



ADVANTAGES OF TAN-TAR-A ESTATES LAND LEASE

Tan-Tar-A Estates uses the concept of a residential land lease, where instead of purchasing land, the homeowner leases it. This allows the homeowner to enjoy the benefits of land ownership without the requirement of a significant down payment. Often this will lead to a much lower monthly payment for the homeowner.

Periodic rent increases are tied to a nationally recognized index. This provides predictability of payment amount and ultimately creates peace of mind.

The down payment saved from leasing rather than purchasing the land can be used by the homeowner in other ways:

- Apply the money to the cost of the house on the leased land and buy a more expensive house.
- Lease land in a better location, perhaps a lakefront lot, or a bluff lot with an incredible view.
- Invest the money and use earnings toward land lease rent, cost of house or other expenses.

A residential land lease makes the homeowner a partner with the developer – a long-term relationship that enhances home and community value. Both the homeowner and the developer are committed to ensuring the community is an outstanding place to live for years to come.