

DUPLEX TOWN HOME FEE STRUCTURE

Acquiring your town home will require you to pay a refundable entrance fee. This means that you are purchasing occupancy rights to your town home. The key benefit of this fee structure is that residents or their heirs would have a major portion of the initial charge returned to them at the time of vacancy and subsequent resale of the town home.

The amount of the refund will be determined by the resale price to a new resident. From this negotiated amount we will deduct a marketing and remodeling fee. The balance of the entrance fee will be refunded. This financing design allows you to retain equity, or savings acquired throughout your life, for special needs or to pass on to your heirs.

SAMPLE REFUNDABLE FEE SCHEDULE

(Based on a entrance fee of \$100,000.00)

Years as Resident	Inflation Factor %	New Value \$	Marketing Fee		Remodeling Fee		Retained	Refundable Amount \$
			%	\$	%	\$	\$	
1	0	100,000	3	3,000	9	9,000	12,000	88,000
3	6	106,000	3	3,180	13	13,780	16,960	89,040
5	10	110,000	3	3,300	17	18,700	22,000	88,000
10	20	120,000	3	3,600	25	30,000	33,600	86,400
15	30	130,000	3	3,900	25	32,500	36,400	93,600

A monthly service fee is charged equally to each residence in the Duplex Town Home community. This monthly service fee includes:

- ▶ Exterior and interior maintenance
- ▶ Annual Fall or Spring cleaning
- ▶ Scheduled window washing
- ▶ Garbage collection
- ▶ Lawn care
- ▶ Snow and ice removal from streets and sidewalks
- ▶ Insurance
- ▶ 24-Hour call system (Optional)
- ▶ Property taxes

Utilities (electricity, gas, water, telephone) are the responsibility of each resident and will be paid directly to the provider of the service. We pray that you will enjoy your town home and the many amenities and services that are included when you become a resident.