

Luxury Home Developements, LLC

• PH: 503-593-1935 • FAX: 503-625-6979 • WWW.HOMESUPFORSALE.

Is there a New Home

In Your Future?



2150 SW Fellows – McMinnville

Walk to brand new discovery meadows park or Columbus school! Great neighborhood with many walking trails, close to new shopping center. House has oversized living room/great room combo which is open to kitchen area. Includes washer and dryer and brand new carpet. Fully fenced large back yard. Oversized garage. Great city and mountain views from upper level. This "Zero Down" property will not last long.



- * 1407 SF
- * 3 Bed, 2 bath
- * Townhouse
- * Elem: Columbus
- * Middle: Patton
- * High: Mac High
- * Nhood: Fellows Estates

- * Lot dimensions: 60x90
- * Living: 24x15
- * Kitchen: 14x12
- * Mstr Bd: 12x12
- * 2nd Bd: 14x12
- * 3rd Bd: 10x8

ZERO DOWN!

24 MONTH LEASE OPTION WITH OPTION TO BUY!

- **LEASE OPTION THIS HOUSE FOR ONLY \$895.00 PER MONTH**

LEASE OPTION TERMS:

- **BASE PURCHASE PRICE AUGUST 1ST 2008, \$219,000.00 (only \$193,730.00 after below credits)**
- **First months and last months payment which equals \$1,790.00 to be credited back from \$219,000.00 sales price at closing.**
- **Over the next 24 months, \$895.00 per month to be credited back TO YOU from \$219,000.00 sales price at closing which equals \$21,480.00.**
- **Plus up to \$2,000.00 possible credit back at closing for repairs. Total possible credits when option is exercised equals \$25,270.00 which would make the purchase price \$193,730.00 in August 2008.**

➔ Fill out the attached application and fax to our corporate headquarters at 503-625-6979. We will promptly submit your application to our screening department for approval.

- All applicants are required to have references and current employment status and a solid employment history.