

# NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2023-009953

8:58 AM 2023 Apr 5

## MEMORANDUM OF CONTRACT (SENIOR REPAIR PROGRAM)

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THIS MEMORANDUM OF CONTRACT evidences the existence of a Contract, dated Dec. 7, 2022 (the "Contract"), made by TMC CONTRACTORS, as Contractor, and HENRY DAVIS & MARY DAVIS as Owners of real estate located in Gary, Lake County, Indiana, hereinafter called the "Property".

1. The legal description, key number, and common address of the property subject to the Contract is: - SCHUG PARK SO. BDWY. ADDITION ALL L.47 & 48 BL.1  
Key #: 45-08-22-376-001.000-004 401 East 35th Ave., Gary, IN 46409.
2. The amount of the Contract is \$24,890.00. The term of the Contract begins Dec. 7, 2022 and ends Dec. 7, 2032.
3. The following agreements and covenants of the Contract, as to which third parties are to have particular notice, are set forth in abbreviated or summary form and description:
  - (a) CONTRACTOR agrees to waive, and does hereby waive and relinquish, all right to lien upon the real estate herein above described and the building to be improved thereon in accordance with the terms of this contract. CONTRACTOR expressly agrees that no lien shall attach to the real estate.
  - (b) OWNER agrees to maintain the property as an owner-occupied residential property for a minimum of TEN years from the date of the completion of the project (the "Affordability Period"). In the event that the OWNERS shall sell, transfer, or refinance the property during the Affordability Period, then the Department of Community Development shall be entitled to the return of funds paid for repair of the property, on a pro rata basis. The Department shall have a lien on the property in the contract amount.
4. The Contract contains other agreements and covenants of the parties, as set forth in an executed counterpart of it in possession of the parties. A complete copy of the Contract is on file in the Department of Community Development of the City of Gary, 401 Broadway, Suite 300, and Gary, Indiana 46402. Such agreements and covenants are incorporated, by this reference, in this Memorandum as though contained in full herein.

SIGNED this 7<sup>th</sup> day of December, 2022.

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CK#010 106188  
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