

## Trails Edge at Babcock Ranch

### Twin Villas (Lots 1915-1956)

<u>Model</u>	<u>Description</u>	<u>A/C Living</u>	<u>Base Price</u>
Bismark	3 Bedrooms, 2 Baths 2-Car Garage	1,417	\$263,499
Queen	2 Bedrooms, Den, 2 Baths 2-Car Garage	1,564	\$272,499

BABCOCK RANCH RESIDENTIAL ASSOCIATION Annual fee \$1,572.00 payable quarterly. (Includes Environmental stewardship fee.)

BABCOCK RANCH RESIDENTIAL ASSOCIATION Annual fee \$1,620.00 payable quarterly. (This includes Lawn Mowing, Edging.)

**(All Association fees are prorated at the time of closing)**

Babcock Ranch Community Independent Special District estimated annual debt service is \$1,148.82 and will be included on the Charlotte County Tax Bill.

Babcock Ranch Community Independent Special District estimated annual O & M is \$440.17 and will be included on the Charlotte County Tax Bill.

#### Ancillary Fee's to be collected at Closing

One-Time Builders fee \$1,250.00 payable to Lennar Homes LLC.

One-time Irrigation Hook-up \$750.00 payable to Lennar Homes.

One-time Working Capital Contribution \$260.00 payable to Lennar Homes.

Final Survey Fee \$450.00 payable to Lennar Homes.

MODEL HOME FURNITURE, ACCESSORIES, WALLCOVERINGS, MODEL LANDSCAPING AND OPTIONS ARE FOR DISPLAY PURPOSES ONLY AND ARE NOT INCLUDED IN THE PRICE OF THE HOME. IF YOU HAVE QUESTIONS, PLEASE SEE YOUR NEW HOME CONSULTANT. OFFERS, INCENTIVES AND SELLER CONTRIBUTIONS ARE SUBJECT TO CERTAIN TERMS, CONDITIONS AND RESTRICTIONS WHICH MAY INCLUDE USING DESIGNATED LENDERS AND AGENTS. LENNAR HOMES, LLC RESERVES THE RIGHT TO CHANGE PRICES OR WITHDRAW ANY OFFER AT ANY TIME. SEE A LENNAR HOMES LLC NEW HOME CONSULTANT FOR FURTHER INFORMATION.

**ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER, FOR CORRECT REPRESENTATIONS, REFERENCES SHOULD BE MADE TO THIS BROCHURE AND TO THE DISCLOSURE SUMMARY REQUIRED BY F.S. SECTION 720.401, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.**

X: \_\_\_\_\_  
Buyer:  
Date:

X: \_\_\_\_\_  
Buyer:  
Date:

4/11/2022