



April 1, 2021

Massachusetts Department of Housing & Community Development (DHCD)
100 Cambridge Street, Suite 300
Boston, MA 02114
Attn: Alana Murphy, Deputy Director, Housing Development Division

RE: Louis Farm, 133 Phineas Street, Dracut, MA 01826

Dear Ms. Murphy:

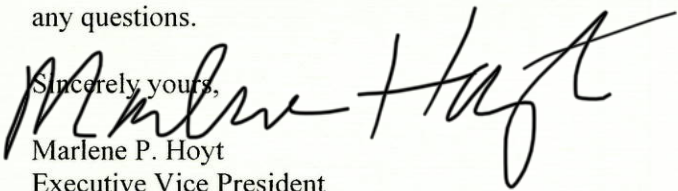
We understand that Mr. Stephen Coravos and Mr. Thomas Piekarski, Managers of 133 Phineas Street LLC (the "Applicant"), are planning to submit a Project Eligibility Letter (PEL) application pursuant to DHCD's Loan Initiative Program (LIP) for a proposed 20-unit, age restricted (55+) condominium project to be known as Louis Farm Village and located at 133 Phineas Street in Dracut, Massachusetts (the "Project"). The condominium homes will be in ten duplex buildings and five of the twenty units will be Affordable homes, as required by Chapter 40B regulations. In connection with the Project LIP Application to be submitted jointly by the Town and the Applicant to DHCD, we have been requested to provide a letter confirming our interest in potentially financing the Project.

Accordingly, I am writing this letter to express the Bank's strong interest in providing construction financing for the proposed Project once all applicable project approvals have been obtained. Executive officers of the bank have known Messrs. Coravos and Piekarski for many years and know them to be well qualified to undertake this Project which we understand anticipates the strong support of the Dracut Board of Selectmen. Accordingly, Enterprise Bank & Trust Company would be interested in financing the construction of this Project subject to normal due diligence and customary underwriting by the Bank that would take place later.

This letter does not constitute, nor shall it be construed as, a financing commitment for the Project. Should the Bank be requested to finance the construction of the Project, the applicant would be requested to submit a loan application with supporting documentation for review by the bank in accordance with the bank's customary underwriting and lending practices. In the meantime, Enterprise Bank & Trust Company maintains strong interest in supporting Messrs. Coravos and Piekarski in the approval process for the Louis Farm project.

Please feel free to contact me directly at 978-656-5602 or 978-501-0317 should you have any questions.

Sincerely yours,


Marlene P. Hoyt
Executive Vice President
Construction Lending Director