

617 Timber Ridge Court			Refund Schedule		
Monthly Charge	Buy-In	Rental	Within 1st year	90%	\$134,100
Buy-In	\$149,000		After 1 Full Year	85%	\$126,650
Monthly Service Fee	\$685		After 2 Full Years	80%	\$119,200
RE Tax	\$220		After 3 Full Years	75%	\$111,750
Rental		\$1,800	After 4 Full Years	70%	\$104,300
			After 5 Full Years	65%	\$96,850
<b>Due Each Month</b>	<b>\$905</b>	<b>\$1,800</b>	After 6 Full Years	60%	\$89,400
<b>Cost Per Month</b>	<b>\$1,621</b>	<b>\$1,800</b>	After 7 Full Years	55%	\$81,950
*includes cost of life lease			After 8 Full Years	50%	\$74,500
			After 9 Full Years	45%	\$67,050
<u>Services Included</u>			After 10 Full Years	40%	\$59,600
Top to Bottom Home Warranty			After 11 Full Years	35%	\$52,150
Preventative Maintenance			After 12 Full Years	30%	\$44,700
Gutter Cleaning, Filter Changes, Light Bulbs			All Subsequent Years	25%	\$37,250
Garbage Removal					
Television					
Transportation within Eureka					
Lawn Care and Snow Removal			<u>Life Lease Cost Summary</u>		
Flower Bed Landscaping			13 Year Cost	\$111,750	
Use of Campus Facilities			Monthly	\$716	
Campus Activities					
<b>Not included:</b> Ameren, water, phone, Internet					
Allowances: None, Unit is Renovated As Is					