**[CONTRACTOR’S CONSENT, CERTIFICATE AND AGREEMENT]**

(LETTERHEAD OF GENERAL CONTRACTOR)

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_

Truist Bank

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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Attention: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Re: Proposed construction loan (“**Loan**”) from Truist Bank, a North Carolina banking corporation (“**Lender**”) to \_\_\_\_\_\_\_\_\_\_ (“**Borrower**”) for \_\_\_\_\_ square foot **[multi-family/office/industrial/hotel/etc.]** project (“**Project**”) located [*on approximately \_\_\_\_\_\_\_ acres of real property more particularly described on* ***Exhibit “A”*** *hereto*] [*at \_\_\_\_\_\_\_\_\_\_\_\_ (insert street address)*] (“**Land**”), and

 Agreement dated \_\_\_, 20\_\_ between Borrower and \_\_\_\_\_\_\_\_\_\_\_\_ (“**Contractor**”) regarding the Project (together with any assignments and amendments thereof, the “**Contract**”) *[attached as* ***Exhibit “B”*** *hereto]*

Ladies and Gentlemen:

This letter is written at the request of Borrower. We understand that the Contract and the plans and specifications for the Project (as may be amended from time to time and including all drawings and related papers, the “**Plans**”) have been or will be collaterally assigned by Borrower to Lender in connection with the Loan and as a condition thereto. In consideration of the Loan and as an inducement thereto, we hereby (a) consent to such assignment and (b) agree that in the event of a default by Borrower under the terms of any of the documents evidencing or securing the Loan (“**Loan Documents**”), we shall at your request provide to you services as required by the Contract, provided that we are compensated as provided in the Contract for all services rendered at your request.[[1]](#footnote-1) We acknowledge that this letter agreement shall be binding upon us, notwithstanding that Borrower may be indebted to us and in default under the Contract; and we further acknowledge that we shall have no right, claim or lien against Lender, the Loan, the Land or the Property with respect to any compensation which may be owed to us by Borrower (except as described in the preceding sentence). In the event the Contract is terminated for any reason, Contractor will notify Lender in writing within seven (7) days of such termination. After such termination, Contractor will, at Lender's option, enter into a new contract with Lender upon substantially the same terms as the Contract. "Lender" as used in this Paragraph includes Lender's successors or assigns, any receiver in possession of the Project, any purchaser upon foreclosure of Lender's security, or any corporation or other nominee formed by or on Lender's behalf.

To our knowledge (a) you have been provided with a correct and complete copy of the Contract, and the Contract has not been assigned, amended or supplemented except as indicated above [*or shown on* ***Exhibit “B”*** ], and (b) no party is in default under the Contract and it remains in full force and effect as of the date hereof. We will not agree to any amendment to the Contract, or to any change of either the price or scope of the Plans in any material respect, without your prior written consent in each instance.

As the general contractor responsible for performing the work regarding the Project described in the Contract, duly licensed and in good standing under the laws of the state in which the Project is located, we certify, to and for your benefit, that the following permits, licenses and approvals are all of the permits, licenses and approvals required for the work and improvements contemplated by the Plans:

|  |  |
| --- | --- |
| Issuing Agency | Type of Permit |
|   |   |
|   |   |
|   |   |

It is our opinion that the foregoing permits, licenses and approvals have been or will be duly issued in the ordinary course of construction of the Project. We further certify that all insurance coverage which we are required to carry under the Contract has been obtained.

### If Borrower defaults in payment or performance of the Contract or if the Contract is terminated for any reason, Contractor will give Lender prompt written notice thereof and prior to exercising any remedy as a result thereof, will afford Lender the same opportunity to cure such default to which Borrower is entitled, but at least thirty (30) days in any event, or such longer period of time as may be necessary to enable Lender to obtain possession of, or title to, the Project(it being acknowledged that Lender shall have no obligation to cure any such default). Any notice of default or termination will be delivered by personal delivery, by nationally recognized overnight courier service or by certified mail, return receipt requested, to the address set forth above, and be effective upon receipt or when the attempted initial delivery is refused or cannot be made because of a change of address of which the sending party has not been notified. Any curative act done by Lender shall be as effective as if done by Borrower.

### Contractor will not perform work under any change order unless Lender has consented in writing thereto or Lender's consent is not required for such change order in accordance with the Loan Documents. In any such case, Contractor will promptly provide Lender and its construction consultant with a copy of such change order or other modification. Lender's consent shall not constitute any assumption by Lender of any obligation under the Contract. In addition Contractor will not amend, modify, or terminate the Contract without the prior written consent of Lender, except that Contractor may terminate the Contract because of a default by Borrower thereunder to the extent the Contract so provides and Contractor has first complied with this Letter Agreement.

### Nothing herein shall be construed to confer any present benefits on Contractor or to create any contractual arrangement between Contractor and Lender or to impose upon Lender any duty to see to the application of the proceeds of the loan contemplated by the Loan Documents or to give any notice of any type to Contractor. Contractor acknowledges that Lender is obligated under the Loan Documents only to Borrower and to no other person or entity.

### Contractor expressly subordinates all contractual, constitutional and statutory mechanics’ and materialmen’s liens to which it may be or become entitled with respect to the Property to all liens and security interests securing the Loan, and expressly waives any equitable lien upon the Loan funds to which it might otherwise be entitled and any right to remove any removable improvements from the Project.

# This letter agreement shall bind and benefit Lender and Contractor and their respective heirs, successors and assigns, and shall be governed by the laws of the state where the Land is located. Time is of the essence of this letter agreement.

Sincerely,

[insert entity name and state of formation]

By:
Name:
Title:

[Exhibit “A”

LAND

(Attach Description or delete if identifying by street address instead)]

[Exhibit “B”

CONTRACT

(Attach Contract, including assignments, amendments and supplements)]

1. ***NOTE: acceptable alternative language that may be added in response to Contractor comments (to replace proviso starting with “provided that”):*** “, provided that Lender pays Contractor for (i) all work, labor and materials in place for which Contractor has not previously been paid (including any so-called “retainage” and any applicable Contractor’s fee, when such amounts are otherwise due and payable pursuant to the terms and provisions of the Contract), but only to the extent that proceeds of the Loan are allocated in the construction budget for the construction of the Project that has been agreed to by Borrower and Lender pursuant to the Loan Documents (the “**Budget**”) for payment of such work, labor and/or materials and Lender has not previously advanced such proceeds, and (ii) all work performed or labor and materials furnished or services rendered to Lender, at Lender’s request, in accordance with the terms of the Contract.”

***The following language may also be added in response to Contractor comments:***

“If Lender terminates the Contract, Lender shall notify Contractor in writing of such termination and Contractor shall be reimbursed by Lender for all work, labor and materials in place for which Contractor has not previously been paid (including any retainage and any applicable Contractor’s fee, when such amounts are otherwise due and payable pursuant to the terms and provisions of the Contract), but only to the extent that proceeds of the Loan are allocated in the Budget *[add definition if language above not included]* for payment of such work, labor and/or materials and Lender has not previously advanced such proceeds.” [↑](#footnote-ref-1)