues and proceeds pledged therefor, and neither the faith and credit nor the taxing power of the Authority, the City, the State or of any other political subdivision thereof will be pledged to the payment of the principal of, premium (if any), interest or costs due pursuant to or under such Bonds.

From the date hereof, until the sale of the Bonds, the Owner will, within ten (10) days after its occurrence, notify the Authority of any material change, whether or not adverse, in the business, operations or financial condition of the Owner. In the event the Authority shall, at any time prior to sale of the Bonds, determine in its sole discretion that there has been a material adverse change in the business, operations or financial condition of the Owner based upon financial statements or notices provided by the Owner in accordance herewith, the agreement of the Authority to issue and sell the Bonds shall, at the option of the Authority, be terminated.

SECTION 3. The Authority will, at the proper time, and subject in all respects to the prior advice, consent and approval of the Owner, submit applications, adopt such proceedings and authorize the execution of such documents

as may be necessary and advisable for the authorization, sale and issuance of the Bonds and the construction, rehabilitation or equipping of the Project, all as shall be authorized by law and mutually satisfactory to the Authority and the Owner.

SECTION 4. The Bonds issued shall be in such aggregate principal amount, shall bear interest at such rate or rates, shall be payable at such times and places, shall be in such forms and denominations, shall be sold in such manner and at such time or times, shall have such provisions for redemption, shall be executed, and shall be secured, all as shall be authorized by the Act and all on terms mutually satisfactory to the Authority and the Owner.

SECTION 5. The Authority will use and apply the proceeds of the issuance and sale of the Bonds, or cause such proceeds to be used and applied, to the extent of such proceeds, to pay the cost of the Project, and will loan such Bond proceeds to the Owner for the Project pursuant to a financing agreement requiring the Owner to make payment for the account of the Authority in installments sufficient to pay all of the interest, principal, redemption premiums (if any) and other costs due under and pursuant to the Bonds when and as the same become due and payable, to operate, repair and maintain the Project at the Owner's own expense, to pay all other costs incurred by the Authority in connection with the financing of the acquisition, rehabilitation, expansion, equipping and administration of the Project which are not paid out of the Bond proceeds or otherwise for so long as any of the Bonds remain outstanding, and for the conveyance to the Owner of all rights, title and interest of the Authority in and to the Project when all of the obligations of the Owner under the financing agreement have been performed and satisfied.

SECTION 6. The Owner hereby acknowledges and accepts that it shall be solely responsible for the acquisition, construction, rehabilitation and equipping of the Project, it being understood and agreed that the Owner shall provide all services incident to the construction, rehabilitation and equipping of the Project (including, without limitation, the preparation of plans, specifications and contract documents, the award of contracts, the inspection and supervision of work performed, the employment of engineers, architects, building and other contractors) and that the Owner shall pay all costs of the Project, subject to reimbursement by the Authority upon the issuance and sale of the Bonds, from and to the extent of the available proceeds thereof, as permitted by applicable State law and federal tax law, and the use and application of such proceeds as provided above. The Authority shall have no responsibility for the provision of the aforesaid services. The Owner agrees that to the extent that the proceeds derived from the sale of the Bonds are not sufficient to complete the Project, the Owner, as the owner of the Project, will be responsible for supplying all additional funds which are necessary for the completion of the Project. So long as this Memorandum of Agreement is in effect all risk of loss to the Project will be borne by the Owner.

SECTION 7. At or prior to the time of issuance and sale of the Bonds,

the Authority will enter into a trust indenture with a corporate trustee (the "Trustee") to secure the Bonds, whereby the Authority's interest in the Project, the financing agreement with the Owner, and all fees, rents, charges, proceeds from the operation of the Project, and other funds and revenues in respect of the Project, other than certain rights reserved to the Authority, will be pledged and assigned to the Trustee, and held by the Trustee in trust, for the benefit of the holders, from time to time, of the Bonds.

SECTION 8. At or prior to the time of issuance and sale of the Bonds, the following conditions precedent shall have been satisfied:

(a) The Owner shall have satisfactorily completed and satisfied all procedures and requirements established by the Authority for the review and approval of multifamily housing revenue bond issues, and has provided for the payment of all costs of issuance associated with the issuance of the Bonds, including, but not limited to, the fees and expenses of the Authority, its counsel, Financial Advisor and Bond Counsel (in accordance with the Authority's fee schedule), fees and expenses of the trustee, credit enhancement fees, rating fees, printing costs and any underwriting fees and expenses.

(b) The Authority and the City shall have duly passed and adopted resolutions making all findings required by law and authorizing the issuance and sale of the Bonds and the execution and delivery of the financing agreement, the trust indenture a land use restriction agreement pertaining to the use and operation of the Project and such other agreements, instruments and documents as may be required to be specifically authorized. It is an express condition of this Memorandum of Agreement that the Bonds be sold only in the manner and with such security, terms and conditions as shall be approved by the Authority.

(c) The Owner shall have authorized the execution, delivery and performance of the financing agreement and the land use restriction agreement, and approved the trust indenture and the issuance and sale of the Bonds, and authorized or approved such other agreements, instruments and documents for which specific authorization or approval may be required. The Owner shall have provided guaranties of completion, of recourse obligations and of operating deficits and of such other matters as required by the Authority and shall have provided an environmental indemnity, all by financially responsible parties and in such forms as shall be approved by the Authority.

(d) The Owner shall have provided a satisfactory opinion of its counsel with respect to the due authorization, execution and delivery of the financing agreement, the land use restriction agreement, the guaranties and environmental indemnity and related agreements, instruments and documents, their legality, validity, binding effect and enforceability in accordance with their respective terms, and the absence of any violation of law, rule, regulation, judgment, decree or order of any court or other agency of government and

agreements, indentures or other instruments to which the Owner is a party or by which it or any of its property, is or may be bound and to such other matters as may be reasonably requested.

(e) The Owner and the Authority shall have executed and delivered such non-arbitrage certificates and representations, as may be required to comply with Section 148 of the Internal Revenue Code of 1986, as amended, or any similar successor provisions and the regulations, rulings and interpretative court decisions thereunder.

(f) Bond counsel, shall have delivered its opinion with respect to the validity of the Bonds, and to, to the extent applicable, the income tax status of the interest on the Bonds.

(g) The Owner shall have provided such other or additional representations, warranties, covenants, agreements, certificates, financial statements, and other proofs as may be required by the Authority, its Counsel or by bond counsel.

(h) There shall have been obtained confirmation of a private activity Bond Volume Cap allocation from the Division of Bond Finance of the State of Florida or any successor thereto for issuance of the Bonds to finance the Project.

SECTION 9. As a condition to seeking an allocation of private activity bond volume cap and allowing such allocation to remain in effect after June 30, 2008, the Owner shall, on or before June ___ 2008, make a good faith deposit with the Authority by cashier's check, wire transfer or other method acceptable to the Authority in the amount of \$_____, equal to 1% of the private activity bond volume cap allocation (the "Good Faith Deposit"). Upon the issuance of the Bonds, the Good Faith Deposit shall be applied toward payment of costs of issuance of the Bonds. Upon abandonment of the financing, or upon failure of the Owner to meet any of the conditions of the Authority to the issuance of the Bonds, the Good Faith Deposit shall be applied to reimburse the Authority for any expenses incurred by the Authority in connection with the proposed financing and to pay the fees and expenses of the Authority's Counsel, Financial Advisor, Bond Counsel, Credit Underwriters and Underwriters and any related costs and expenses in connection with the proposed financing and the balance shall be retained by the Authority as compensation for the dedication of its resource (the private activity volume cap allocation) to the proposed financing. In the event the Authority is unable to obtain a 2008 private activity bond volume cap allocation in the amount of \$_____ for the propose financing, the Good Faith Deposit, less such fees, costs and expenses, shall be returned to the Owner.

SECTION 10. The Owner agrees to indemnify, defend and hold harmless the Authority, its members and its agents against any and all liability, loss, costs, expenses, charges, claims, damages and attorney's fees and expenses of

whatever kind or nature, which the Authority, its members or its agents may incur or sustain by reason or consequence of the relationships existing between the Authority and the Owner with respect to the execution, delivery or performance of this Memorandum of Agreement, the consideration, processing or analysis of the proposed financing, the authorization, offering, issuance or sale of the Bonds, or the acquisition, construction, rehabilitation or operation of the Project. The Owner releases the Authority, the members and officers of the Authority and the agents, attorneys and employees of the Authority from any liability, loss, cost, expense, charge, claim, damage and reasonable attorney's fees and expenses which may result from the failure of the Authority to issue the Bonds regardless of the reason therefor.

SECTION 11. No covenant or agreement contained in this Memorandum of Agreement or the Bonds, the trust indenture, the financing agreement, the land use restriction agreement or in any other instrument relating to the Bonds or the Project, shall be deemed to be a covenant or agreement or any member, officer, employee or agent of the Authority in an individual capacity, and neither the members or any other officer of the Authority executing the Bonds or any such agreements or instruments shall be liable personally thereon or be subject to any personal liability or accountability by reason thereof.

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IN WITNESS WHEREOF, the parties have executed this Memorandum of Agreement and affixed their respective seals, as of the date first written above.

JACKSONVILLE HOUSING FINANCE
AUTHORITY

(SEAL)

By: _____
Chairman

ATTEST:

Secretary

_____,
a _____, as "Owner"

By: _____, a
_____, its general partner

By: _____
Name: _____
Title: Manager