

**KEY**

- ★ VAN METRE HOMES
- ⊙ VAN METRE APARTMENTS
- ⊞ MARQUIS CUSTOM HOMES

For more information, please phone or visit online at:



703-425-2613

MARQUISCUSTOMHOMES.COM



703-723-2800

VANMETREHOMES.COM



703-425-2600

VANMETREMANAGEMENT.COM



703-425-2600

VANMETRECOMPANIES.COM



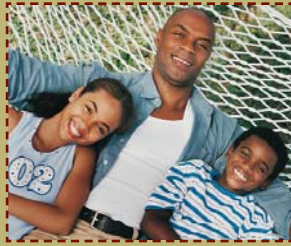
EQUAL HOUSING OPPORTUNITY



EARN CREDIT TOWARD A NEW HOME PURCHASE AS A VAN METRE APARTMENT RESIDENT

**HOME**Plus™  
The Homebuyer's Advantage!





# AT THE VAN METRE COMPANIES, WE GIVE YOU CREDIT FOR YOUR GOOD TASTE

THANK YOU FOR CHOOSING A VAN METRE COMMUNITY AS YOUR NEW HOME. YOU'VE MADE A TASTEFUL, SMART CHOICE—AND THE REWARDS OF LEASING A HOME IN A VAN METRE COMMUNITY WON'T END IF YOU DECIDE TO BUY A NEW HOME. BECAUSE IF YOU CHOOSE TO PURCHASE A NEW VAN METRE HOME OR MARQUIS CUSTOM HOME, YOU CAN APPLY A PORTION OF YOUR VAN METRE RENT PAYMENTS TOWARD THE PURCHASE PRICE!

THIS BROCHURE OUTLINES THE SIMPLE RULES FOR OBTAINING YOUR HOMEPLUS™ DISCOUNT CERTIFICATE AND HOW TO REDEEM IT WHEN YOU PURCHASE A NEW VAN METRE HOME OR MARQUIS CUSTOM HOME. PLEASE CONSULT YOUR COMMUNITY LEASING AGENT FOR COMPLETE DETAILS.

AT THE VAN METRE COMPANIES, WE WANT TO FOSTER RELATIONSHIPS THAT LEAD TO CUSTOMERS FOR LIFE, AND WE LOOK FORWARD TO SERVING YOUR HOME NEEDS AT EVERY STAGE IN YOUR LIFE.

THANK YOU FOR YOUR BUSINESS.  
THE VAN METRE COMPANIES



## HOMEPLUS™ RULES AND REGULATIONS

1. Prior to signing the sales contract with a Van Metre Community Sales Manager a HOMEPlus™ Certificate must be obtained from your Rental Property Community Manager. The credit is valid only if the person identified on this Certificate presents this original certificate prior to its expiration date to a representative of Van Metre Homes or Marquis Custom Homes (at the time a sales contract is signed.) This Certificate does not apply to any product other than that of Van Metre's New Homes Division and Marquis Custom Homes.

2. This credit is valid ONLY if the person identified on the HOMEPlus™ Certificate purchases a qualifying Van Metre Home or Marquis Custom Home directly without the representation of a Realtor or Agent. (A Realtor is not needed; Van Metre will have a qualified sales manager available.)

3. The amount of the credit shall be determined as follows: Residents of residential communities managed by one of the Van Metre Companies shall accrue a purchase credit equal to fifty percent (50%) of the monthly base rent paid under the resident's current lease through the date the certificate is redeemed, up to a maximum three percent (3%) of the base purchase price (excluding options) of a qualifying Van Metre Home or Marquis Custom Home. The credit shall be calculated from the initial move-in date until the issuance date of the certificate. The dollar amount shown in the amount of credit line on the HOMEPlus™ Redemption Certificate as a credit is the final dollar amount that will be recognized in the New Homes contract.

4. The credit is valid for one year from the date of the issuance indicated on this Certificate. If a sales contract is not fully executed by all parties within such time for any reason, the Certificate shall be void. The Certificate must be obtained during the resident's time of occupancy. No

Certificate will be awarded after the resident has vacated the property. The Certificate will not be issued to Van Metre buyers who have previously purchased a Van Metre Home or Marquis Custom Home and are renting on a short-term basis at a Van Metre Apartment Community. (It is recommended that you do not come in to redeem your Certificate until the day you are going to sign your new home purchase contract, as you will only receive credit based upon the amount of rent that you have paid to the issuance date. Credit will not be added or subtracted after your initial certificate has been issued.)

5. The credit is nonassignable and nontransferable. Only the original Certificate is valid; photocopies or other facsimiles are void. Only one credit per home purchase is permitted.

6. The HOMEPlus™ Certificate is ONLY valid if signed and dated by a representative of The Van Metre Companies.



7. Residents who are in default under the terms of their lease forfeit any and all rent credits accrued that may otherwise be applied toward the purchase of a qualifying new Van Metre Home or Marquis Custom Home. (If your lease does not terminate prior to your occupancy of a Van Metre Home or Marquis Custom home, you will be responsible for a lease break fee and must notify the rental office of your intention to move not less than 30 days in advance of your move out date. In addition, all other conditions in your lease agreement apply.) HOMEPlus™ Certificates will not be awarded to residents with outstanding balances on their accounts.

8. Only one credit will be permitted per residential lease. The credit may not be split. In the event that more than one individual is obligated on a residential lease, all individuals must agree on the party to whom the Certificate will be issued and the relinquishing resident(s) must sign a waiver giving up their rights to any credits earned. None of the Van Metre Companies or their affiliates, agents, employees, or



principals shall have any liability with respect to the decision as to which resident, in the case of multiple residents, is entitled to the credit. In the event that multiple residents cannot reach a decision, any and all rent credits accrued that may otherwise be applied toward the purchase of a qualifying Van Metre Home or Marquis Custom Home shall be forfeited.

9. The credit can not be used in conjunction with other specials or discounts offered by Van Metre Companies and may not be applicable to all Van Metre or Marquis Custom Home Communities.

10. The holder of the credit is responsible for presenting the Certificate to the Van Metre entity that is the seller of the new home (Seller). Failure to timely present the Certificate will constitute a waiver by the holder of the applicable credit. The Seller has no responsibility for requesting presentation of the Certificate. Seller is solely responsible for granting the credit in accordance with these terms and conditions at time of purchase in the form of a reduction from the sales price or as a credit at settlement provided the credit conforms to applicable lenders' guidelines.

