



At Our Communities, It's Not Just Called RENT... You Will Earn Thousands In Cash To Buy A New Home

We realize that many of our renters dream of owning their own home. We want to help you achieve this dream..... That's why we developed our **BUILDEQUITY** Program. When you lease at one of our apartment communities, you can earn up to **\$6,000** in Cash off the purchase of a new Lombardo or Palazzolo Home or Condominium*!!!

Here's how it works: (see terms and conditions for complete program details)

1. Sign a lease and move into one of our premier apartment communities:

Aberdeen of Brighton	(810) 229-8735	Brighton
Sterling Commons	(586) 739-5371	Sterling Heights
The Apartments of Kirkway	(586) 786-9401	Washington Twp.
The Enclave Apartments	(586) 677-0900	Washington Twp.
The Preserves	(586) 997-0953	Sterling Heights

Visit our website at **LombardoHomes.com** and click the "FIND AN APARTMENT" tab for more information on all of these communities.

2. See your Leasing Consultant for participation and enrollment in this Program
3. Start earning CASH towards the Purchase Price of a new Lombardo or Palazzolo Home* - at up to **\$250** per month!
4. When you find a Lombardo or Palazzolo Home that is perfect for you, your Leasing Consultant will give you a certificate for your earned Cash. This Cash can be applied towards your down payment**, closing costs or purchase price of your new home!!!!

Visit us on the web at WWW.LOMBARDOHOMES.COM

* At participating communities at time of purchase.

** Subject to community qualification and mortgage program guidelines.





Frequently Asked Questions:

<p>How do I earn Cash?</p>	<p>For each month of your residence you earn 20% of your monthly rent (up to \$250/month to a maximum of \$6,000). You must be in a minimum of a 1-year lease to participate.</p>
<p>How can I use my Cash?</p>	<p>Cash earned through the BuildEquity program may be used toward the purchase price or closing costs of a Lombardo or Palazzolo home*. In many cases, cash may be used toward the down payment. See salesperson for qualification guidelines.</p>
<p>What if I am late on my Rent?</p>	<p>Your BuildEquity cash for that particular month will not be earned.</p>
<p>What happens with my Cash if I move to another Lombardo-Managed Apartment Community?</p>	<p>If you move to another Lombardo-managed apartment community within 120 days, you will continue to earn BuildEquity cash. Your existing cash balance will be transferred to the new community.</p>
<p>How do Roommates earn cash?</p>	<p>Roommates are both eligible for up to \$6,000 for each home purchased. Therefore, if each roommate purchases a home – the cash earned does not have to be split. You both have the earned cash to apply toward the purchase of a new home.</p>
<p>What other Incentive Programs can I receive with the BuildEquity Program?</p>	<p>The BuildEquity Program cannot be used in conjunction with other Lead Generating Incentives (including but not limited to: Broker commissions, Realtor Co-op, Friends and Family, etc.) or may not be combined with any other offer, incentive, or discount.</p>
<p>I am currently a Resident at one of your Communities; does this program apply to me?</p>	<p>If you are a current resident of a Lombardo or Palazzolo managed apartment community, you are eligible for this program. Enroll in the program today and you will automatically receive up to 12 months of earned cash. See your leasing consultant to enroll.</p>

* At participating communities at time of purchase.





Terms and Conditions

Resident will receive **BUILDEQUITY** cash upon complying with the following:

1. Resident must fulfill all of their lease provisions, including:
 - a) Resident must pay all rent and other fees on time pursuant to their lease.
 - b) Resident must occupy the apartment for the full term of their lease (minimum 1 year lease).
 - c) Resident complies with all their lease terms and obligations.
2. There is currently no Enrollment Fees to participate in this program.
3. **BUILDEQUITY** cash is earned at 20% of monthly rent.

	Example 1	Example 2
➤ Monthly Rent	\$1,300	\$895
➤ Earned Cash	\$250 (max.)	\$179
➤ +Annual Cash Earned	\$3,000	\$2,148
➤ Number of Months to Earn Maximum Benefit of \$6,000	24 months	34 months

4. Resident can apply cash towards the down payment, closing costs and/or purchase price of the home. **BUILDEQUITY** cash is subject to community qualification and mortgage program guidelines.
5. Resident will be given a "Certificate of Cash" from their Leasing Consultant (see attached sample certificate) which will identify the amount of cash earned. This certificate must be presented to the salesperson on your initial visit to each community.
6. This program cannot be used in conjunction with other Lead Generating Incentives (including Broker commissions, Friends and Family, Realtor Co-op, Employer Group programs, etc.) or may not be combined with any other offer, incentive, or discount.
7. The **BUILDEQUITY** program may be modified or cancelled anytime without notice. However, your earned cash will be honored from the time of enrollment to the time of the modification or cancellation of program.
8. If the resident moves to a different Lombardo or Palazzolo-managed apartment community with no more than a 120 day lapse, resident will continue to earn cash.
9. **BUILDEQUITY** cash expires 120 days after moving from apartment community.

