

Spring Sales Release Incentives



THORNTON PLACE

Start Here

Spring is a great time to buy a new home at Thornton Place! We've just released a new sweet set of homes for sale (Building 9)! Unlike other developers who set their prices over a year ago, **we've just priced our homes – competitively and ready to sell in today's marketplace.** And, we've created a multi-course menu of options and incentives for you to choose from – the Thornton Place Spring Sales Release. But, like Cadbury Creme Eggs, the **Spring Sales Release** won't be around forever – **it ends on Memorial Day, May 25th.** So don't procrastinate – come in today!

Get an FHA loan with
only 3.5% down!

AND

Get some help
that works for you!
We'll give you 3% of
your purchase price!

Use it for:

- Closing costs • A rate buy-down
(increase your buying power)
- Paying an existing mortgage

But
Wait,
There's
More!

Don't pay
any HOA dues
til July 1, 2010!

AND

Get Goodies.

Make It Yours!

Pick two \$750 gift certificates:
Closet system components • Ikea
Target • Home technology

.....Spring Sales Release Incentives end **May 25, 2009.** Come visit us today!.....

Get a Little Advice.

Enjoy 2 hours of complimentary design, advice or simply chat time with one of our interior designers and make your condo a home.

AND

Get Free Cash!

Receive \$1000 simply for financing your new home with our preferred lender, Wells Fargo.

First time home buyer?
Uncle Sam is offering
you up to \$8,000
as a tax credit!*

AND

Get in the passing lane.

Enjoy transit pass values with METRO and credits with ZipCar.

AND

Feel good about your new home purchase.

Thornton Place offers a **price guarantee** on homes purchased in the spring release, valid through December 31, 2009.*

AND

Don't worry. We have a Safety Net!

If you get laid off we've got your back. We'll pay **6 months** of your mortgage for you while you find your new dream job.*

Make
Sense of
it All

See How
the Math
Works!

See How the Math Works!



THORNTON PLACE

Sample Home: One Bedroom / One Bath – 796 Square Feet - \$329,950

*Please note this is an example
and all numbers are approximate
and for sample purposes only.*

Purchase Price:		\$329,950
Minus 3.5% FHA loan down payment	–	\$11,548
	=	\$318,402

+ PLUS FHA required Mortgage Insurance (1.25%)	+	\$3,980
	=	loan amount of \$322,382

Then put the incentives to work!

3% of purchase price	\$9,899
Used to pay:	
Closing Costs & Pre-paids	\$5,051
Rate Buy Down Fee	\$3,980

*Example is a 5/1 ARM buy down,
reduced 1% to 4.0%. Buy down is
for the first 5 years when the interest
rate is fixed.*

AND Wells Fargo Financing Bonus	\$1,000
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You end up with a mortgage payment of approx. = \$1,948/month

(includes pre-paids and interest, mortgage insurance and taxes)

AND You have **\$868 leftover** to buy the rate down even further or to slightly reduce the price of your home.

But wait, there's more!

No HOA dues for 1 year	+	Value \$3,816 (\$318 X 12 months)
2 Great Gifts	+	\$1,500
Interior Design	+	\$250
Transit Fun	+	\$165
	=	\$6,731
Sub TOTAL	+	\$9,899
ADD the 3% incentive value	=	\$15,630!!! 😊
Total Savings		

**And remember! Your new US government is offering
an \$8,000 tax credit for first time home buyers!**

*To learn more about our Price Guarantee and Safety Net programs or the new government \$8,000 tax credit, please visit the Buyer Resources section of our website or ask any one of our sales team members. All calculations are estimates based on our understanding of the current practices of the Federal Home Administration for down payments, mortgage insurance and other matters and the continuation of the Wells Fargo Financing Bonus program and the Thornton Place incentive program, all of which are subject to elimination or modification without prior notice. Financing rates and payment amounts are all estimates based on a Federal Home Administration 5/1 ARM loan, with 3.5% down, an assumed 4% interest rate and other assumptions about credit worthiness and other matters. Payments are shown to include principal and interest only. They do not include, for example, taxes, insurance and homeowners' association dues. We do not represent or warrant that these practices, programs, rates, payments and other assumptions and estimates will be applicable or available to the Buyer. They should not be relied upon as a basis for purchasing since they are all subject to change, refinement or elimination without notice. The Buyer should independently determine what the Buyer's payments will be. Please consult the additional disclaimers that apply to this website. The Thornton Place project is owned by Northgate South Commons, LLC, a Washington limited liability company. References to "we," "our" or "us" are references to Northgate South Commons, LLC.

.....Spring Sales Release Incentives end **May 25, 2009**. Come visit us today!.....