



## Five-Year Ground Lease Fee Schedule

Each Cabin is placed on a beautiful wooded lot approximately ¾-acre in size (30,000 sqft)

¾-Acre Wooded Cabin Sites	Prepaid Annual Lease	Monthly Payment
Lot#: 5,16,17,18,20,22,23,24	\$6,555	\$575
Lot#: 4,9,10,25,27,28	\$5,643	\$495
Lot#: 12,13,14,15	\$4,731	\$415

### Amenities included in the Lease Payment:

- Use of Pool, Pool House, Fire Pits, Nature Trail, and all other recreation equipment
- Remote and maintenance for front gate
- Water usage up to 1,000 gallons per month
- Maintenance for Pool, Riverfront, Roads, Nature trails, Street Lights
- Basic Landscape Maintenance – leaves, weed control, annual mulch
- Community Garbage & Recycle Pick-up – bagged, household garbage only
- Phone and Wi-Fi are available in the Guest Cabin and Pool House

### Installation of cabin:

- One-time 3-Month payment for site improvements and utilities hook-up. Cost includes tree removal and grading for gravel drive/ walk/patio/backfill boulders plus installation of power/water/septic. 50% paid to reserve site. 50% paid prior to move-in.
- Elective upgrades to site. Examples: Porch/ deck, storage shed, hot tub, additional landscaping or hardscaping.

### Cabin Owner will be responsible for the following costs:

- Monthly lease Payment, to Little River Escape LLC, PO Box 316, Rome, GA 30162.
- Annual Tag Fee and Title.
- Water usage exceeding 1000 gallons/mo, to Little River Escape LLC (\$5 per 1000 gal; invoice end of month)
- Private usage of Pool/ Pool House @ \$120/half day by reservation, in advance.
- Rental of the Guest Cabin @ \$120/ night; 2-night minimum; subject to availability.
- Option – Direct contract with cabin owner:
  - Cabin Electricity (Georgia Power)
  - Insurance of Cabin and contents
  - Satellite TV (Direct TV or Dish Network)
  - Phone/ Wi-Fi (Windstream)

### Payment Terms & Conditions:

- 5% Discount if Annual Lease Payment is paid in advance with cash or check.
- Payments due on the first of each month and subject to 10% late fees if not received by the 10<sup>th</sup>.
- 5-Year Lease with 5% increase at Year #3.
- 5-Year extension option with maximum 10% period increase.

### Please note:

- All costs listed above are separate from costs associated with purchase of Cabin.
- Cabin costs include: Cost of Cabin, Block/Tie-Down, and Delivery
- Cabins classified as Modulares will be subject to Property Tax.
- Cabins @ Little River Escape must be from an approved Manufacturer and meet architectural standards.