

(EMPLOYER'S NAME)
EMPLOYER ASSISTED HOUSING (EAH) PROGRAM

PROMISSORY NOTE

_____, 20__

FOR VALUE RECEIVED, the undersigned, _____,
individually, jointly, separately, and severally (herein collectively the "Borrower" or "Maker"), who will be
purchasing and residing at _____

covenant and promise to pay to the _____,
having its principal office at _____, _____, PA
_____ (herein identified as "_____") or its order the principal sum of (check one):

- _____ and ____/100 dollars (\$ _____), or
- _____ and ____/100 dollars (\$ _____)

1. **Purpose of Loan.** _____ made this loan to Borrower to assist in the payment of closing costs and/or downpayment in connection with the purchase of the above-referenced real estate.
2. **Interest.** Interest shall not accrue on the sum advanced by _____ unless there is an Event of Default, in which case interest shall accrue at the rate of _____ percent per annum until the loan is paid in full.
3. **Repayment.** The Borrower has no obligation to repay this loan unless one of the following occurs during the first _____ (____) years, which event shall be considered an Event of Default and shall render the full remaining amount outstanding to be immediately due and payable:
 - a. The Borrower ceases to be an employee of _____, unless the Borrower retires, dies, or becomes permanently disabled and unable to work.
 - b. The Borrower ceases to occupy the real estate as the Borrower's principal residence.
 - c. It is discovered that Borrower has submitted incomplete, false, or misleading information to _____ in connection with this loan.

As long as Borrower is not in default of this Note, _____ agrees to forgive 1/____th of the amount loaned at the end of each full month following the date of this Note for each of the next _____ months.

4. **Change or Sale of Residence.** Borrower promises to give _____ immediate written notice of (a) any change of address, or (b) if the property is to be sold or transferred within _____ years from the date of this Note. Such notice shall be by first class mail addressed to the address set forth above or by e-mail to _____ or facsimile at (____) _____.
5. **Default.** In the event that there is an Event of Default under this Note, _____ may immediately declare the entire principal balance remaining due to the _____ to be immediately due and payable in its entirety, by giving written notice to the Borrower by first class mail addressed to the property address. At that point, the outstanding balance shall begin to accrue interest at the rate of _____ percent per annum. If such sums are not promptly paid, _____ may then institute appropriate legal action in the Court of Common Pleas of _____ County, Pennsylvania, to recoup the sums outstanding. In the event that it is necessary to institute such legal action, Borrower agrees to pay reasonable attorney fees and costs in enforcing such a remedy. **In the case of an Event of Default due to termination or cessation of employment, _____ may recoup such outstanding balance of funds from any legally available source and may deduct the amounts due and payable from accrued and unpaid employee leave balances or other payroll accruals.**

IN WITNESS WHEREOF, the Borrower has executed this Promissory Note on the date written above.

WITNESS:

Borrower