

NOTICE OF SALE

\$15,000,000*

UNICOI COUNTY, TENNESSEE

GENERAL OBLIGATION CAPITAL OUTLAY NOTES, SERIES 2025 (ULT)

Notice is hereby given that the County Mayor of Unicoi County, Tennessee (the “County”) will accept a written bid or electronic bid for the purchase of all, but not less than all, of the County's \$15,000,000* General Obligation Capital Outlay Notes, Series 2025 (the “Notes”) until:

10:45 A.M. E.S.T. on Wednesday, December 3, 2025.

Written bids must be addressed and delivered to the County to the attention of the County Mayor 100 North Main Street, Suite 102, Erwin, Tennessee 37650. Electronic bids must be submitted to PARITY® via the BiDCOMP Competitive Bidding System. No other form of bid or provider of electronic bidding services will be accepted. Such bids are to be publicly opened and read at such time and place on said day. For the purposes of both the written sealed bid process and the electronic bidding process, the time as maintained by BiDCOMP/PARITY® shall constitute the official time with respect to all bids submitted. If any provisions of this Notice of Sale conflict with information provided by BiDCOMP/PARITY® as the approved provider of electronic bidding services, this Notice of Sale shall control. ***The sale of all or any series of the Notes on Wednesday, December 3, 2025, may be postponed prior to the time bids are to be received and as published on I-dealProspectus.com. If such postponement occurs, a later public sale may be held at the hour and place and on such date as communicated via I-dealProspectus.com upon forty-eight hours’ notice.***

The Notes will be dated the date of delivery. The interest rate or rates on the Notes shall not exceed 5.00% per annum and shall be payable semi-annually on January 1 and July 1, commencing July 1, 2026. No bid for the Notes will be considered for less than 99.00% of par nor more than 125% of par, as described in the Detailed Notice of Sale. In addition, each maturity of Notes must be reoffered at a price of not less than 98% of the par amount of such maturity. The Notes will mature on July 1 in the years 2030 through 2037, inclusive, with term Notes optional, and will be awarded on the sale date by the County Mayor to the bidder whose bid results in the lowest true interest cost on the Notes. The Notes are subject to redemption at the option of the County.

After opening the bids, the County reserves the right to adjust the principal amount of each maturity of the Notes as described in the Detailed Notice of Sale.

In the event that the competitive sale requirements of applicable Treasury Regulations are not met, the County will require bidders to comply with the “hold-the-offering-price rule” for purposes of determining the issue price of the Notes.

The Notes in book-entry only form (except as otherwise set forth in the Detailed Notice of Sale) and approving opinion of Bass, Berry & Sims PLC, Nashville, Tennessee, will be furnished at the expense of the County. Additional information, including the Official Statement and Detailed Notice of Sale, may be obtained from the undersigned at the office of the Unicoi County Clerk, 100 North Main Street, Suite 102, Erwin, Tennessee 37650 or from Stephens Inc. Attention: Ashley McAnulty, One American Center, 3100 West End Avenue, Suite 630, Nashville, Tennessee 37203, Telephone: (615) 279-4334; Fax: (615) 279-4351.

Garland Eveley
County Mayor

DETAILED NOTICE OF SALE
\$15,000,000*
UNICOI COUNTY, TENNESSEE
GENERAL OBLIGATION CAPITAL OUTLAY NOTES, SERIES 2025 (ULT)

Time and Place of Sale

Notice is hereby given that the County Mayor of Unicoi County, Tennessee (the “County”) will accept a written bid or electronic bid for the purchase of all, but not less than all, of the County's \$15,000,000* General Obligation Capital Outlay Notes, Series 2025 (the “Notes”) until:

10:45 A.M. E.S.T. on Wednesday, December 3, 2025.

The written bids must be addressed and delivered to the County to the attention of the County Mayor, 100 North Main Street, Suite 102, Erwin, Tennessee 37650. Electronic bids must be submitted to PARITY® via the BiDCOMP Competitive Bidding System. No other form of bid or provider of electronic bidding services will be accepted. Such bids are to be publicly opened and read at such time and place on said day. For the purposes of both the written sealed bid process and the electronic bidding process, the time as maintained by BiDCOMP/PARITY® shall constitute the official time with respect to all bids submitted. If any provisions of this Notice of Sale conflict with information provided by BiDCOMP/PARITY® as the approved provider of electronic bidding services, this Notice of Sale shall control. ***The sale of all or any series of the Notes on Wednesday, December 3, 2025, may be postponed prior to the time bids are to be received and as published on I-dealProspectus.com. If such postponement occurs, a later public sale may be held at the hour and place and on such date as communicated via I-dealProspectus.com upon forty-eight hours’ notice.*** The Notes will be awarded on such date by the County Mayor of the County.

Description of Notes

The Notes will be issued in fully registered, book-entry form (except as otherwise provided herein), without coupons, be dated the date of delivery, be issued, or reissued upon transfer, in \$5,000 denominations or multiples thereof, as shall be requested by the purchaser or transferor thereof, as appropriate, and will mature and be payable on July 1 of each year as follows:

<u>Year* (July 1)</u>	<u>Principal*</u>
2030	\$1,695,000
2031	1,740,000
2032	1,790,000
2033	1,840,000
2034	1,890,000
2035	1,950,000
2036	2,015,000
2037	2,080,000

Registration and Depository Participation

The Notes will be issued by means of a book-entry system with no physical distribution of note certificates made to the public. One Note certificate for each maturity of each series of Notes will be issued to the Depository Trust Company, New York, New York (“DTC”), and immobilized in its custody. The book-entry system will evidence beneficial ownership interests of the Notes in the principal amount of \$5,000 and any integral multiple of \$5,000, with transfers of beneficial ownership interest effected on the records of DTC participants and, if necessary, in turn by DTC pursuant to rules and procedures established by DTC and its participants. The successful bidder, as a condition to delivery of the Notes, shall be required to deposit the Note certificates with DTC, registered in the name of Cede & Co., nominee of DTC. Interest on

the Notes will be payable semiannually on January 1 and July 1, beginning July 1, 2026, and principal of the Notes will be payable, at maturity or upon redemption, to DTC or its nominee as registered owner of the Notes. Transfer of principal and interest payments to participants of DTC will be the responsibility of DTC, and transfer of principal and interest payments to beneficial owners of the Notes by Participants of DTC, will be the responsibility of such participants and of the nominees of beneficial owners. The County will not be responsible or liable for such transfer of payments or for maintaining, supervising or reviewing the records maintained by DTC, its participants or persons acting through such participants.

In the event that the book-entry only system for the Notes is discontinued and a successor securities depository is not appointed by the County, Note Certificates in fully registered form will be delivered to, and registered in the names of, the DTC Participants or such other persons as such DTC participants may specify (which may be the indirect participants or beneficial owners), in authorized denominations of \$5,000 or integral multiples thereof. The ownership of Notes so delivered shall be registered in registration books to be kept by U.S. Bank Trust Company, National Association, Nashville, Tennessee, as registration and paying agent (the “Registration Agent”), at its principal corporate office, and the County and the Registration Agent shall be entitled to treat the registered owners of the Notes, as their names appear in such registration books as of the appropriate dates, as the owners thereof for all purposes described herein and in the resolution authorizing the Notes.

If the successful bidder for the Notes certifies that it has no present intent to reoffer the Notes, among other things, in a form satisfactory to Bond Counsel, then the Notes may be issued in fully registered form only without CUSIP identification numbers.

Optional Redemption

The Notes shall be subject to optional redemption at any time on or after July 1, 2030, at a price of par plus accrued interest through the redemption date.

Mandatory Redemption

The successful bidder for each series of Notes shall have the option to designate certain consecutive serial maturities of such Notes as one or more Term Notes, each Term Note bearing a single interest rate. If a successful bidder designates certain consecutive serial maturities to be combined into one or more Term Notes, each Term Note shall be subject to mandatory sinking fund redemption by the County at a redemption price equal to 100% of the principal amount thereof, together with accrued interest to the date fixed for redemption at the rate stated in the Term Notes to be redeemed. Each such mandatory sinking fund redemption shall be made on the date on which a consecutive maturity included as part of a Term Note is payable in accordance with the proposal of the successful bidder for the Notes and in the amount of the maturing principal installment for the Notes listed above for such principal payment date.

Purpose and Authority of Notes

The Notes are being issued to provide funds to finance the (i) reconstruction and improvement of a public bridge and related roadway and infrastructure work; (ii) payment of legal, fiscal, administrative, architectural and engineering costs incident thereto; and (iii) payment of costs incident to the issuance and sale of such Notes. The Notes are being issued under and in full compliance with the constitution and statutes of the State of Tennessee, including Sections 9-21-101 et seq. and 9-21-601 et seq., Tennessee Code Annotated and an initial and detailed resolution duly adopted by the Board of County Commissioners on October 27, 2025 (the “Resolution”) in an amount not to exceed \$15,000,000.

Security – Source of Payment

The Notes are payable from unlimited ad valorem taxes to be levied on all taxable property within the County. For the prompt payment of principal of and interest on the Notes, the full faith and credit of the County are pledged.

Under Tennessee law, the County's legislative body is authorized to levy a tax on all taxable property within the County, or a portion thereof, without limitation as to rate or amount, and a referendum is neither required nor permitted to set the rate or amount. For a more complete statement of the general covenants and provisions to which the Notes are issued, reference is hereby made to the Resolution authorizing the Notes.

Submission of Bid

All bids submitted, electronic or otherwise, must be submitted as set forth under the heading **“Time and Place of Sale”**, set forth above.

A written bid for the Notes must be enclosed in a sealed envelope bearing the name and address of the bidder, clearly and legibly marked on the outside “Bid for Notes” and addressed and delivered to the following address:

Office of the County Mayor
100 North Main Street, Suite 102
Erwin, Tennessee 37650

Written bids must be submitted on the applicable Bid Form included with the Preliminary Official Statement or on a reasonable facsimile thereof. Electronic bids for the Notes must be submitted to PARITY® via the BiDCOMP Competitive Bidding System. An electronic bid made through the facilities of BiDCOMP/PARITY® shall be deemed an offer to purchase in response to the Notice of Sale and shall be binding upon the bidder as if made by a signed sealed written bid made to the County. To the extent any instructions or directions set forth in BiDCOMP/PARITY® conflict with the terms of the Detailed Notice of Sale, the Detailed Notice of Sale shall prevail. The County shall not be responsible for any malfunction or mistake made by or as a result of the use of electronic bidding facilities. The use of such facilities is at the sole risk of the bidders. Subscription to I-Deal's BiDCOMP/PARITY® Competitive Bidding System by a bidder is required in order to submit an electronic bid. The County will not confirm any subscription or be responsible for the failure of any prospective bidder to subscribe. Both written bids and electronic bids must be unconditional and received by the office of the County Mayor and/or BiDCOMP/PARITY®, respectively, before the time stated above. Bidders shall be required to comply with the provisions regarding a Good Faith Deposit as described below in the section entitled “Good Faith Deposit”. The County is not liable for any costs incurred in the preparation, delivery, acceptance or rejection of any bid, including, without limitation, the providing of a bid security deposit.

Form of Bids

All bids for the Notes must be for not less than all of the Notes. Bidders must bid not less than 99.00% of par nor greater than 125% of par (the “Purchase Price”) for the Notes. In addition, each maturity of the Notes must be reoffered at a price not less than 98% of the par amount of such maturity. Bidders must name the reoffering prices and must name the interest rate or rates the Notes are to bear in multiples of one-eighth (1/8th) or one-one hundredth (1/100th) of one percent (1%), but no rate specified for the Notes shall be in excess of 5% per annum. There will be no limitation on the number of rates of interest which may be specified for the Notes, but one rate of interest shall apply to all of the Notes of a maturity. With respect to the Notes, bidders may designate two or more consecutive serial maturities as one or more Term Note

maturities equal in aggregate principal amount to, and with mandatory redemption requirements corresponding to, such designated serial maturities.

Revised Maturity Schedule and/or Bid Parameters

The aggregate principal amount of the Notes (the "Preliminary Aggregate Principal Amount") and the annual principal amounts of Notes (the "Preliminary Annual Principal Amounts" and collectively, with reference to the Preliminary Aggregate Principal Amounts, the "Preliminary Amounts") set forth in this Detailed Notice of Sale may be revised before the viewing of bids for the purchase of the Notes. Any such revisions (the "Revised Aggregate Principal Amount", the "Revised Annual Principal Amounts" and the "Revised Amounts") WILL BE GIVEN BY NOTIFICATION PUBLISHED ON www.I-dealProspectus.com NOT LATER THAN 4:00 P.M., CENTRAL STANDARD TIME ON THE DAY PRECEDING THE RECEIPT OF BIDS. In the event that no such revisions are made, the Preliminary Amounts will constitute the Revised Amounts and will remain as stated in this Detailed Notice of Sale. BIDDERS SHALL SUBMIT BIDS BASED ON THE REVISED AMOUNTS, IF ANY. Prospective bidders may request notification by facsimile transmission of any revisions in the Preliminary Amounts by so advising and faxing their telecopier number(s) to Stephens Inc., Municipal Advisor to the County, at (615) 279-4351 by 12:00 Noon, C.S.T., at least one day prior to the date for receipt of the bids.

Changes to Maturity Schedule

The County reserves the right to change the Revised Aggregate Principal Amount of the Notes and the Revised Annual Principal Amounts of the Notes (including the deletion of maturities), after determination of the winning bidder, by increasing or decreasing the Revised Annual Principal Amount of each maturity of the Notes without limitation; provided, that the aggregate principal amount of the Notes may not exceed \$15,000,000. Such changes, if any, will determine the final annual principal amounts of the Notes (the "Final Annual Principal Amounts") and the final aggregate principal amount of Notes (the "Final Aggregate Principal Amount"). The dollar amount bid by the successful bidder will be adjusted to reflect any adjustments in the Final Aggregate Principal Amount of the Notes. The interest rates specified by the successful bidder for the various maturities at the initial reoffering prices will not change. THE SUCCESSFUL BIDDER MAY NOT WITHDRAW ITS BIDS OR CHANGE THE INTEREST RATES BID OR THE INITIAL REOFFERING PRICES AS A RESULT OF ANY CHANGES MADE TO THE PRINCIPAL AMOUNTS WITHIN THESE LIMITS. The County anticipates that the Final Annual Principal Amounts of the Notes and the Final Aggregate Principal Amount of Notes will be communicated to the successful bidder prior to the award of the Notes. THE DOLLAR AMOUNT BID BY THE SUCCESSFUL BIDDER FOR THE PURCHASE OF THE NOTES WILL BE ADJUSTED TO REFLECT ANY CHANGE IN THE ANNUAL PRINCIPAL AMOUNTS BASED UPON THE ASSUMPTION THAT THE COUPON RATES, REOFFERING PRICES, AND THE UNDERWRITER'S DISCOUNT (EXCLUDING ORIGINAL ISSUE DISCOUNT/PREMIUM) STATED AS A PERCENTAGE OF THE AGGREGATE PRINCIPAL AMOUNT, AS SPECIFIED BY THE SUCCESSFUL BIDDER WILL NOT CHANGE.

Basis of Award

If an award is made, the Notes will be awarded to the bidder whose bid results in the lowest true interest cost to the County for the Notes as determined by reference to the Revised Aggregate Principal Amounts as discussed in the paragraph above. The lowest true interest cost of the Notes will be calculated as that rate which when used in computing the present worth of all payments of principal and interest on such Notes (compounded semi-annually from the dated date of such Notes) produces a yield equal to the purchase price of such Notes. For the purpose of calculating the true interest cost, the principal amount of Term Notes scheduled for mandatory sinking fund redemption as part of a Term Note shall be treated as a serial maturity in each year. Each bidder is required to specify its calculation of the true interest cost resulting from its bid, but such information shall not be treated as part of its proposal.

In the event that two or more of the bidders offer to purchase the Notes at the same lowest true interest cost, the County Mayor shall determine in his sole discretion which of the bidders shall be awarded the Notes.

The County Mayor reserves the right to waive any irregularity or informality in any bid, and to reject any or all bids, and notice of rejection of any bid will be made promptly. Unless all bids are rejected, award of the Notes will be made by the County Mayor on the sale date.

Good Faith Deposit

The successful bidder is required to submit, in the manner described below, a good faith deposit (the "Deposit") in the amount of \$300,000 for the Notes to secure the faithful performance of the terms of the bid to purchase the Notes. The Deposit will be delivered to the County by wire transfer or certified check for the prescribed amount. The Deposit may be provided in the form of:

1. **Federal Funds Wire Transfer.** A federal funds wire transfer submitted to the County or the County's Municipal Advisor by the successful bidder by 3:00 p.m. E.S.T. on the day of the sale provided the County awards the bid by 1:00 p.m. E.S.T. otherwise the wire shall be received not later than 12:00 noon E.S.T. on the next business day following the award. The County Mayor reserves the right to adjust the time the deposit is to be received if there are problems with electronic transfers of funds or other acceptable reasons.
2. **Certified Check.** A bank certified check, bank cashier's check or a treasurer's check drawn upon an incorporated bank or trust company payable unconditionally to the order of the County. If a check is used, it must accompany a bid and be received by the time and date bids are required. If the successful bidder's Deposit is by check, the check will be deposited on the date of the sale.

Wire transfer instructions are available from Stephens Inc., Attn: Ashley McAnulty, One American Center, 3100 West End Avenue, Suite 630, Nashville, Tennessee 37203, Telephone (615) 279-4334 or (615) 279-4338; Fax: (615) 279-4351. In the event the successful bidder fails to timely submit the Deposit, the award may be terminated by the County Mayor, and the County Mayor in his discretion may award the Notes to the bidder whose bid results in the next lowest true interest cost to the County as the lowest complying bidder or hold a subsequent sale of the Notes. The County shall have no liability to any bidder who fails to properly submit a Deposit.

The Deposit of the successful bidder will be deposited by the County and the proceeds thereof credited with no interest allowed thereon against the total purchase price to be paid for the Notes upon their delivery or retained as and for full liquidated damages if the successful bidder fails to accept delivery of and pay for such Notes. Checks of unsuccessful bidders will be returned promptly upon the award of the Notes. If a successful bidder fails to timely make the Deposit for the Notes, the award may be terminated in the discretion of the County Mayor and the County shall be entitled to an amount equal to the Deposit as liquidated damages for failure of the successful bidder to comply with the terms of the award of such Notes.

Establishment of Issue Price

General. The winning bidder shall assist the County in establishing the issue price of the Notes as more fully described herein. All actions to be taken by the County under this Notice of Sale to establish the issue price of the Notes may be taken on behalf of the County by the County's Municipal Advisor identified herein and any notice or report to be provided to the County may be provided to the County's Municipal Advisor.

Anticipated Compliance with Competitive Sale Requirements. The County anticipates that the provisions of Treasury Regulation Section 1.148-1(f)(3)(i) (defining “competitive sale” for purposes of establishing the issue price of the Notes) will apply to the initial sale of the Notes (the “competitive sale requirements”) because:

- the County shall disseminate this Notice of Sale to potential underwriters in a manner that is reasonably designed to reach potential underwriters;
- all bidders shall have an equal opportunity to bid;
- the County expects to receive bids from at least three underwriters of municipal Notes who have established industry reputations for underwriting new issuances of municipal Notes; and
- the County anticipates awarding the sale of the Notes to the bidder who submits a firm offer to purchase the Notes at the highest price (or lowest interest cost), as set forth in this Notice of Sale.

Any bid submitted pursuant to this Notice of Sale shall be considered a firm offer for the purchase of the Notes, as specified in the bid.

County Intention to Apply the Hold-the-Offering-Price Rule if Competitive Sale Requirements are Not Met. In the event that the competitive sale requirements are not satisfied with respect to the Notes, the County intends to treat the initial offering prices of the Notes to the public as the issue price of such Notes (the “hold-the-offering-price rule”), in each case applied on a maturity-by-maturity basis (and if different interest rates apply within a maturity, to each separate CUSIP number within that maturity).

Application of the Hold-the-Offering-Price Rule. If the competitive sale requirements are not satisfied, then the successful bidder shall, on behalf of the underwriters participating in the purchase of the Notes (i) confirm that the underwriters have offered or will offer each maturity of the Notes to the public on or before the date of award at the offering price or prices (the “initial offering price”), or at the corresponding yield or yields, set forth in the bid submitted by the winning bidder and (ii) agree, on behalf of the underwriters participating in the purchase of the Notes, that the underwriters will neither offer nor sell unsold Notes of any maturity to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following:

- the close of the fifth (5th) business day after the sale date; or
- the date on which the underwriters have sold at least 10% of that maturity of the Notes to the public at a price that is no higher than the initial offering price to the public.

The winning bidder shall promptly advise the County when the underwriters have sold 10% of that maturity of the Notes to the public at a price that is no higher than the initial offering price to the public, if that occurs prior to the close of the fifth (5th) business day after the sale date.

By submitting a bid, each bidder confirms that: (i) any agreement among underwriters, any selling group agreement and each retail distribution agreement (to which the bidder is a party) relating to the initial sale of the Notes to the public, together with the related pricing wires, contains or will contain language obligating each underwriter, each dealer who is a member of the selling group, and each broker-dealer that is a party to such retail distribution agreement, as applicable, to report the prices at which it sells to the public the unsold Notes of each maturity allotted to it until it is notified by the winning bidder that either the 10% test has been satisfied as to the Notes of that maturity or all Notes of that maturity have been sold to the public, if and for so long as directed by the winning bidder and as set forth in the related pricing wires, and (ii) any agreement among underwriters relating to the initial sale of the Notes to the public, together with the related pricing wires, contains or will contain language obligating each underwriter that is a party to a retail distribution agreement to be employed in connection with the initial sale of the Notes to the public to require each broker-dealer that is a party to such retail distribution agreement to report the prices at which it sells to the public the unsold Notes of each maturity allotted to it until it is notified by the winning bidder or such underwriter that either the 10% test has been satisfied as to the Notes of that maturity

or all Notes of that maturity have been sold to the public, if and for so long as directed by the winning bidder or such underwriter and as set forth in the related pricing wires.

The County acknowledges that, in making the agreements and representations set forth above, the winning bidder will rely on (i) the agreement of each underwriter to comply with the hold-the-offering-price rule, as set forth in an agreement among underwriters and the related pricing wires, (ii) in the event a selling group has been created in connection with the initial sale of the Notes to the public, the agreement of each dealer who is a member of the selling group to comply with the hold-the-offering-price rule, as set forth in a selling group agreement and the related pricing wires, and (iii) in the event that an underwriter is a party to a retail distribution agreement that was employed in connection with the initial sale of the Notes to the public, the agreement of each broker-dealer that is a party to such agreement to comply with the hold-the-offering-price rule, as set forth in the retail distribution agreement and the related pricing wires. The County further acknowledges that each underwriter shall be solely liable for its failure to comply with its agreement regarding the hold-the-offering-price rule and that no underwriter shall be liable for the failure of any other underwriter, or of any dealer who is a member of a selling group, or of any broker-dealer that is a party to a retail distribution agreement to comply with its corresponding agreement regarding the hold-the-offering-price rule as applicable to the Notes.

Definitions. Sales of any Notes to any person that is a related party to an underwriter shall not constitute sales to the public for purposes of this Notice of Sale. Further, for purposes of this Notice of Sale:

- “public” means any person other than an underwriter or a related party,
- “underwriter” means (A) any person that agrees pursuant to a written contract with the County (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Notes to the public and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Notes to the public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Notes to the public),
- a purchaser of any of the Notes is a “related party” to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (i) at least 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (ii) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other), and
- “sale date” means the date that the Notes are awarded by the County to the winning bidder.

Issue Price Certificate. The winning bidder will be required to provide the County, at closing, with an issue price certificate consistent with the foregoing. In the event the winning bidder will not reoffer any maturity of the Notes for sale to the Public (as defined herein) by the delivery date of the Notes, the issue price certificate may be modified in a manner approved by the County and Bond Counsel.

Provision of Information for the Official Statement

The successful bidders must furnish the following information to the County to complete the *Official Statement* in final form within 2 hours after receipt and award of the bids for the Notes:

1. The initial offering prices or yields for the Notes (expressed as a price or yield per maturity, exclusive of any accrued interest, if applicable);

2. Selling compensation (aggregate total anticipated compensation to the underwriters expressed in dollars, based on the expectation that all the Notes are sold at the prices or yields as provided above.
3. The identity of the underwriters if the successful bidders are part of a group or syndicate; and
4. Any other material information necessary to complete the Official Statement in final form but not known to the County.

CUSIP

The County's municipal advisor will request that the CUSIP Service Bureau assign CUSIP identification numbers to the Notes, which numbers will be printed on the Notes. The winning bidder will be responsible for the costs of assigning CUSIP numbers to the Notes. Neither the failure to print a CUSIP number on any Note nor any error with respect thereto shall constitute cause for a failure or refusal by the purchaser thereof to accept delivery of and pay for the Notes in accordance with this Detailed Notice of Sale.

Official Statement

The County will provide or cause to be provided, to the successful bidder, either in electronic format or printed copies, the final official statement sufficient in quantity to enable the successful bidder to comply with SEC Rule 15c2-12 and the rules of the Municipal Securities Rulemaking Board. Said final official statement will be provided to the successful bidder not later than seven (7) business days after the sale, or, if the County, or its Municipal Advisor, is notified that any confirmation requesting payment from any customer will be sent before the expiration of such period and specifying the date such confirmation will be sent the final official statement will be provided in sufficient time to accompany such confirmation.

Continuing Disclosure

The County will, at the time the Notes are delivered, execute a Continuing Disclosure Agreement in which it will covenant for the benefit of holders and beneficial owners of the Notes to provide certain financial information and operating data relating to the County not later than twelve months after each of the County's fiscal years (the "Annual Report"), and to provide timely notice of the occurrence of certain enumerated events and notice of failure to timely provide any required financial information of the County. The Annual Report (and audited financial statements, if filed separately) and notices described above will be filed by the County with the Municipal Securities Rulemaking Board ("MSRB") at www.emma.msrb.org and with any State Information Depository established in the State of Tennessee (the "SID"). The specific nature of the information to be contained in the Annual Report or the notices of events will be summarized in the County's official statement to be prepared and distributed in connection with the sale of the Notes.

Legal Opinion and Transcript

The book-entry Notes and the approving opinion of Bass, Berry & Sims PLC, Nashville, Tennessee, Bond Counsel (which will be delivered with the Notes), together with the Note transcript, including a certificate as to no litigation from the County dated as of the date of the delivery of the Notes, will be furnished to the purchaser at the expense of the County. As set forth in the Official Statement and subject to the limitations set forth therein, Bond Counsel's opinion will include an opinion that (i) interest on the Notes will be excludable from gross income for federal income tax purposes pursuant to Section 103 of the Internal Revenue Code of 1986, as amended (the "Code"), and (ii) interest on the Notes is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals under the Code. Owners of the Notes, however, may be subject to certain additional taxes or tax consequences arising with

respect to ownership of the Notes. For a discussion thereof, reference is hereby made to the Official Statement and the forms of opinions contained therein

Delivery and Payment

The Notes are expected to be ready for delivery within twenty-eight (28) days after the sale thereof, in book-entry form. At least five (5) days' notice will be given to the successful bidder. Delivery will be made through the Depository Trust Company, New York, New York at the expense of the purchaser. Payment for the Notes must be made in federal funds or other immediately available funds.

Further Information

Copies of the Preliminary Official Statement may be obtained from the undersigned at the office of the County's Finance/Budget Director, 100 North Main Street, Suite 102, Erwin, Tennessee 37650, or from Stephens Inc., Attn: Ashley McAnulty, One American Center, 3100 West End Avenue, Suite 630, Nashville, Tennessee 37203, Telephone: (615) 279-4334 or (615) 279-4338; Fax: (615) 279-4351.

Garland Eveley,
County Mayor

UNICOI COUNTY, TENNESSEE

\$15,000,000*

GENERAL OBLIGATION CAPITAL OUTLAY NOTES, SERIES 2025

OFFICIAL BID FORM

The Honorable Garland Eveley, County Mayor
100 North Main Street, Suite 102
Erwin, Tennessee 37650

_____, 2025

For your legally issued, properly executed Unicoi County, Tennessee (the "County") \$15,000,000* General Obligation Capital Outlay Notes, Series 2025 (the "Notes") and in all respects to be as more fully outlined in your Detailed Notice of Sale, which by reference is made a part hereof, we will pay you a sum of \$_____.

The Notes will be dated the date of issuance, will mature on July 1 as shown below, and shall bear interest at the following rates:

<u>Maturity (July 1)*</u>	<u>Amount*</u>	<u>Interest Rate</u>	<u>Reoffering Yield</u>	<u>Maturity (July 1)*</u>	<u>Amount*</u>	<u>Interest Rate</u>	<u>Reoffering Yield</u>
2030	\$1,695,000	_____	_____	2034	\$1,890,000	_____	_____
2031	1,740,000	_____	_____	2035	1,950,000	_____	_____
2032	1,790,000	_____	_____	2036	2,015,000	_____	_____
2033	1,840,000	_____	_____	2037	2,080,000	_____	_____

Principal of and interest on the Notes will be payable at the designated trust office of U.S. Bank Trust Company, National Association, Nashville, Tennessee.

This bid is made with the understanding that the County will furnish without cost to the successful bidder the unqualified approving opinion of Bass, Berry & Sims PLC, Attorneys, Nashville, Tennessee, and the executed Notes.

We have exercised the option to designate two or more consecutive serial maturities as Term Notes as set forth below:

Term Note 1, due July 1, _____ includes the following maturities: From July 1, _____ to July 1, _____. Term Note 2, due July 1, _____ includes the following maturities: From July 1, _____ to July 1, _____.	
Firm Name	

In accordance with the terms of the Detailed Notice of Sale, we have or will make a good faith deposit for \$300,000 as set forth in the Detailed Notice of Sale, which is to be applied in accordance with the Detailed Notice of Sale. The good faith deposit may be provided in the form of:

1. **Federal Funds Wire Transfer.** A federal funds wire transfer submitted to the County or the County's Municipal Advisor by the successful bidder by 3:00 p.m. E.S.T. on the day of the sale provided the County awards the bid by 1:00 p.m.

E.S.T. otherwise the wire shall be received not later than 12:00 noon E.S.T. on the next business day following the award. The County Mayor reserves the right to adjust the time the deposit is to be received if there are problems with electronic transfers of funds or other acceptable reasons.

2. **Certified Check.** A bank certified check, bank cashier’s check or a treasurer’s check drawn upon an incorporated bank or trust company payable unconditionally to the order of the County. If a check is used, it must accompany a bid and be received by the time and date bids are required. If the successful bidder’s Deposit is by check, the check will be deposited on the date of the sale.

Wire transfer instructions are available from Stephens Inc., Attn: Ashley McNulty, One American Center, 3100 West End Avenue, Suite 630, Nashville, Tennessee 37203, Telephone (615) 279-4334 or (615) 279-4338; Fax: (615) 279-4351. If a successful bidder fails to timely make the Deposit for the Notes, the award may be terminated in the discretion of the County Mayor and the County shall be entitled to an amount equal to the Deposit as liquidated damages for failure of the successful bidder to comply with the terms of the award of such Notes. The County Mayor in his discretion may award the Notes to the bidder whose bid results in the next lowest true interest cost to the County as the lowest complying bidder or hold a subsequent sale of the Notes. The County shall have no liability to any bidder who fails to properly submit a Deposit.

In the event this bid is accepted and should for any reason we fail to comply with the terms of this bid, said deposit will be forfeited by us as full liquidated damages; otherwise, said deposit will be credited against the purchase price of the Notes at closing. In the event the County Mayor fails to deliver the Notes to us as described in the Detailed Notice of Sale, said deposit will be returned to us.

Accepted this ____ day of _____, 2025 Respectfully submitted,

County Mayor

Firm Name

Signature

Title

Telephone Number of Person to Submit Bid

The following is for information purposes only.

Total Interest Cost	
Plus discount or less premium, if any	
Net Interest Cost	
True Interest Rate (TIC)	

(The calculations of Net Interest Costs and True Interest Rate and the Reoffering Prices are for information purposes only and do not constitute a part of this bid.)