

Evergreen Court Base Pricing			Refund Schedule		
Monthly Charge	Buy-In	Rental	Within 1st year	90%	\$102,600
Buy-In	\$114,000		After 1 Full Year	85%	\$96,900
Monthly Service Fee	\$765		After 2 Full Years	80%	\$91,200
RE Tax	\$115		After 3 Full Years	75%	\$85,500
Rental		\$1,495	After 4 Full Years	70%	\$79,800
			After 5 Full Years	65%	\$74,100
Due Each Month	\$880	\$1,495	After 6 Full Years	60%	\$68,400
Cost Per Month*	\$1,428	\$1,495	After 7 Full Years	55%	\$62,700
*includes cost of life lease			After 8 Full Years	50%	\$57,000
			After 9 Full Years	45%	\$51,300
<u>Services Included</u>			After 10 Full Years	40%	\$45,600
Top to Bottom Home Warranty			After 11 Full Years	35%	\$39,900
Preventative Maintenance			After 12 Full Years	30%	\$34,200
Gutter Cleaning, Filter Changes, Light Bulbs			All Subsequent Years	25%	\$28,500
Garbage Removal			<u>Life Lease Cost Summary</u>		
Television					
Transportation within Eureka					
Lawn Care and Snow Removal					
Flower Bed Landscaping			13 Year Cost	\$85,500	
Use of Campus Facilities			Monthly	\$548	
Campus Activities					
<u>Not included:</u> Ameren, water, phone, Internet					
Allowances: TBD					