

Illini Manor Rate/Payment Schedule Comparison for 2010 - 11

	12 Month Plan		9 Month Plan		June Lease Plan		
		Corner		Corner		Corner	Corner
Payment 1 - Advance Rent	\$499.00	(\$515.00)	\$485.00	(\$496.00)	<u>Advance Rent</u>	<u>\$458.00</u>	<u>(\$472.00)</u>
Security Deposit	\$175.00	(\$175.00)	\$175.00	(\$175.00)	<u>Deposit</u>	<u>\$175.00</u>	<u>(\$175.00)</u>
Payment 2 - August 1	\$499.00	(\$515.00)	\$485.00	(\$496.00)	<u>June 1</u>	<u>\$458.00</u>	<u>(\$472.00)</u>
Payment 3 - September 1	\$499.00	(\$515.00)	\$485.00	(\$496.00)	<u>July 1</u>	<u>\$458.00</u>	<u>(\$472.00)</u>
Payment 4 - October 1	\$499.00	(\$515.00)	\$485.00	(\$496.00)	<u>August 1</u>	<u>\$458.00</u>	<u>(\$472.00)</u>
Payment 5 - November 1	\$499.00	(\$515.00)	\$485.00	(\$496.00)	<u>September 1</u>	<u>\$458.00</u>	<u>(\$472.00)</u>
Payment 6 - December 1	\$499.00	(\$515.00)	\$485.00	(\$496.00)	<u>October 1</u>	<u>\$458.00</u>	<u>(\$472.00)</u>
Payment 7 - January 1	\$499.00	(\$515.00)	\$485.00	(\$496.00)	<u>November 1</u>	<u>\$458.00</u>	<u>(\$472.00)</u>
Payment 8 - February 1	\$499.00	(\$515.00)	\$485.00	(\$496.00)	<u>December 1</u>	<u>\$458.00</u>	<u>(\$472.00)</u>
Payment 9 - March 1	\$499.00	(\$515.00)	\$485.00	(\$496.00)	<u>January 1</u>	<u>\$458.00</u>	<u>(\$472.00)</u>
Payment 10 - April 1	\$499.00	(\$515.00)	\$485.00	(\$496.00)	<u>February 1</u>	<u>\$458.00</u>	<u>(\$472.00)</u>
Payment 11 - May 1	\$499.00	(\$515.00)	\$485.00	(\$496.00)	<u>March 1</u>	<u>\$458.00</u>	<u>(\$472.00)</u>
Payment 12 - June 1	none	none			<u>April 1</u>	<u>\$458.00</u>	<u>(\$472.00)</u>
Payment 13 - July 1	none	none			<u>May 1</u>	<u>none</u>	<u>none</u>
Payment 14 - August 1	none	none					
Total Rent Paid	\$5489	(\$5665)	\$5335	(\$5456)		<u>\$5496</u>	<u>(\$5664)</u>
Lease Rate = Total Payments ÷ Months of Lease	\$458	(\$472)	\$593	(\$606)		<u>\$458</u>	<u>(\$472)</u>

Rate Schedules 2010-11

Illini Manor is offering 2 lease rate and payment plan alternatives. There is a 12 month lease term of August 18th to August 7th. We offer 9 month leases with a lease term of August 18th to May 20th. In addition, we offer a 12 month lease for those who would like a lease term of June 1st to May 20th.

The 12 month plan offers a lease with an accelerated payment plan where \$499.00 is collected each month August through May, with no further payments required. This option is designed for August to August lease terms and in affect budgets or amortizes the summer rent over the first 10 months of the lease. This is our most popular lease plan, but it is not available on the June to June lease term. June to June leases start on June 1st and end on May 20th.

The 9 month lease begins on August 18th and extends through May 20th. The rate works out to \$593/month but the actual monthly payments are only \$485. Lease rates for corner apartments are slightly higher.

With every lease that we sign, we collect a \$175 security deposit and advance rent equal to one lease payment. The \$175 security deposit is refundable at the end of the lease, with interest, less any appropriate charges for damages or cleaning.

Please be sure to visit our show apartment, #124, which is located right across from the office on the ground floor.