



### Timber Ridge Village EHU Credit Program

The Timber Ridge Village (“TRV”) Employee Housing Unit (“EHU”) Credit program provides businesses and individuals the opportunity to satisfy their onsite employee housing requirement for new development.

### EHU Credit Offering Period

The EHU Credits are being offered for a limited time only to both new purchasers and to TRV buyers that are currently under contract. The total number of EHU Credits is capped at 86,500 square feet. The legal documents to create these EHU Credits are being prepared now. Once sales commence, any buyer who currently has a contract to purchase a TRV home shall have 30 days to enter into an amended Purchase and Sale Agreement to add an EHU Credit to their contract. New contracts that include an EHU Credit will only be offered for a period of three months after sales commence.

### EHU Credit Sales Price

The cost of these EHU Credits is based upon the sales price of each home and differs by unit type (see pricing in the table below). The basic EHU Credit must be utilized by the individual or business that purchases the unit generating the credit. It is not transferable.

### Premium for a Transferable EHU Credit

For a limited time only, a Transferable EHU Credit is available that will allow the original purchaser of a unit with an EHU Credit to assign that credit to another party on one occasion. Transferable Credits are only available on up to 30,000 square feet of homes on a first-come, first-served basis. Transferable Credits will be available until 30,000 square feet of credits are sold. They may be purchased by current contract holders for 30 days and new contracts for three months. The premium for this Transferable Credit is an additional 7.5% of sales price of each home.

TRV EHU Pricing	SF	Avg. Price	Basic EHU Credit		Transferable Credit Premium	
			Cost %	Cost	Cost %	Cost
Studio	477	\$409,566	10.0%	\$40,957	7.5%	\$30,717
1BD/1BA	702	\$482,800	25.0%	\$120,700	7.5%	\$36,210
2BD/2BA	1,032	\$697,516	20.0%	\$139,503	7.5%	\$52,314
3BD/2BA	1,317	\$906,121	10.0%	\$90,612	7.5%	\$67,959
4BD	1,477	\$1,054,339	0.0%	\$0	7.5%	\$79,075

All proceeds from the sale of EHU Credits will be collected by the Town of Vail and used to fund other Town of Vail housing initiatives.



### **Contracting for EHU Credits**

The Purchase and Sale Agreement (“PSA”) for each TRV home that generates an EHU Credit will be modified to include a new exhibit which details all terms of the EHU credit from the Town of Vail. Contracting for an EHU Credit will require a non-refundable, 20% deposit on the cost of the EHU Credit that is separate from the Earnest Money Deposit required by the PSA. Additionally, all PSAs that include an EHU Credit will be required to include a non-refundable Earnest Money Deposit in the PSA.

### **Phasing and Prioritizing Credits on the First Buildings that Will be Complete**

EHU Credits are being offered on (1) all units currently under contract and (2) all unsold homes in Buildings A, B, E and F. The Town intends to sell EHU Credits in each of the first buildings to be completed and ready for occupancy at TRV. Once the units in these first buildings are sold, EHU Credits may become available throughout the rest of the development.

### **EHU Credit Redemption Period**

All TRV EHU Credits must be redeemed by Dec. 31, 2035, at which point any unused credit will expire. The Town of Vail reserves the right to terminate the EHU Credit Program at any time at its sole discretion. The Town of Vail, however, shall honor deed restriction credits acquired prior to the termination of the program.