

February 2007

Dear CoHo Prospective Member,

We'd like to share some updates to the Membership Agreement, which hopefully will make it even more appealing to you! Since many documents will need to be updated after this fall when we move in, we will be seeking legal review at that time. We didn't want to incur those costs twice during the year, which is why we're providing this information to you more informally. First, we should tell you that as of January 2007, Corvallis Neighborhood Housing Services expanded to cover the neighboring county, and changed their name to Willamette Neighborhood Housing Services (WNHS).

In the section of the agreement titled Conditions, please note that the first six conditions have now been met, including the following:

- CoHo, WNHS, and its consultants completed a conceptual design for the site annexation application in the fall of 2004
- The voters approved the annexation of the land into the City of Corvallis, which allowed multi-family construction, in November 2004 (not a small feat in this development hesitant town).
- CoHo, WNHS, and its consultants completed the project design (and construction documents were completed on June 16, 2006.)
- WNHS and CoHo raised the equity to fund land purchase, design and construction financing – (Completed September 2006).
- WNHS obtained the construction loan September 2006
- CoHo households signed their individual purchase agreements with WNHS for their homes on January 11, 2007.

Since the above six conditions have been met, the only remaining conditions are:

- Construction will be completed.
- CoHo members will obtain individual mortgages to pay for their homes.
- CoHo members will move in.

In the section of the agreement titled "Agreements: The member agrees...." changes include:

- Provision 4: As all current members have signed purchase agreements and paid a percentage of the purchase price, incoming members must do the same. All incoming "market rate" members must make down payments of at least 5% of their unit's purchase price and households which are HOME Funds recipients are required to pay 2 percent of their unit's purchase price. Any upgrades chosen by an individual household must be paid at the time of the request.

Having gotten to this point in the joining process, you are no doubt aware of the commitment we and WNHS made to the City of Corvallis regarding having 30% (11) income eligible homes, including 6 HOME Funds recipient households. The details of this agreement have recently been clarified and we trust that, if appropriate, you have discussed them with the treasurer.

In the section of the agreement titled Risks and Disclaimers:

- Section 2 would more accurately read: There are no guarantees or warranties as to the project's timing or any other contingencies in this project. However, the design, size of units, and pricing have now been firmly established.

We hope this updated information is helpful to you,

The CoHo Membership Committee