

Abacus Home Sales Lease-to Own Information

Manufactured home ownership offers the affordability of renting with the value of home ownership. When you rent, the monthly payments are essentially wasted money, because you will never get it back. Yet, with Lease-to-Own the monthly payments are an investment in your home. Lease-to-Own is a smart choice for a comfortable budget and home.

Frequently asked questions:

How much money do I need to move in?

The minimum initial amount is \$2,500. This amount includes your \$300 site deposit, \$250 home deposit, and your first months rent. The remainder goes towards the cost of your home. There are no surprise costs at move in, since they are all included in your initial payment.

What will my monthly payments be?

The monthly home payment is normally between \$250 to \$400 per month depending on the amount down and cost of the home. The site rent at Windmill Pointe Village, LLC is about \$300 per month. So, your total monthly costs total between \$550 to \$700.

How long will I be making payments for?

The lease is structured as 3 year agreement. At the end of three years you can buy out the lease, which will generally be 20% of the home cost. If you prefer, you can renegotiate a home loan with us or your bank to pay off the balance, usually in one year.

What else do I need to know?

Until the home is completely paid for and the title is transferred to you, smoking is not permitted inside, and no pets are allowed. Also, there is a semi-annual home inspection on all leased homes, until they are paid in full. The home lease requires that residents keep home owners insurance on the home. Also, the maintenance and home upkeep are the responsibility of the resident. You will need to be approved for a resident in the community, which includes completing an application with a \$25 fee per adult.

What if I want to move before I pay off the home?

There is no obligation to purchase the home. If you do decide to move, you forfeit all payments you have made on the home, and will be responsible for the cost of any damage to the home.

When can I move in?

Our homes are move-in ready! Come pick up an application today!

Abacus Home Sales offers new and pre-owned homes at Windmill Pointe Village LLC in Kentwood and Kent City Mobile Home Park, Kent City, MI. Currently, there are, move-in ready, 2 and 3 bedroom homes for sale and lease-to-own.

**Call and let's talk about the possibilities!!
Windmill Point Village LLC, 588 48th St, Kentwood, MI 49548
616-538-5750**