

601 Timber Ridge Court		Refund Schedule		
Monthly Charge	Buy-In	Within 1st year	90%	\$170,100
Buy-In	\$189,000	After 1 Full Year	85%	\$160,650
Monthly Service Fee	\$710	After 2 Full Years	80%	\$151,200
RE Tax	\$220	After 3 Full Years	75%	\$141,750
Rental		After 4 Full Years	70%	\$132,300
		After 5 Full Years	65%	\$122,850
<b>Due Each Month</b>	<b>\$930</b>	After 6 Full Years	60%	\$113,400
<b>Cost Per Month*</b>	<b>\$1,839</b>	After 7 Full Years	55%	\$103,950
*life lease cost plus service fee and real estate taxes		After 8 Full Years	50%	\$94,500
		After 9 Full Years	45%	\$85,050
<u>Services Included</u>		After 10 Full Years	40%	\$75,600
Top to Bottom Home Warranty		After 11 Full Years	35%	\$66,150
Preventative Maintenance		After 12 Full Years	30%	\$56,700
Garbage Removal		All Subsequent Years	25%	\$47,250
Television				
Transportation within Eureka				
Lawn Care and Snow Removal				
Flower Bed Landscaping		<u>Life Lease Cost Summary</u>		
Use of Campus Facilities		13 Year Cost		\$141,750
Campus Activities		Monthly		\$909
Property Insurance				
<b><u>Not included:</u></b> Ameren, water, phone, Internet				
Allowances: \$6,000 Appliances, \$7,000 Flooring, Interior Wall Paint & Garage Walls, New Light Fixtures, \$1,000 blinds, \$400 landscaping				