

| 304 Evergreen Court                                 |                |                | Refund Schedule                |          |          |
|---|----------------|----------------|--------------------------------|----------|----------|
| Monthly Charge                                      | Buy-In         | Rental         | Within 1st year                | 90%      | \$89,100 |
| Buy-In  | \$99,000       |                | After 1 Full Year              | 85%      | \$84,150 |
| Monthly Service Fee                                 | \$710          |                | After 2 Full Years             | 80%      | \$79,200 |
| RE Tax  | \$90           |                | After 3 Full Years             | 75%      | \$74,250 |
| Rental  |                | \$1,395        | After 4 Full Years             | 70%      | \$69,300 |
|   |                |                | After 5 Full Years             | 65%      | \$64,350 |
| <b>Due Each Month</b>                               | <b>\$800</b>   | <b>\$1,395</b> | After 6 Full Years             | 60%      | \$59,400 |
| <b>Cost Per Month</b>                               | <b>\$1,276</b> | <b>\$1,395</b> | After 7 Full Years             | 55%      | \$54,450 |
| *includes cost of life lease                        |                |                | After 8 Full Years             | 50%      | \$49,500 |
|   |                |                | After 9 Full Years             | 45%      | \$44,550 |
| <u>Services Included</u>                            |                |                | After 10 Full Years            | 40%      | \$39,600 |
| Top to Bottom Home Warranty                         |                |                | After 11 Full Years            | 35%      | \$34,650 |
| Preventative Maintenance                            |                |                | After 12 Full Years            | 30%      | \$29,700 |
| Gutter Cleaning, Filter Changes, Light Bulbs        |                |                | All Subsequent Years           | 25%      | \$24,750 |
| Garbage Removal                                     |                |                |                                |          |          |
| Television  |                |                |                                |          |          |
| Transportation within Eureka                        |                |                |                                |          |          |
| Lawn Care and Snow Removal                          |                |                | <u>Life Lease Cost Summary</u> |          |          |
| Flower Bed Landscaping                              |                |                | 13 Year Cost                   | \$74,250 |          |
| Use of Campus Facilities                            |                |                | Monthly                        | \$476    |          |
| Campus Activities                                   |                |                |                                |          |          |
|   |                |                |                                |          |          |
|   |                |                |                                |          |          |
| <b>Not included:</b> Ameren, water, phone, Internet |                |                |                                |          |          |
|   |                |                |                                |          |          |
|   |                |                |                                |          |          |
| Allowances: None, Unit Move in Ready                |                |                |                                |          |          |