

## VINEBROOK HOMES TRUST, INC.

### AUDIT COMMITTEE CHARTER

#### Purpose

The purpose of the Audit Committee (the “Committee”) of the Board of Directors (the “Board”) of VineBrook Homes Trust, Inc. (the “Company”) is to (1) assist the Board in fulfilling its oversight responsibilities with respect to (a) the integrity of the Company’s financial statements, (b) the Company’s compliance with financial, legal and regulatory requirements, (c) the independent auditor’s qualifications, independence and performance, and (d) the design, implementation and performance of the Company’s internal audit function; (2) prepare the Committee’s report to be included in the Company’s annual proxy statement (the “Audit Committee Report”); and (3) advise and consult with management and the Board regarding the financial affairs of the Company.

#### Composition

**Size.** The Committee will consist of no fewer than three members, subject to applicable Securities and Exchange Commission (“SEC”) requirements.

**Qualifications.** Each Committee member must have all of the following qualifications:

- (1) **Independence.** Each Committee member must meet the independence criteria of (a) Section 301 of the Sarbanes-Oxley Act of 2002, and the rules promulgated thereunder by the SEC, including Rule 10A-3 of the Securities Exchange Act of 1934, subject to the applicable SEC phase-in rules, and (b) any other applicable legal requirements.
- (2) **Financial Literacy and Expertise.** Each Committee member must be financially literate, or must become financially literate within a reasonable period of time after his or her appointment to the Committee. In addition, at least one member of the Committee must have accounting or related financial management expertise, sufficient to meet the criteria of an audit committee financial expert within the meaning of Section 407 of the Sarbanes-Oxley Act of 2002 and the rules promulgated thereunder by the SEC. The Board will determine, in its business judgment and upon the recommendation of the Nominating and Corporate Governance Committee, whether a member is financially literate and whether at least one member has the requisite accounting or financial expertise and meets the financial expert criteria.
- (3) **Compensation.** Each Committee member may only receive as compensation from the Company (a) director’s fees (which includes all forms of compensation paid to directors of the Company for service as a director or member of a Board committee) and/or (b) pension payments or other deferred compensation, provided that such compensation is not in any way contingent on continued service.
- (4) **Limitation on Service on Other Public Company Audit Committees.** If a Committee member simultaneously serves on the audit committee of more than three public companies (including the Company), the Board must determine that

such simultaneous service would not impair the ability of such member to effectively serve on the Committee. The Company will disclose any such determination on its website or in its annual proxy statement or as otherwise required by law or regulation.

**Selection.** The Board will select the members and the Chair of the Committee based on recommendations made by the Company's Nominating and Corporate Governance Committee. Each Committee member and Chair will serve at the pleasure of the Board and for such term as the Board may decide or until such Committee member is no longer a Board member.

## **Duties and Responsibilities**

The Committee is responsible for overseeing the Company's financial reporting process on behalf of the Board. Management is responsible for the preparation, presentation, and integrity of the Company's financial statements and for the appropriateness of the accounting and reporting policies that are used by the Company. The independent auditor is responsible for auditing the Company's financial statements and for reviewing the Company's interim financial statements. The independent auditor reports directly to the Committee.

The Committee is directly responsible for the appointment, compensation, retention and oversight of the work of the Company's independent auditor (including resolution of disagreements between management and the auditor regarding financial reporting) for the purpose of preparing or issuing an audit report or performing other audit, review or attest services for the Company.

The duties and responsibilities of the Committee will include the following:

### **Independent Auditors**

- (1) **Retain the Independent Auditor.** The Committee has the sole authority to (a) retain and terminate the Company's independent auditor, (b) approve all audit engagement fees, terms and services, and (c) approve any non-audit engagements with the Company's independent auditor. The Committee will exercise this authority in a manner consistent with Sections 201, 202 and 301 of the Sarbanes-Oxley Act of 2002 and the rules promulgated thereunder by the SEC.
- (2) **Establish Guidelines and Procedures for Approval of Non-audit, Audit, Audit-Related, Tax and Other Services.** The Committee will approve guidelines for the retention of and fees paid to the independent auditor for any non-audit services and establish procedures for the advanced approval of audit, audit-related, tax, and other services provided to the Company by the independent auditor. The Committee may delegate the authority to grant any pre-approvals to one or more members of the Committee as it designates, subject to the delegated member or members reporting any such pre-approvals to the Committee at its next scheduled meeting.
- (3) **Review and Discuss the Auditor's Quality Control.** The Committee will, at least annually, obtain, review and discuss a report by the independent auditor describing (a) the audit firm's internal quality-control procedures, (b) any material issues raised by the most recent internal quality-control review, or peer review, of the firm, or by any inquiry or investigation by governmental or professional authorities,

within the preceding five years, respecting one or more independent audits carried out by the firm, and (c) any steps taken to deal with any such issues.

- (4) ***Review and Discuss the Independence of the Auditor.*** In connection with the retention of the Company's independent auditor, the Committee will, at least annually, review and discuss the information provided by management and the auditor relating to the independence of the audit firm, including, among other things, information related to the non-audit services provided and expected to be provided by the auditor. The Committee is responsible for (a) ensuring that the independent auditor submits at least annually to the Committee a formal written statement delineating all relationships between the auditor and the Company consistent with applicable independence standards, (b) actively engaging in a dialogue with the auditor with respect to any disclosed relationship or services that may impact the objectivity and independence of the auditor, and (c) taking appropriate action in response to the auditor's report to satisfy itself of the auditor's independence.
- (5) ***Ensure Required Rotation of Lead Audit Partner and Evaluate Rotation of the Audit Firm.*** The Committee will, at least annually, review and evaluate the lead partner of the independent auditor and take such steps as may be required by law with respect to the regular rotation of the audit partner serving on the Company's audit engagement team. The Committee will further consider whether, in order to assure continuing auditor independence, there should be regular rotation of the audit firm itself.
- (6) ***Set Hiring Policies.*** The Committee will set clear hiring policies for employees or former employees of the independent auditor, which include the restrictions set forth in Section 206 of the Sarbanes-Oxley Act of 2002 and the rules promulgated thereunder by the SEC.
- (7) ***Review and Discuss the Audit Plan.*** The Committee will review and discuss with the independent auditor the plan for, and the scope of, the annual audit and other examinations, including responsibilities, the adequacy of staffing and the audit budget.
- (8) ***Review and Discuss Conduct of the Audit.*** The Committee will regularly review and discuss with the independent auditor the matters required to be discussed pursuant to applicable auditing standards, relating to the conduct of the audit, as well as any audit problems or difficulties and management's response, including (a) any restrictions on audit scope or on access to requested information, (b) any disagreements with management and (c) significant issues discussed with the independent auditor's national office. The Committee will decide all unresolved disagreements between management and the independent auditor regarding financial reporting. Among the items the Committee may want to review with the independent auditor are: any accounting adjustments that were noted or proposed by the independent auditor but were "passed" (as immaterial or otherwise); any communications between the Company's audit team and the independent auditor's national office respecting auditing or accounting issues presented by the engagement; and any "management" or "internal control" letter issued, or proposed to be issued, by the independent auditor to the Company.

## ***Financial Statements, Financial Reporting and Systems of Internal Controls***

- (10) ***Review and Discuss Financial Statements and Disclosures.*** The Committee will meet to review and discuss with appropriate officers of the Company and the independent auditor the annual audited and quarterly financial statements of the Company, including (a) the Company's specific disclosures under "Management's Discussion and Analysis of Financial Condition and Results of Operations," and (b) the disclosures regarding internal controls and other matters required to be reported to the Committee under applicable legal and regulatory requirements. The Committee will make a recommendation to the Board whether or not the annual audited financial statements should be included in the Company's Form 10-K for the last fiscal year for filing with the SEC.
- (11) ***Review and Discuss the Audit Results.*** The Committee will review and discuss with the independent auditor (a) the report of its annual audit, or proposed report of its annual audit, (b) material written communications between the independent auditor and management provided by the independent auditor to the Committee, (c) the reports of its reviews of the Company's interim financial statements, and (d) the reports of the results of such other examinations outside of the course of the independent auditor's normal audit procedures that the independent auditor may from time to time undertake. The foregoing includes the reports required by Section 204 of the Sarbanes-Oxley Act of 2002 and the rules promulgated thereunder by the SEC and, as appropriate, a review of (a) major issues regarding (i) accounting principles and financial statement presentations, including any significant changes in the Company's selection or application of accounting principles and (ii) the adequacy of the Company's internal controls and any special audit steps adopted in light of material control deficiencies, (b) analyses prepared by management and/or the independent auditor setting forth significant financial reporting issues and judgments made in connection with the preparation of the financial statements, including analyses of the effects of alternative U.S. Generally Accepted Accounting Principles ("GAAP") methods on the financial statements, and (c) the effect of regulatory and accounting initiatives, as well as off-balance sheet structures, on the financial statements of the Company.
- (12) ***Obtain Assurances under Section 10A(b) of the Exchange Act.*** The Committee will obtain assurance from the independent auditor that in the course of conducting the audit, there have been no acts detected or that have otherwise come to the attention of the audit firm that require disclosure to the Committee under Section 10A(b) of the Exchange Act.
- (13) ***Review and Discuss Earnings Releases.*** The Committee will review and discuss earnings and other financial press releases, including the type and presentation of information to be included in the Company's press releases, the use of "pro forma" or "adjusted" non-GAAP information, as well as the financial information and earnings guidance provided to analysts and rating agencies (which review may occur after issuance and may be done generally as a review of the types of information to be disclosed and the form of presentation to be made).

## ***Internal Audit Function***

- (14) ***Review Actions Concerning Internal Audit Function.*** The Committee will review and concur with management's appointment, termination or replacement of those responsible for the internal audit function.
- (15) ***Establish and Assess Procedures for Complaints Regarding Financial Statements or Accounting Policies.*** The Committee will establish and periodically assess the Company's procedures for (a) the receipt, retention, and treatment of complaints received by the Company regarding accounting, internal accounting controls, or auditing matters, and (b) the confidential, anonymous submission of concerns regarding questionable accounting or auditing matters as required by Section 301 of the Sarbanes-Oxley Act of 2002 and the rules promulgated thereunder by the SEC. The Committee will discuss with management and the independent auditor any correspondence with regulators or governmental agencies and any complaints or concerns regarding the Company's financial statements or accounting policies.
- (16) ***Discuss with General Counsel Matters Regarding Financial Statements or Compliance Policies.*** The Committee will discuss with the Company's general counsel legal matters that may have a material impact on the financial statements or the Company's compliance policies.
- (17) ***Review and Discuss Internal Audit Plans.*** The Committee will review and discuss with those responsible for the internal audit function the plans for and the scope of the ongoing audit activities.
- (18) ***Review and Discuss Internal Audit Reports.*** The Committee will review and discuss with those responsible for the internal audit function the annual report of the audit activities, examinations and results thereof. The Committee will also review the activities of those responsible for the internal audit function periodically, including any plan changes, objective changes or resource updates. The Committee should also periodically review with those responsible for the internal audit function any significant difficulties, disagreements with management, or scope restrictions encountered.
- (19) ***Review and Discuss the Systems of Internal Accounting Controls.*** The Committee will review and discuss with the independent auditor, those responsible for the internal audit function, the general counsel and, if and to the extent deemed appropriate by the Chair of the Committee, members of their respective staffs, the adequacy of the Company's internal accounting controls, the Company's financial, auditing and accounting organizations and personnel, and the Company's policies and compliance procedures with respect to business practices, including the disclosures regarding internal controls and matters required to be reported to the Committee by Sections 302 and 404 of the Sarbanes-Oxley Act of 2002 and the rules promulgated thereunder by the SEC.
- (20) ***Review and Discuss the Recommendations of the Independent Auditor.*** The Committee will review and discuss with those responsible for the internal audit function recommendations made by the independent auditor and those responsible for the internal audit function, as well as such other matters, if any, as

such persons or management of the Company may desire to bring to the attention of the Committee.

### ***Ethical and Legal Compliance and Risk Management***

- (21) ***Discuss Risk Management Policies.*** The Committee will coordinate with and assist the Board in overseeing the Company's management of risk, including the Company's processes for identifying, reporting and managing risks. The Committee will discuss guidelines and policies with respect to risk assessment and risk management to assess and manage the Company's exposure to risk. In particular, the Committee will review and discuss the guidelines and policies that govern the process by which management of the Company assess and manage risks, and will discuss the Company's major financial risk exposures and the steps management has taken to monitor and control these exposures. Where the Board as a whole (directly or through other Board committees) has processes in place to oversee the management and assessment of non-financial risks, then the Committee need not replace them but shall review said processes in a general manner.
- (22) ***Obtain Reports Regarding Conformity with Legal Requirements and the Company's Code of Business Conduct and Ethics.*** The Committee will periodically obtain reports from management, those responsible for the internal audit function and the independent auditor that the Company is in conformity with applicable legal requirements and the Company's Code of Business Conduct and Ethics, including matters with a significant impact on the Company's financial statements. The Committee should periodically advise the Board with respect to the Company's policies and procedures regarding compliance with applicable laws and regulations and with the Company's Code of Business Conduct and Ethics.
- (23) ***Discuss Legal Affairs.*** The Committee will periodically discuss with management and the independent auditor the Company's legal affairs, including (a) any actions taken by, and correspondence with, any governmental authorities, (b) any governmental matters that may have a material impact on the Company and (c) any other significant outstanding legal matters involving the Company or any its subsidiaries that may have a material impact on the Company's financial statements or the Company's compliance policies.
- (24) ***Perform Functions of a Qualified Legal Compliance Committee.*** The Committee will also function as a qualified legal compliance committee (a "QLCC") within the meaning of SEC rules governing the conduct of attorneys appearing and practicing before the SEC. In its capacity as a QLCC, the Committee shall receive any reports of material violations of the securities laws, breach of fiduciary or other statutory duties or similar violations governed by such rule from attorneys representing the Company, including in-house counsel ("QLCC Reports"). The Committee may take such actions as may be permitted or required of a QLCC under applicable law, which may include the making of inquiries and investigations in response to any QLCC Reports, directing the Company to take such remedial action as the Committee deems necessary or appropriate, and providing such notifications to the SEC as may be required by law.

## **Other**

- (25) **Prepare Audit Committee Report.** The Committee will prepare, with the assistance of management, the independent auditor and outside legal counsel, the Audit Committee Report to be included in the Company's annual proxy statement.
- (26) **Board Reports.** The Committee will report its actions and any recommendations to the Board after each Committee meeting. The Committee will review with the Board any issues that arise with respect to the quality or integrity of the Company's financial statements, the Company's compliance with financial, legal or regulatory requirements, the performance and independence of the Company's independent auditor, or the performance of the internal audit function.
- (27) **Review and Discuss Other Matters.** The Committee will review and discuss such other matters that relate to the accounting, auditing and financial reporting practices and procedures of the Company as the Committee may, in its own discretion, deem desirable in connection with the review functions described above. Additionally, the Committee will advise and consult with management and the Board from time to time in their discretion or as requested by management or the Board on other financial issues affecting the Company including matters such as capital structure, dividend policy, credit ratings and pension obligations.

## **Meetings**

The Committee will meet as frequently as necessary to carry out its responsibilities under this Charter. The Committee Chair will, in consultation with the other members of the Committee, the Company's independent auditor and the appropriate officers of the Company, establish the agenda for each Committee meeting. Each Committee member may submit items to be included on the agenda. Committee members may also raise subjects that are not on the agenda at any meeting. The Committee Chair or a majority of the Committee members may call a Committee meeting at any time. A majority of the number of Committee members will constitute a quorum for conducting business at a meeting of the Committee. The act of a majority of Committee members present at a Committee meeting at which a quorum is in attendance will be the act of the Committee, unless a greater number is required by law, the Company's articles of incorporation or its bylaws. The Committee Chair will supervise the conduct of the meetings and will have other responsibilities as the Committee may specify from time to time.

The Committee may request any officer of the Company or any representative of the Company's advisers or independent auditor to attend a meeting of the Committee or to meet with any members or representatives of the Committee. The Committee will meet with the Company's management, those responsible for the internal audit function and the independent auditor periodically in separate private sessions to discuss any matter that the Committee, management, the independent auditor or such other persons believe should be discussed privately.

## **Delegation**

The Committee may, in its discretion, delegate specific duties and responsibilities to a subcommittee or an individual Committee member, to the extent permitted by applicable law.

## **Resources and Authority**

The Committee will have the appropriate resources and authority to discharge its responsibilities and carry out its duties as required by law, including the authority to engage outside auditors for special audits, reviews and other procedures and to engage independent counsel and other advisers, experts or consultants as it determines necessary or appropriate to carry out its duties. The Committee may also, to the extent it deems necessary or appropriate, meet with the Company's investment bankers or financial analysts who follow the Company.

The Company will provide for appropriate funding, as determined by the Committee, for payment of (a) compensation to the Company's independent auditor engaged for the purpose of preparing or issuing an audit report or related work or performing other audit, review or attest services for the Company, (b) compensation to independent counsel and any other advisers, experts or consultants employed by the Committee, and (c) ordinary administrative expenses of the Committee that are necessary or appropriate in carrying out its duties.

## **Annual Review**

At least annually, the Committee will (a) review this Charter with the Board and recommend any changes to the Board, and (b) evaluate its performance against the requirements of this Charter and review this evaluation with the Board. The evaluation shall include the goals and objectives of the Committee for the upcoming year. The Committee shall conduct its review and evaluation in such manner as it deems appropriate.

## **Other**

For purposes of this Charter, the terms "management," "officers," "general counsel," "those responsible for the internal audit function" and "in-house counsel" include individuals that are employed by NexPoint Real Estate Advisors V, L.P. (the "Adviser"), or an affiliate of the Adviser, and perform roles on behalf of the Company pursuant to the Amended and Restated Advisory Agreement by and among the Company and the Adviser.

*Effective:* June 29, 2021