



Why rent when you can buy at EcoLogic and pay less every month?

RENT VS BUY

Based on an interest only loan

See how owning a home at EcoLogic Lofts can save you money.

ADDITIONAL INCENTIVES FOR EARLY BUYERS

Only 5% down required on all available properties!

\$5,000 in free upgrades for any referrals signed!

\$1,000 credit off closing costs for using in-house lender, Residential Loans Centers of America (RLCA).

	1 BED/1 BATH		2 BED/1 BATH	
	Rent	Buy	Rent	Buy
Monthly Payment	\$1,820	\$1,117	\$2,425	\$1,425
Annual Expenses (Rent Payment/Annual Mortgage Interest)	\$21,840	\$13,680	\$29,100	\$17,100
Less: Mortgage Interest Tax Deduction (approx 30%)		-\$4,104		-\$5,130
TOTAL	\$21,840	\$9,576	\$29,100	\$11,970
Monthly Mortgage Payment (Total/12 months)		\$798		\$998
Est. Monthly Taxes (1.5%)		\$294		\$375
Est. Monthly Assessments		\$250		\$335
Adjusted Monthly Expense (after taxes)	\$1,820*	\$1,342	\$2,425*	\$1,708
	TOTAL SAVINGS \$478		TOTAL SAVINGS \$717	

*Estimated neighborhood Rent 1st QTR 2010

MONTHLY MORTGAGE CALCULATOR

See just how low your monthly mortgage payment can be at EcoLogic Lofts.

Model	1 BED/1 BATH		1 BED/1.5 BATH		2 BED/1 BATH		2 BED/2 BATH	
	5%	5% (I/O)*	5%	10%	5%	5% (I/O)*	5%	10%
Down Payment								
Purchase Price	\$235,000	\$235,000	\$245,000	\$245,000	\$300,000	\$300,000	\$325,000	\$325,000
Down Payment	\$11,750	\$11,750	\$12,250	\$24,500	\$15,000	\$15,000	\$16,250	\$32,500
Loan Amount	\$223,250	\$223,250	\$232,750	\$220,500	\$285,000	\$285,000	\$308,750	\$292,500
Interest Rate	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%	6.000%
Monthly Mortgage	\$1,339	\$1,117	\$1,396	\$1,322	\$1,709	\$1,425	\$1,851	\$1,754

*Based on an interest-only loan

Exclusively Marketed by:



Preferred Lender:



©2008, 2359 N. Seeley LLC. All information accurate as possible & subject to change. See sales agent for details.

