LEASE OPTION PURCHASE OPPORTUNITY

1838 Arches Dr | Holmen, WI 54636

OPTION PRICE $515,000 | INITIAL TERM 24 MONTHS

Three flexible Lease Option structures allow the Lessee to secure the property while accumulating purchase credits toward eventual ownership.

MOVE IN WITH APPROXIMATELY $4,000 IN UPFRONT CLOSING-COST SAVINGS

Compared with a traditional bank-financed purchase, this lease option can avoid an estimated $4,000 in bank and title-company closing costs at move-in. Actual costs vary; fees may apply when the option is exercised.

OPTION 1 — 3% OPTION FEE

Option Price	$515,000
Initial Option Fee	$15,450
Monthly Lease Payment	$3,157.50
Monthly Purchase Credit	$475
24-Month Purchase Credits	$11,400
Total Accumulated Credits (Including Option Fee)	$26,850
Remaining Option Price After Credits	$488,150

OPTION 2 — 5% OPTION FEE

Option Price	$515,000
Initial Option Fee	$25,750
Monthly Lease Payment	$3,092.39
Monthly Purchase Credit	$425
24-Month Purchase Credits	$10,200
Total Accumulated Credits (Including Option Fee)	$35,950
Remaining Option Price After Credits	$479,050

OPTION 3 — 10% OPTION FEE

Option Price	$515,000
Initial Option Fee	$51,500
Monthly Lease Payment	$2,929.64
Monthly Purchase Credit	$375
24-Month Purchase Credits	$9,000
Total Accumulated Credits (Including Option Fee)	$60,500
Remaining Option Price After Credits	$454,500

TERMS & CONDITIONS

Initial Lease Option Term: The initial Lease Option term is 24 months.

Option Fee: Paid upfront and credited toward the eventual purchase when the Lessee exercises the option in accordance with the agreement.

Monthly Purchase Credits: Earned with each qualifying monthly lease payment; accumulated credits are applied toward the eventual purchase.

Property Taxes: Lessee is responsible for all property taxes during the lease term.

Property Insurance: Lessee is responsible for property insurance during the lease term.

Repairs & Maintenance: Lessee is responsible for all property repairs and maintenance during the lease term.

Extension Option: If additional time is needed, Seller agrees to grant a further 24-month extension, subject to the agreement.

Option Price Adjustment: During the extension, the Option Price increases 5% annually, compounded: Year 3 — $540,750; Year 4 — $567,787.50.

Monthly Lease Payment Adjustment: During an extension, the monthly lease payment is subject to adjustment to reflect the increased Option Price, using the same 6.5% annual rate and 30-year amortization structure.

Purchase Credits During Extension: The original monthly purchase credit remains unchanged during the extension, provided required lease payments are made in accordance with the agreement.

Exercise of Purchase Option: The Option Fee and all earned monthly purchase credits apply toward the applicable Option Price, subject to the agreement.

ADDITIONAL INFORMATION

Monthly lease payments are based on a 6.5% annual rate and 30-year amortization schedule. This proposal is intended as a Lease Option rather than traditional seller financing. Remaining Option Price figures assume exercise after 24 months and all monthly credits earned; extension-period price increases affect the amount required to complete the purchase.

All terms are subject to a mutually executed Lease Option Agreement and review by a Wisconsin real estate attorney.