

April 5, 2022

Robert Murchison  
Farm Road 21C  
177 Lake Street  
Sherborn, MA 01770

Dear Bob,

This letter is an expression of interest by Fidelity Bank to provide capital for Farm Road 21C to develop a 32 – single family residential project known as Farm Road 21C in Sherborn, MA. Financing this proposed project provides a meaningful opportunity for Fidelity to partner with you to assist in a development that will provide affordable housing.

Fidelity understands that the project would be permitted under the Commonwealth's Chapter 40B program and that 25% of the units must satisfy the applicable Chapter 40B affordability requirements. We also understand that at least 25% of any funding must be from the Federal Home Loan Bank of Boston's New England Fund Program. Fidelity is a member of the Federal Home Loan Bank of Boston (#2282) and will specifically use NEF funds for the proposed development as required.

This letter should not be considered as a commitment to fund your proposed project. Any financial commitment will be subject to our final review of the plans and budgets, our completion of our normal due diligence requirements and our satisfactory attainment of the necessary internal approvals by the Bank's committees.

We look forward to pursuing this 40B development opportunity. Please feel free to call me should you have any questions. I may be reached at 978-870-1424 or by email at [jmorse@fidelitybankonline.com](mailto:jmorse@fidelitybankonline.com).

Sincerely,



Joanne Morse  
Senior Vice President  
Commercial Banking Relationship Manager