



EXHIBIT "A"

Lots 7 & 8 of Block 31 in Second Subdivision of Gary, as shown in Plat Book 7 page 25 in the Office of the Recorder of Lake County, Indiana.



THIS IS A CERTIFIED  
TRUE AND EXACT COPY  
OF THE ORIGINAL  
FIRST AMERICAN TITLE  
INS. CO.

INDIANA HOUSING FINANCE AUTHORITY  
PROMISSORY NOTE

Borrower's Name(s): Kinerly A. Belinsky BY P. Garnacki  
Property Address: 1713 E. 28th Avenue, Lake Station, Indiana 46405 (the "Property")

This is the Agreement that covers your loan from the INDIANA HOUSING FINANCE AUTHORITY ("IHFA") for the money borrowed pursuant to the FIRST/HOME Single Family Mortgage Loan Program. If you agree to be bound by the promises in this Agreement, sign your name below. If more than one person signs, each will be responsible for repaying the loan in full.

We use the words you and your to mean the Borrower and anyone else who signs the Agreement. We, us, and our, refer to IHFA and its assigns.

PROMISE TO PAY. You promise to pay us or to our order the principal sum of Seven thousand----- and 00/100 Dollars (\$7,000.00) without interest on the outstanding principal balance existing from time to time, until Maturity (defined below) but thereafter or during any period while there exists any uncured default at the rate of eighteen percent (18%) per annum together with costs of collection, attorneys' fees and without relief from valuation or appraisal laws. (the "Loan"). Payments shall be made as described below.

Principal and interest, if any, shall be paid upon the first to occur of the following: (i) sale of the Property; (ii) payoff or refinancing of the first mortgage on the Property; or, (iii) your changing your principal place of residence from the Property; ("Maturity"). All payments shall be first applied to interest and the balance, if any, to principal.

You agree to make payment in full on or before Maturity.

You are authorizing us to pay, on your behalf, the amount you are borrowing to the company or its agent from whom you are receiving your mortgage loan to purchase the Property for disbursement.

You must make your payment to IHFA or to anyone to whom this Note is sold or assigned.

<b>ANNUAL PERCENTAGE RATE</b> The cost of your credit as a yearly rate.  x -0-	<b>FINANCE CHARGE</b> The dollar amount the credit will cost you.  \$ -0-	<b>AMOUNT FINANCED</b> The amount of credit provided to you or on your behalf.  \$ 7,000.00	<b>TOTAL OF PAYMENTS</b> The amount you will have paid after you have made all payments as scheduled.  \$ 7,000.00
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Payment Schedule:

Number of Payments	Amount of Payments	When Payments Are Due:
One (1)	\$7,000.00	Maturity

**DEMAND FEATURE:**

This Loan has a demand feature as follows: (i) sale of the Property; (ii) payoff or refinancing of the first mortgage on the Property; or (iii) your changing your principal place of residence from the Property.

**SECURITY:** You are giving a security interest in the real estate you are purchasing with this loan identified above as the Property (the "Mortgage").

**ASSUMPTION:** Someone buying this property cannot assume the remaining balance due under original mortgage terms

**FILING/RECORDING FEES:** \$

**PREPAYMENT:** If you pay off your loan early, you will not have to pay a penalty.

See your contract documents for any additional information regarding non-payment, default, required repayment in full before scheduled date, and prepayment refunds and penalties.

**Collateral for the Loan.** You are giving us a mortgage/security interest in the Property. If you do not repay this loan or if you breach any promise or agreement you have made with us, the Property may be sold or otherwise disposed of to satisfy this loan.

**Finance Charge - Interest - Computations.** This is a simple interest loan. Interest, if any, is charged only after Maturity or during any period there exists any uncured default on the remaining outstanding balance.

**Entire Balance Due.** You agree that without giving you any advance notice, we can require you to pay the unpaid balance of your loan at once if: you do not make any payment on time; a promise in this Agreement, the Mortgage or any other agreement with us related to this loan is broken; you sell, refinance or change your principal residence from the Property. If we require the entire balance to be paid, the amount due will be determined in the same manner as if you prepay the loan.

**Forgiveness of Debt.** Provided, prior to Maturity, you are in strict compliance with the terms and conditions of this Note and the Mortgage, upon the expiration of the applicable period of time as provided in Title 24 of the Code of Federal Regulations, Section 92.254(a) (24 CFR §92.254(a)) (or a successor equivalent period), as amended from time to time, your promise to repay the Loan shall expire and you shall not have any further obligation under the Note or Mortgage.

**Change of Address:** While any part of our loan to you is unpaid, you promise to tell us in writing before changing your address, or the address where you will be residing.

**Assumption:** This loan can not be assumed.

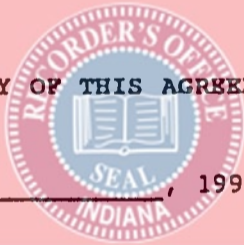
**Remedies:** If you do not comply with this Agreement, the Property may be sold or otherwise disposed of and the proceeds will be applied to the amount you owe us. If we bring suit against you, a court may award us a judgment against you for the amount you owe plus collection costs including reasonable attorneys' fees.

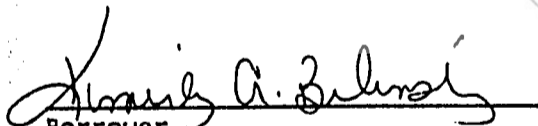
**Additional Terms:** Please refer to the Mortgage you are giving us, the additional terms and conditions of which are incorporated herein.

**Delay of Enforcement; Reservation of Rights.** We can delay enforcing any of our rights under this Agreement any number of times without losing them. We can waive or delay enforcing a right as to one Borrower without waiving it as to any other Borrower. Also, we can release one Borrower from his or her responsibilities under this Agreement without releasing any other Borrower. We may release the security interest in the Property or agree to accept other collateral without releasing you from your obligation to pay this loan. We need not give anyone notice of our waiver, delay or release. We can enforce this agreement against your heirs and legal representatives.

**IF YOU HAVE RECEIVED A COMPLETED COPY OF THIS AGREEMENT AND PROMISE TO FULFILL ITS TERMS, PLEASE SIGN BELOW.**

Dated this 13th day of April, 1994



  
Borrower  
Kimerly A. Belinsky

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Borrower