Timber Ridge Pricing	
Monthly Charge	Buy-In
Buy-In	$204,000
Monthly Service Fee	$765
RE Tax	$270
Rental	
Due Each Month	**$1,035**

Refund Schedule		
Within 1st year	90%	$183,600
After 1 Full Year	85%	$173,400
After 2 Full Years	80%	$163,200
After 3 Full Years	75%	$153,000
After 4 Full Years	70%	$142,800
After 5 Full Years	65%	$132,600
After 6 Full Years	60%	$122,400
After 7 Full Years	55%	$112,200
After 8 Full Years	50%	$102,000
After 9 Full Years	45%	$91,800
After 10 Full Years	40%	$81,600
After 11 Full Years	35%	$71,400
After 12 Full Years	30%	$61,200
All Subsequent Years	25%	$51,000

Services Included

Top to Bottom Home Warranty

Preventative Maintenance

Gutter Cleaning, Filter Changes, Light Bulbs

Garbage Removal

Television

Transportation within Eureka

Lawn Care and Snow Removal

Flower Bed Landscaping

Use of Campus Facilities

Campus Activities

Not included: Ameren, water, phone, Internet

Life Lease Cost Summary

13 Year Cost	$153,000
Monthly	$981

Allowances: TBD