



Lending Options Terms & Conditions

Updated 4 October 2023

2% Mortgage Rate Buy Down

This document should not be construed as investment or mortgage advice or a commitment to lend. For actual and current terms and rate information, you will be connected with our preferred lenders. Actual costs with respect to each transaction will vary depending upon the borrowers' circumstances. The Reed Condominiums is developed by SB Polk Street Development, LLC and is exclusively marketed by Wolf Residential. Prices, square footage, and availability subject to change without notice. Any amenities and project description (including, but not limited to, construction, standard item and build-out descriptions) in any descriptive materials are, at the current time, expected to be provided in the Condominium; however, the actual features and amenities may be excluded or modified, including changes, adjustments and substitutions of any materials, appliances, components, labor or other items. All such improvements are subject to the receipt of all applicable governmental permits and approvals. Seller makes no representation or warranty regarding amenities and features at the Condominium. Seller expressly reserves the right to change or deviate from the amenities listed in this document. Developer license #2745064.

Buying Time — Lease to Own

The Reed Condominiums is developed by SB Polk Street Development, LLC and is exclusively marketed by Wolf Residential. Select homes are available for this program, please consult your salesperson for approved home options. Leases must commence 90 days from accepted offer. Pre-approvals must be obtained by one of the developments' preferred lenders and requires assets, income, and credit verifications. First month's rent, 1% earnest money and move-in fee required at time of application and offer. Both purchase agreement and lease must be signed concurrently. Early closing discount of 0.5% per month will apply for each month closing occurs in advance of the end of the 12-month lease term, but no earlier than after 4 months. For example, if buyer closes after 8 months of leasing with 4 months remaining on their lease, buyer receives a 2% closing cost incentive. If buyer fails to close after the end of the lease term, no lease extensions shall be granted, and 1% earnest money deposit, all rent credits shall be retained by seller, and buyer shall pay move-out fee. Pricing and availability are subject to change without notice. Developer license #2745064.

The amenities and project description (including, but not limited to, construction, standard item and build-out descriptions) listed above and in any other descriptive material are, at the current time, expected to be provided in the Condominium; however, the actual features and amenities may be excluded or modified, including changes, adjustments and substitutions of any materials, appliances, components, labor or other items. All such improvements are subject to the receipt of all applicable governmental permits and approvals. Seller makes no representation or warranty regarding amenities and features at the Condominium. Seller expressly reserves the right to change or deviate from the amenities listed in this document. Developer license: 2745064