

Dear Applicant,

Thank you for your interest in the programs offered by the Redevelopment Agency of Salt Lake City (RDA). The RDA provides an array of loan and tax increment reimbursement programs to assist property owners, business owners, and developers with new construction, building renovation, historic preservation, public improvements, and environmental remediation efforts. These programs support RDA's work to remove blight and promote private investment in specific areas of Salt Lake City.

The RDA program application is structured to make the loan process easy to navigate and understand. The application includes a loan guide that lists all requirements necessary to apply for a loan. We encourage applicants to work closely with the RDA staff during the loan process.

From addressing blight to re-establishing safe, clean, social spaces through public and private investments, the Redevelopment Agency works hard to elevate the quality of life for all city residents, businesses, and visitors through its many endeavors. Thank you for your interest in working with us to improve Utah's capital city.

Sincerely,



Luke Garrott
Chair, RDA Board of Directors



Ralph Becker
Chief Administrative Officer



REDEVELOPMENT AGENCY
OF SALT LAKE CITY

BUILDING RENOVATION LOAN CRITERIA

Building owners can receive low-interest loans for up to 50% of building renovation costs. All loans are subject to qualifications of the borrower(s) and availability of funds.

Eligible Properties:

1. All Redevelopment Project Areas are eligible except the North Temple Viaduct and Ball Park project areas.
2. Commercial, residential, or mixed-use properties located within a designated Redevelopment Agency (RDA) Project Area.
3. The owner's plan for the property must contribute to the RDA's goals for the Project Area and conform to the neighborhood's master plan. RDA goals are available upon request.

Persons Eligible to Apply:

1. The applicant for a loan must be the title owner to the property.
2. Property taxes and special assessments must be current.
3. No judgments or liens are outstanding against the borrower(s).
4. Applicant's credit history shall demonstrate prompt payment of past obligations. Applicant shall have income adequate to repay the funds loaned.
5. The RDA shall not discriminate against any applicant on an unlawful basis.

Use of Loan Funds:

1. The RDA will loan a maximum of 50% of building renovation project costs. Approved uses of loan funds include:
 - Tenant improvements necessary to bring commercial space into a finished condition as required by an executed lease for a specific tenant
 - Restore the facades of buildings as closely as possible to their original appearance
 - Rehabilitate or convert upper floors of commercial buildings, which are vacant and unused or used as storage space, into a residential use
 - Bring major systems of the buildings or the building structure into compliance with current codes
 - Upgrade structural components for earthquake stresses
 - Repair or replace HVAC, electrical, mechanical, and plumbing systems
 - Meet ADA accessibility requirements
 - Upgrade industrial or commercial equipment that controls odors, emissions, and noise
 - Rehabilitate or convert warehouse buildings into a residential or mixed-use
 - Site Improvements that enhance the appearance and function of the building

The RDA will consider owner's repairs/replacement, architectural and engineering costs, and actual construction costs as match for the loan. Once renovation is completed, the property owner/tenant is responsible for maintenance and upkeep.

2. The funds are not intended to be used for acquisition of land or soft costs including building permits, impact fees, surveys, appraisals, marketing fees, furnishings, refinancing of existing debt, luxury items, legal fees, insurance equipment, or bonds. Use of funds for environmental remediation or demolition will be considered on a case-by-case basis.

Terms of Loans:

1. The maximum amount of a loan from the RDA for one project shall be the lesser of one fifty percent (50%) of eligible hard costs or an amount, when combined with prior debt secured by the property, which is 95% or less of the post-construction appraised value of the property.
2. Loans shall be based on fixed price construction bids.
3. The loans shall be amortized for a maximum period of twenty (20) years but shall include a ten (10) year call which may be exercised at the option of the RDA.
4. The interest rate shall be 3%. The default rate shall be 14%. Interest shall begin to accrue with the first draw of funds.
5. Loans shall have safeguards satisfactory to the RDA to assure repayment and meet the RDA's underwriting criteria.
6. Repayment:
 - Investment - The first payment shall be due at the beginning of the fourth (4th) month after receiving a Certificate of Occupancy.
 - Condominium – The RDA shall be paid an amount equal to ninety-five percent (95%) of the net sales proceeds for each unit.
7. The Borrower shall provide a personal guaranty to the RDA guarantying full and unconditional completion of the proposed improvements and repayment of loan.
8. The Net Operating Income (NOI) shall be at least 110% of the debt service for occupied buildings. Unoccupied buildings will be evaluated based upon the expected NOI after rehabilitation and the marketing plan (Debt Service Coverage Ratio of 1:1.10).
9. Loans may be prepaid in whole or in part at any time without penalty.
10. Loans made under this program shall be non-assumable and due in full on sale.
11. Borrower is responsible for obtaining required City approvals and Building Permits.
12. Loan amount shall include a fee in an amount to cover legal and other expenses related to the RDA's origination, underwriting and loan documentation.
13. Borrower will be required to obtain a Performance and Payment Bond prior to the issuance of an Order to Proceed.
14. Closing costs associated with a loan shall be borne by the applicant including but not limited to the cost of title search and insurance, credit reports, attorney fees.
15. Once construction is complete, Borrower is responsible for maintenance and upkeep of the property as well as insurance.

Collateral:

All loans will be secured by the property under construction with a standard form RDA Trust Deed in either first or second position. Appraisals must be conducted in conformance with the adopted policy of the RDA. In addition, an "after rehabilitation" value shall be determined using an income appraisal to value adjusting rental income to reflect the improved marketability of the leased space after rehabilitation. In the case where there is no outstanding debt on the property and the current year Salt Lake County Assessed value is adequate to meet the RDA's 80% loan-to-value ratio requirement, no commercial appraisal will be required. Other acceptable forms of collateral include:

- Standby Letter of Credit. Borrower provides a letter of credit from an approved financial institution. Prior written notice is required for any cancellation or non-renewal.
- Other Real Estate. Borrower provides the RDA with a first or second trust deed priority on property located in Salt Lake County.
- Pledge Account. Borrower enters into an agreement with the RDA to pledge an approved account for the term of the loan. The RDA would require written consent for all fund withdrawals. (Approved types of pledge accounts include: Certificates of deposit, savings accounts, Bonds).

Requirement of Shower and Locker Facilities:

In an effort to provide the Salt Lake City workforce more opportunities to bike to and from work, as well as exercise during the workday, the RDA is requiring the installation of shower and locker facilities in all RDA-funded new construction and renovation projects that do or will house 25 or more employees. The design of such shower and locker facilities shall be considered by the RDA's Loan Committee for approval. Applicants who cannot provide such a facility as part of the project may request a waiver of this requirement for review by the RDA's Loan Committee. Those requesting a waiver of this requirement must submit to the Loan Committee documentation to demonstrate why the shower and locker facilities are infeasible or unreasonable for this particular project. The Loan Committee shall approve or deny all such requests. If the Loan Committee does not approve the Applicant's waiver request, the Applicant may appeal to the Board of Directors, which shall render a final decision.

The RDA will use the following formula to determine the number of showers loan applicants will be required to provide in RDA-funded renovation and new construction projects:

Calculation for Number of Showers:

$(\text{Project Square Footage} \div 435) \times 0.005, [\text{ROUNDUP}]$

FORMULA DEFINITIONS:

Project Square Footage = the square footage of usable newly constructed or renovated building area

435: A standard of measure of square footage occupied by each full time employee (per the International Facility Management Association)

0.005: A standard percentage measure applied to square footage to determine the number of shower facilities needed, per LEED standard.

[ROUNDUP]: Any calculation resulting in a fraction shall be rounded up to the next whole number.

Calculation for Number of Lockers:

For each locker, four half-sized lockers shall be provided

Additional Program Policies:

The Building Renovation Loan Program may not be used by owner(s) or developers(s) who have obtained a tax increment reimbursement for the same project under the RDA's Tax Increment Reimbursement Program.

Exceptions to Loan Criteria:

The Board of Directors, by a majority vote of those present, provided that a quorum is present, may waive requirements or make exceptions to the foregoing criteria and procedures with a finding that the goals of this program will be furthered by such waiver or exception. RDA staff will prepare a written statement regarding the waiver or exception and shall place the original statement and a copy of the minutes of the Board of Directors in the loan file.

RDA Acknowledgment Guide:

Pending RDA approval, and per the RDA Logo Usage Guide and RDA Acknowledgment Guide, applicants will be required to include the RDA logo and name, and acknowledge the RDA's contributions or assistance to the project in all printed materials describing the project including but not limited to: 1) brochures, flyers, printed materials and signage; 2) interviews with press organizations; 3) descriptions of the project in newspapers, mass emails, advertisements, and case studies; 4) on websites owned by Applicant or Applicant's business, in which the project is discussed or described.

Loan Document Confidentiality:

While private information will be protected to the greatest extent possible under the law, any documents or records submitted to the RDA may be subject to disclosure pursuant to the Governmental Records Access and Management Act, U.C.A. §63-2-101. If the Applicant believes the information provided to RDA constitutes trade secrets or confidential commercial information, please provide a written claim of business confidentiality and a concise statement of the reasons supporting the claim of business confidentiality in letter form.

SAMPLE LETTER

Re: Business Confidentiality Claim

Ladies and Gentlemen:

The undersigned intends to enter into negotiations with the Redevelopment Agency of Salt Lake City (the "RDA") regarding a possible business transaction (the "Transaction"). The undersigned may be required to disclose certain confidential business information to the RDA as part of the Transaction, including, without limitation, tax returns, financial statements, business or project plans and similar materials. Because the RDA is a governmental agency that may be subject to the provisions of the Utah Government Records Access and Management Act, Utah Code Ann. §63-2-101, et seq. ("GRAMA"), information received by the RDA may be subject to public disclosure.

This letter is sent pursuant to Utah Code Ann. §63-2-305 and notifies the RDA that the undersigned considers the information accompanying this cover letter to be protected records pursuant to Utah Code Ann. §63-2-304 (1) and (2). The undersigned considers this information to be confidential to the undersigned's business operations and a trade secret and the undersigned would consider disclosure of this information to potentially result in unfair competitive injury to the undersigned. Therefore, the undersigned requests that the RDA maintain such information in a confidential nature and that the RDA not disclose such information pursuant to GRAMA or otherwise.



**REDEVELOPMENT AGENCY
OF SALT LAKE CITY**

BUILDING RENOVATION LOAN GUIDE

The Building Renovation Loan Guide provides a comprehensive list of items that are required to apply for a loan from the Redevelopment Agency. Additional items may be requested during the application process. Please review the list of items.

As you submit each item, mark the last column with a corresponding date. The Redevelopment Agency Project Manager/Coordinator will work with you to answer any questions and facilitate the loan process.

List of Items	Applicant/Form Provided	Date Submitted
Financial Documents:		
Last three years of signed IRS filings for each owner and loan guarantor	Applicant Provides	
Last three years of signed business IRS filings	Applicant Provides	
Signed personal financial statements for each owner and loan guarantor	Form Provided	
Verification of Deposits (if applicable)	Applicant Provides	
Verification of Mortgage or Trust Deeds	Applicant Provides	
Signed Credit Report release form for each owner and loan guarantor	Form Provided	
Verification of other financing sources (Letter of Commitment, etc.)	Applicant Provides	
Pro-forma Income and Expense Statement – Operating Budget	Applicant Provides	
Sources and Uses of Funds Statement – Development Budget	Applicant Provides	
Other items:		
Business/Applicant Information:		
Applicant & Property Information form	Form Provided	
Marketing Plan (Attachment B on Applicant & Property Information form)	Applicant Provides	
Article of Incorporation, Business License, etc.	Applicant Provides	
Résumé for each owner and loan guarantor	Applicant Provides	
Copies of Executed Lease Agreements (if applicable)	Applicant Provides	
List of Business Obligations	Form Provided	
Other items:		
Collateral Information:		
Appraisal Report - If Real Estate is the proposed collateral	Applicant Provides	
Preliminary Title Report - If Real Estate is the proposed collateral	Agency Provides	
Letter of Intent from an Approved Financial Institution - If standby letter of credit is the proposed collateral	Applicant Provides	
Authorized Statement of Account - If Pledge Account is proposed collateral	Applicant Provides	
Other items:		

List of Items	Applicant/Form Provided	Date Submitted
Construction Documents:		
Description of project including construction timeline, name of architect and general contractor, and scope of the project (Attachment A on Applicant & Property Information form)	Applicant Provides	
Final Construction Plans and Specification (include architectural rendering of the building, site plan, building elevation, floor plans, and materials list)	Applicant Provides	
Draft copy of the contract between the Borrower and the contractor to be executed	Applicant Provides	
Detailed cost breakdown of the improvements to be made to the property based on qualified bids (Attachment C on Applicant & Property Information form)	Applicant Provides	
If the building is historically significant, a letter or statements from the Historic Landmark Commission, Utah State Historical Society, or Utah Heritage Foundation indicating the proposed improvements are appropriate.	Applicant Provides	
Status of Permit/Planning Process (zoning approval, etc.)	Applicant Provides	
Shower and locker facility design or waiver (required for buildings with 25 or more employees)	Applicant Provides	
Other items:		
Loan Documents Required After Approval for Closing:		
Representations and Agreements of Applicant	Form Provided	
Covenants, Condition, and Restrictions (if applicable)	Applicant Provides	
Liability Insurance - Agency named as additional insured	Applicant Provides	
Property Insurance – Agency named as loss payee	Applicant Provides	
Flood Insurance – 100 year flood plain (if applicable)	Applicant Provides	
Worker Compensation Insurance	Applicant Provides	
Letter of Confidentiality (template included in program criteria)	Applicant Provides	
A copy of the executed contract between the Borrower and the contractor	Applicant Provides	
A copy of the contractor's business license and appropriate insurance certificates	Applicant Provides	
Performance and Payment Bond	Applicant Provides	
Certificate of Occupancy (issued by Salt Lake City)	Applicant Provides	
Certificate of Completion (issued by the Agency)	Agency Provides	
Other items:		



**REDEVELOPMENT AGENCY
OF SALT LAKE CITY**

BUILDING RENOVATION PROCESS AND PROCEDURES

Loans Approval Process:

1. Submit complete application as detailed in the Loan Guide document.
2. All loans are subject to Agency underwriting and availability of funds. Completed loan applications will be considered on a first-come first-served basis.
3. The Redevelopment Agency of Salt Lake City provides different tracks for loan review and approval based on the amount requested:

	Loans less than \$25,000	Loans from \$25,000 to \$500,000	Loans greater than \$500,000
Approval Process	Reviewed and approved/denied by Redevelopment Agency staff	Reviewed and approved/denied by a Loan Committee made up of at least three members of the Redevelopment Advisory Committee	The Loan Committee shall recommend approval or denial to the Agency's Board of Directors who shall make the final decision concerning funding for the loan request
Application Completion Deadline for Monthly Review	Anytime	Third Wednesday of each month	Third Wednesday of each month

Disbursement Procedure:

1. Borrower shall submit draw requests on an AIA Document G702, Application and Certificate of Payment or some other form acceptable to Agency staff. Borrower shall provide copies of invoices for the completed work, and copies of inspection reports prepared by the Department of Building and Housing Services, when applicable.
2. Disbursements shall not exceed fifty percent (50%) of the project cost. Borrowers must submit to the Agency copies of invoices for owner's repairs/replacement, architectural and engineering fees, and actual construction costs to be considered for reimbursement.
3. A representative of the Agency will inspect the property to verify the work described in the submitted invoices.

Disbursement Procedure (continued):

4. Funds set aside for the tenant improvement portion of the loan shall only be disbursed once a lease has been signed with a tenant and the Agency has reviewed and approved the construction drawings.
5. The Borrower will be responsible for obtaining executed lien waivers from the contractor or materialmen when payment is made and to deliver the lien waivers to the Agency for its file.

Agency Oversight of Projects and Loans:

1. All project specifications shall be approved by the Agency's staff or a committee set up to review such projects.
2. All projects funded with a single loan shall be completed within one year of the loan closing.
3. The Agency shall verify that each loan is serviced in accordance with normal procedures used in prudent loan servicing.
4. All loans shall have sufficient controls to protect the Agency's interest in said property, including but not limited to release of lien claims concurrent with payment.
5. The Agency requires General liability insurance with a "combined single limit" of not less than One Million Dollars (\$1,000,000) per occurrence and Two Million Dollars (\$2,000,000) aggregate, and an endorsement naming the Agency as an additional insured. Proof of such insurance will be required in advance of closing and updated annually until loan is repaid in full.
6. The Agency requires Property insurance coverage in an amount equal to the total outstanding debt on the secured property, including the loan from the Agency, with the Redevelopment Agency of Salt Lake City named as loss payee to the extent of its interest. Proof of such insurance will be required in advance of closing and updated annually.
7. Flood insurance is required for properties located within the 100 year flood plane. Proof of such insurance will be required in advance of closing and updated annually until loan is repaid in full.
8. Borrower shall provide to the Agency a copy of the contractor's business license and appropriate insurance certificates.



**REDEVELOPMENT AGENCY
OF SALT LAKE CITY**

APPLICANT & PROPERTY INFORMATION

APPLICANT INFORMATION:		
Name of Company:		
Phone:	Employer Identification number:	
Current Business Address:		
City:	State:	ZIP Code:
Legal Structure (check one): <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Partnership <input type="checkbox"/> Limited Liability <input type="checkbox"/> Corporation		
Name of Owner(s):	Title:	Percentage of Ownership:
Address of Property:		
City:	State:	ZIP Code:
Property Status (check one): <input type="checkbox"/> Owned <input type="checkbox"/> Leased <input type="checkbox"/>		How Long?
DESCRIPTION OF PROPERTY:		
Total square footage:		
Commercial Uses		
Occupied:	Use:	Square Footage:
Unoccupied:	Use:	Square Footage:
Residential Uses		
Total No. of Units:		
No. of Studio:	Studio Sizes:	
No. of One-Bedroom:	One-Bedroom Sizes:	
No. of Two-Bedroom:	Two-Bedroom Sizes:	
No. of Three-Bedroom:	Three-Bedroom Sizes:	

ATTACHMENTS:			
Attachment A contains a detailed description of the proposed project, including without limitation the scope of construction, a construction timeline (Agency reserves the right to approve the construction timeline based on the scope of the project) and the name of the proposed general contractor and architect.			
Attachment B contains a marketing plan defining the intended uses of the square footage and Applicant's plans for finding tenants (to be included if the Property is intended for commercial use).			
Attachment C provides a detailed cost breakdown of the improvements to be made to the property in an AIA form or on bids from qualified contractors.			
TOTAL CONSTRUCTION COSTS ("PROJECT COSTS"):			
Cost of Construction:		+	\$
Appraisal Costs:		+	\$
Closing Costs:		+	\$
Architectural & Engineering Costs:		+	\$
Other (please explain):		+	\$
Total Project Costs:		=	\$
Owner Equity Contribution		-	\$
Mortgage Lender or Primary Financing		-	\$
Total Redevelopment Agency Loan Amount		=	\$
SOURCE OF MATCHING FUNDS:			
Source:	Amount Requested:	Date of Request:	Amount Approved:
	\$		\$
	\$		\$
	\$		\$
	\$		\$
<input type="checkbox"/> Provide documentation (Letter of Commitment, etc.) demonstrating that funds have been requested			
EXISTING DEBT SECURED BY THE PROPERTY:			
Lender:	Original Amount:	Unpaid Balance:	Maturity:
	\$	\$	
	\$	\$	
	\$	\$	
Total:	\$	\$	

ESTIMATE OF INCOME FROM PROPERTY AFTER CONSTRUCTION:		
Commercial:	+	\$
Residential:	+	\$
Annual Gross Rental Income:	=	\$
Vacancy Factor:	-	\$
Other Income:	+	\$
Gross Income:	=	\$
ESTIMATE OF ANNUAL OPERATING EXPENSES AFTER CONSTRUCTION (IF APPLICABLE):		
Hazard and Liability Insurance:	+	\$
Property Management:	+	\$
Snow Removal/Landscaping:	+	\$
Trash Removal:	+	\$
Utilities:	+	\$
Repairs and Maintenance:	+	\$
Taxes (Real Estate and other):	+	\$
Maintenance Reserve:	+	\$
Other:	+	\$
Other:	+	\$
Total Operating Expenses:	=	\$
PROPERTY ANNUAL OPERATING STATEMENT(IF APPLICABLE):		
Gross Income (From Estimate of Income above):	+	\$
Operating Expenses (From Estimate of Annual Operating):	-	\$
Principal and Interest Payments (RDA and other):	-	\$
Cash Flow:	=	\$

Attachment A

Description of Project:

Attachment B

Marketing Plan:

Attachment C

Cost Breakdown of Improvements:



**REDEVELOPMENT AGENCY
OF SALT LAKE CITY**

PERSONAL FINANCIAL STATEMENT

Contact Information					
Name:			Residence Phone:		
Residence Address:					
City:		State:		Zip Code:	
Section 1. Assets & Liabilities					
Assets			Liabilities		
Cash on hand & in Banks	\$		Accounts Payable	\$	
Savings Accounts	\$		Notes Payable & Installment Accounts	\$	
Accounts & Notes Receivable	\$		Loans on Life Insurance	\$	
Life Insurance – Cash Surrender Value Only	\$		Mortgages on Real Estate	\$	
Stocks and Bonds	\$		Unpaid Taxes	\$	
Real Estate	\$		Other Liabilities	\$	
Automobile – Present Value	\$				
Other Personal Property	\$				
Other Assets	\$				
Total Assets	\$		Total Liabilities	\$	
Section 2. Source of Income and Contingent Liabilities					
Source of Income			Contingent Liabilities		
Salary	\$		As Endorser or Co-Maker	\$	
Net Investment Income	\$		Legal Claims & Judgments	\$	
Real Estate Income	\$		Provision for Federal Income Tax	\$	
Other Income	\$		Other Special Debt	\$	
Section 3. Notes Payable and Installment Accounts (Including Credit Cards)					
Name of Creditor	Original Bal.	Current Bal.	Payment Amt.	Terms (Monthly, etc.)	How Secured or Endorsed Type of Collateral
	\$	\$	\$		
	\$	\$	\$		
	\$	\$	\$		
	\$	\$	\$		
	\$	\$	\$		

Section 4. Stocks and Bonds (Describe brokerage account, value, and name)						
Section 5. Real Estate Owned (List each parcel separately - Attach supplemental sheets if necessary)						
Address of Property	Name on Title	Date Purchase	Original Cost	Present Val.	Mortgage Bal.	Payment Amt.
			\$	\$	\$	\$
			\$	\$	\$	\$
			\$	\$	\$	\$
			\$	\$	\$	\$
			\$	\$	\$	\$
Section 6. Other Personal Property (Describe)						
Section 7. Other Assets (Describe)						
Section 8. Unpaid Taxes (Describe as to type, when due, amount, and if any liens have been filed)						
Section 9. Other Liabilities (Describe)						
Section 10. Life Insurance Held (Give face amount of policies, name of company and beneficiaries)						

I/We hereby certify that all statements in this application are true and complete and are made for the purpose of obtaining credit. I/We fully understand that it is a federal crime punishable by fine or imprisonment or both to knowingly make any false statements concerning any of the above facts, as applicable under the provisions of Title 18, United States Code, Section 101

Applicant Signature

Date

Applicant Signature

Date



REDEVELOPMENT AGENCY
OF SALT LAKE CITY

CREDIT REPORT

The borrower(s) credit report should indicate a history of willingness and ability to repay the loan.

Applicant:

Name:		
SSN:	Birth Date:	Work Phone:
Homes Address:		
City:	State:	ZIP Code:
Please check one of the following boxes: <input type="checkbox"/> U.S Citizen <input type="checkbox"/> U.S. Legal Resident		

I herby give the Redevelopment Agency of Salt Lake City permission to obtain a credit report using the above information. I herby certify the information provided above is truthful.

Applicant Signature

Date

Co-Applicant:

Name:		
SSN:	Birth Date:	Work Phone:
Homes Address:		
City:	State:	ZIP Code:
Please check one of the following boxes: <input type="checkbox"/> U.S Citizen <input type="checkbox"/> U.S. Legal Resident		

I herby give the Redevelopment Agency of Salt Lake City permission to obtain a credit report using the above information. I herby certify the information provided above is truthful.

Co-Applicant Signature

Date



REDEVELOPMENT AGENCY
OF SALT LAKE CITY

LIST OF BUSINESS OBLIGATIONS

As of _____

Creditor	Original Date	Original Amount	Present Balance	Interest Rate	Monthly Payment	Maturity Date	Collateral	Status (C or D)

Signature: _____

Title: _____

Signature: _____

Title: _____



REDEVELOPMENT AGENCY
OF SALT LAKE CITY

REPRESENTATIONS AND AGREEMENTS OF APPLICANT

Applicant further represents and agrees as follows:

- The proceeds from the loan, when made by the Agency, will only be used by Applicant for the work and materials to complete the work to meet code standards.
- In the event the loan is granted and Applicant thereafter decides to sell, lease, or rent the real property described in this application, Applicant will not discriminate on the basis of race, color, creed, sex, handicap, or national origin in the sale, lease, rental, use, or occupancy of the property.
- If either Applicant or the Agency determines that the loan proceeds will not or cannot be used for the purposes described herein, Applicant will immediately repay the loan, and all accrued interest thereon, in full. Applicant acknowledges that Applicant shall have no further interest, right, or claim to such repaid loan proceeds or against the Agency.
- The Agency shall be entitled to confirm or verify any of the information contained in this Application from any source named herein or other person or entity having knowledge of the same. Agency reserves the right to request additional information, if necessary, to process this request.
- The Application shall be subject to the Program Criteria and Procedures. The Loan Agreement, and not this Application, signed by both the Agency and Applicant shall state the terms and conditions of the agreement between the Agency and the Applicant.
- This Application, and any loan from the Agency to Applicant, shall be subject to any loan criteria and policies in effect regarding the Building Renovation Loan Program, Neighborhood Business Loan Program, or Construction Loan Program, as applicable.
- The Agency has made no representation or warranty with respect to the compliance of the Project with applicable zoning and use regulations or the ability of Applicant to obtain any necessary governmental approvals and permits. The Agency's approval of this Application will not constitute the agreement of the Agency to assist Applicant in obtaining any of the foregoing.
- Applicant certifies that all information in this Application, and all information furnished in support of this Application, is true and correct and is given for the sole purpose of obtaining a loan from the Agency. Applicant gives permission for any authorized employee of the Agency to verify any statement made by Applicant.
- The undersigned hereby authorizes the Agency to make whatever inquiries, including obtaining Credit Bureau reports, about the Applicant that the Agency deems necessary and appropriate for the purpose of evaluating a potential transaction involving the Redevelopment Agency of Salt Lake City and the Applicant.

Signature of Applicant: _____

Date: _____

Signature of Co-Applicant, if applicable: _____

Date: _____

Penalty or False or Misleading Statement's Section 76-6-517, Utah Code Annotated 1953, as amended, provides: (1) Any person who knowingly makes a materially false or misleading written statement to obtain property or credit for himself or another, is guilty of making a false credit report. (2) Making a false credit report is a class "a" misdemeanor...and may be punished by a fine of \$1,000 or imprisonment for a term not exceeding one year upon conviction.