

Jacaranda Trace Real Estate Purchase Plan

Partner Plan



The **Partner Plan** is designed for those Residents who want to benefit from some of the appreciation that may occur on their unit during the time they reside at Jacaranda Trace.

The Partner Plan provides that the Resident or the Resident's Estate, upon resale of the Resident's Unit to a third party at a price greater than the Original Base Purchase Price, a 100% refund of the Original Base Purchase Price plus 25% of the appreciation. If the resale to a third party is at a price lower than the Original Base Purchase Price, the Resident or the Resident's Estate will receive a refund that will be the greater of the actual resale price or 80% of the Original Base Purchase Price. In either case, the refund will be reduced by refurbishing and sales fees, and customary closing costs. In addition, the Resident or the Resident's Estate shall continue to be responsible for the payment of the monthly Condominium Association Fee and Real Estate Taxes until the Resident's Unit has closed with a third party.

09/23/19



*Jacaranda
Trace*

(941) 408-2050
3600 William Penn Way, Venice, Florida
Visit us on the web at www.JacarandaTrace.com

Jacaranda Trace Real Estate Purchase Plan

Guaranteed Plan



This **90% Repurchase Plan** is designed for those Residents who desire to receive their refund within a specified time and not upon the resale of their Unit to a new purchaser.

This plan provides a 90% refund of the original Base Purchase Price, less refurbishment and sales fees, and customary closing costs to the Resident or Resident's estate regardless of whether their specific Unit has been resold to a new purchaser. Said refund shall be repaid by the Developer upon the earlier of the resale of Resident's Unit to a new purchaser or eighteen (18) months from the date the Resident vacates the Unit. Resident shall be responsible for payment of the monthly Condominium Association Fee and the Real Estate Taxes through the date of payment of the refund.

09/23/19



*Jacaranda
Trace*

(941) 408-2050
3600 William Penn Way, Venice, Florida
Visit us on the web at www.JacarandaTrace.com

Jacaranda Trace Real Estate Purchase Plan
50% Repurchase Plan



This **50% Repurchase Plan** is designed for those Residents who desire to purchase a Unit at Jacaranda Trace at a reduced purchase price. Under this plan the Unit is sold for an Adjusted Base Purchase Price in an amount equal to 75% of the Base Purchase Price. This Plan provides a minimum 50% refund of the Adjusted Base Purchase Price to the Resident or the Resident's estate, less refurbishment and sales fees, and customary closing costs.

If the Life-Estate interest held by the Resident is terminated within forty-eight (48) months after the date of closing of the purchase of the Unit by Resident from Developer, Developer shall deliver to the Resident or Resident's estate a purchase price expressed as a percentage of the Adjusted Base Purchase Price of the Unit, less refurbishment and sales fees, and customary closing costs. The purchase price shall be based on the length of time the Resident has maintained a Life-Estate interest in the Unit. The following table shall be used in calculating the purchase price:

Term of Resident's Life-Estate Interest	Purchase Price
1 through 12 Months	90% of Adjusted Base Purchase Price
13 through 24 Months	80% of Adjusted Base Purchase Price
25 through 36 Months	70% of Adjusted Base Purchase Price
37 through 48 Months	60% of Adjusted Base Purchase Price

If the Life-Estate Interest held by the Resident is terminated after forty-eight (48) months from the date of closing, the purchase price delivered to the Resident or Resident's estate shall be fifty percent (50%) of the Adjusted Base Purchase Price, less refurbishment and sales fees, and customary closing costs.

A standard feature of this plan provides the Resident or their estate a minimum 50% future refund of their Adjusted Base Purchase Price, less refurbishment and sales fees, and customary closing costs, regardless of whether their specific Unit has been resold to a third party. Said refund shall be repaid by the Developer upon the earlier of the resale of Resident's Unit to a third party or eighteen (18) months from the date the Resident vacates their Unit. Resident shall be responsible for payment of the monthly Condominium Association Fee and Real Estate Taxes through the date of payment of the refund.

09/23/19



*Jacaranda
Trace*

(941) 408-2050
3600 William Penn Way, Venice, Florida
Visit us on the web at www.JacarandaTrace.com

Jacaranda Trace Real Estate Purchase Plan
0% Repurchase Plan



This **0% Repurchase Plan** is designed for those Residents who desire to purchase a Unit at Jacaranda Trace at a significantly reduced price. Under this plan, the Unit is sold for an Adjusted Base Purchase Price in an amount equal to 60% of the Base Purchase Price. If the Life-Estate Interest held by the Resident is terminated after forty-eight (48) months from the date of closing, this plan provides no refund to the Resident or the Resident's Estate. Resident or Resident's estate shall be responsible for payment of the monthly Condominium Association Fee and Real Estate Taxes for a period of 60 days from the date of vacating the Unit, plus a refurbishment fee.

If the Life-Estate interest held by the Resident is terminated within forty-eight (48) months after the date of closing of the purchase of the Unit by Resident from Developer, Developer shall deliver to the Resident or Resident's estate a purchase price expressed as a percentage of the Adjusted Base Purchase Price of the Unit, less a refurbishment fee. Said refund shall be repaid by the Developer upon the earlier of the resale of Resident's Unit to a third party or eighteen (18) months from the date the Resident vacates their Unit. Resident shall be responsible for payment of the monthly Condominium Association Fee and Real Estate Taxes through the date of payment of the refund. The purchase price shall be based on the length of time the Resident has maintained a Life-Estate interest in the Unit. The following table shall be used in calculating the purchase price:

Term of Resident's Life-Estate Interest	Purchase Price
1 through 12 Months	80% of Adjusted Base Purchase Price
13 through 24 Months	60% of Adjusted Base Purchase Price
25 through 36 Months	40% of Adjusted Base Purchase Price
37 through 48 Months	20% of Adjusted Base Purchase Price

09/23/19



*Jacaranda
Trace*

(941) 408-2050
3600 William Penn Way, Venice, Florida
Visit us on the web at www.JacarandaTrace.com