

Stillwater's Newest Addition!

Pleasant Oaks!



Lease this
NEW HOME

Pristine
DEVELOPMENT

(405) 742-7887

Bring your family
home to
Pleasant Oaks
of Stillwater!



Pleasant Oaks of Stillwater

Fulfilling the American Dream

Welcome home to Pleasant Oaks. Imagine your family in a lovely new brick home paying less per month than for most one bedroom apartments. Located on the east side of Stillwater, Oklahoma, the neighborhood is convenient to downtown, shopping, restaurants and Oklahoma State University. Pleasant Oaks subdivision consists of 40 new 3 bed/2 bath homes in a beautifully landscaped setting complete with a community park. You will love the amenities in these homes including new washers, dryers and refrigerators. We want you to come experience the American Dream at Pleasant Oaks of Stillwater. Continue reading to find out how you can call Pleasant Oaks home.



QUALITY CRAFTSMANSHIP PRIDE

HOME FEATURES

- 3 BEDROOMS
- 2 CAR GARAGE
- DINING AREA
- BRICK EXTERIOR
- 2 FULL BATHS
- LIVING ROOM
- PATIO
- WALK IN CLOSETS

APPLIANCES

- CLOTHES WASHER
- DISHWASHER
- GARBAGE DISPOSAL
- RANGE/OVEN
- CLOTHES DRYER
- MICROWAVE OVEN
- REFRIGERATOR





QUALITY CRAFTSMANSHIP PRIDE

SPECIAL FEATURES

- 9 FOOT CEILINGS
- OVERSIZED TUB IN MASTER BATH
- CEILING FANS IN LIVING ROOM AND BEDROOMS
- DESIGNER STAINED CONCRETE FLOORS
- OAK CABINETS AND TRIM
- LOW E GLASS WINDOWS
- R 38 INSULATION
- EXTERIOR ROCK ACCENTS

All Pleasant Oaks homes come with the Energy Star energy efficiency rating. Each home is tested to ensure the highest energy rating possible. Saving money on heating and cooling allows you to keep more money in your pocket.

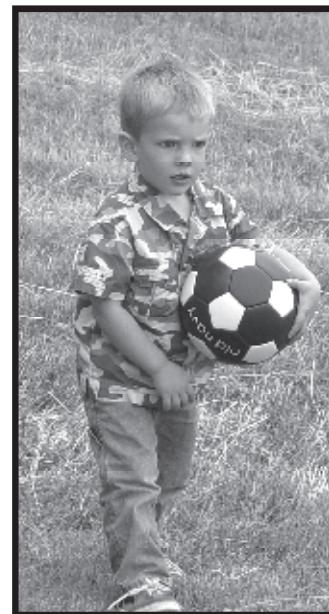




QUALITY CRAFTSMANSHIP PRIDE

Neighborhood Features

- LANDSCAPED HOMES
- BRICK MAILBOXES
- BERMUDA GRASS SOD LAWNS
- WELL-LIT STREETS
- SIDEWALKS
- NEIGHBORHOOD PARK
 - GAZEBO
 - PLAY STRUCTURE
 - SOCCER FIELD
 - PICNIC TABLES
- NEIGHBORHOOD ASSOCIATION WITH NO MONTHLY FEE
- STRICT HOME STANDARDS





SINGLE FAMILY LEASE-TO-OWN PROGRAM

Pristine Development's Single Family Lease-to-Own Program provides housing at affordable rates with a right of first refusal to purchase the home at the end of the lease period. The goal of the Single Family Lease-to-Own Program is to help working families and individuals work towards economic self-sufficiency through home ownership. The program is operated by Oklahoma based companies Pristine Development and Western Property Management.

HOW DO I QUALIFY?

- If your family earns between _____ and _____ depending on family size, you will likely qualify. During the application process, you will be assisted in calculating your income properly. Families must pass a credit check, have good landlord and character references, be willing to learn about how to care for and maintain a home, and assume responsibility for routine repairs and maintenance.

FREQUENTLY ASKED QUESTIONS

HOW DOES IT WORK?

- Homes are offered to interested families once construction begins. Your lease will be under the market, and you will be given a right of first refusal to purchase the house at an affordable price 15 years after construction completion. At the time of purchase the owner will have an eventual owner credit of \$15,000 that will provide equity in the home and act as a down payment.

HOW DO MY RESPONSIBILITIES IN THE LEASE TO OWN PROGRAM DIFFER FROM THOSE IN A TRADITIONAL LESSOR-LESSEE RELATIONSHIP?

- You must keep your home in good repair.
- You are required to provide income information about your family prior to acceptance into the program.
- You must maintain good credit while in the program.
- At the end of the lease period, you will be required to finance a mortgage through traditional means.

HOW LONG DO I "LEASE" BEFORE EXERCISING MY RIGHT OF FIRST REFUSAL?

- Federal regulations require that the home remain a lease property for 15 years. This means that if a family initially occupies the home for 9 years and decides to move, the next family to move into that home will have the opportunity to purchase the home in 6 years. You will be informed at the time of application the length of time left on the home you are considering.

FREQUENTLY ASKED QUESTIONS

WHAT HAPPENS IF MY INCOME GOES UP AFTER I AM ACCEPTED IN THE PROGRAM?

- There is no penalty for an increase in your family income. However, it is a requirement that your family income meet the eligibility guidelines at the time that you enter the program. We are required to third-party verify your income and assets much like banks must do when a family purchases a home. This includes a certification and good-faith estimate of your projected income during your first year in the program.

WHAT HAPPENS IF OUR FAMILY WANTS TO LEAVE THE PROGRAM EARLY?

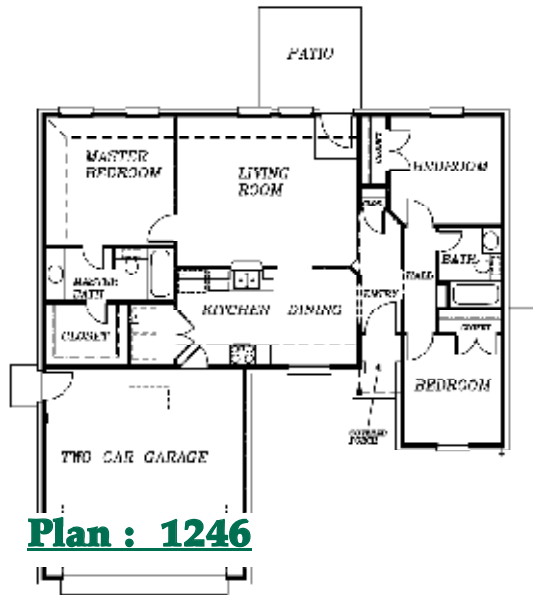
There are several things you should take into account when considering leaving the program:

- During your lease period, you sign one-year leases, which obligate you in exactly the same way you would be obligated to a regular landlord.
- Unless you complete the entire lease period (up to 15 years), you receive none of the benefits of homeownership.

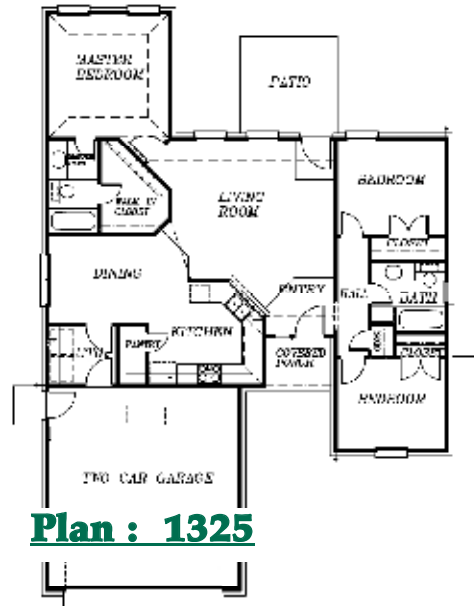
CAN I PURCHASE MY HOME BEFORE THE END OF THE 15 YEAR COMPLIANCE PERIOD?

- No, program rules do not allow early exit from the program. All homes must stay in the program until the end of the 15th year after the certificate of occupancy has been issued.

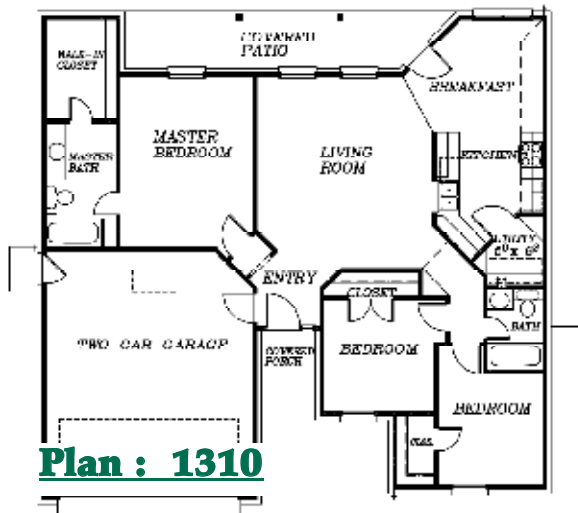
AVAILABLE FLOOR PLANS



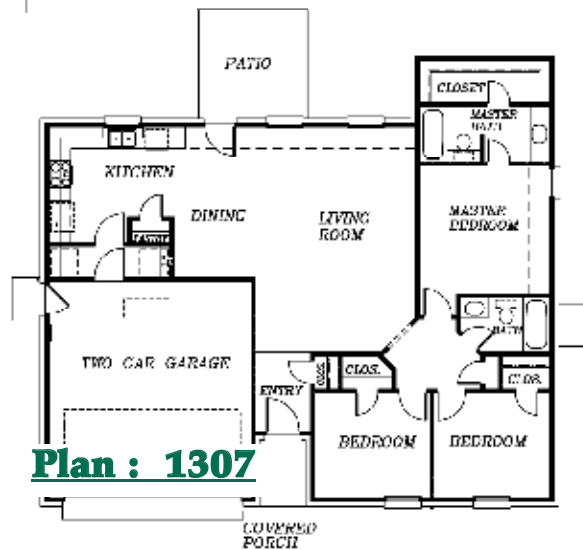
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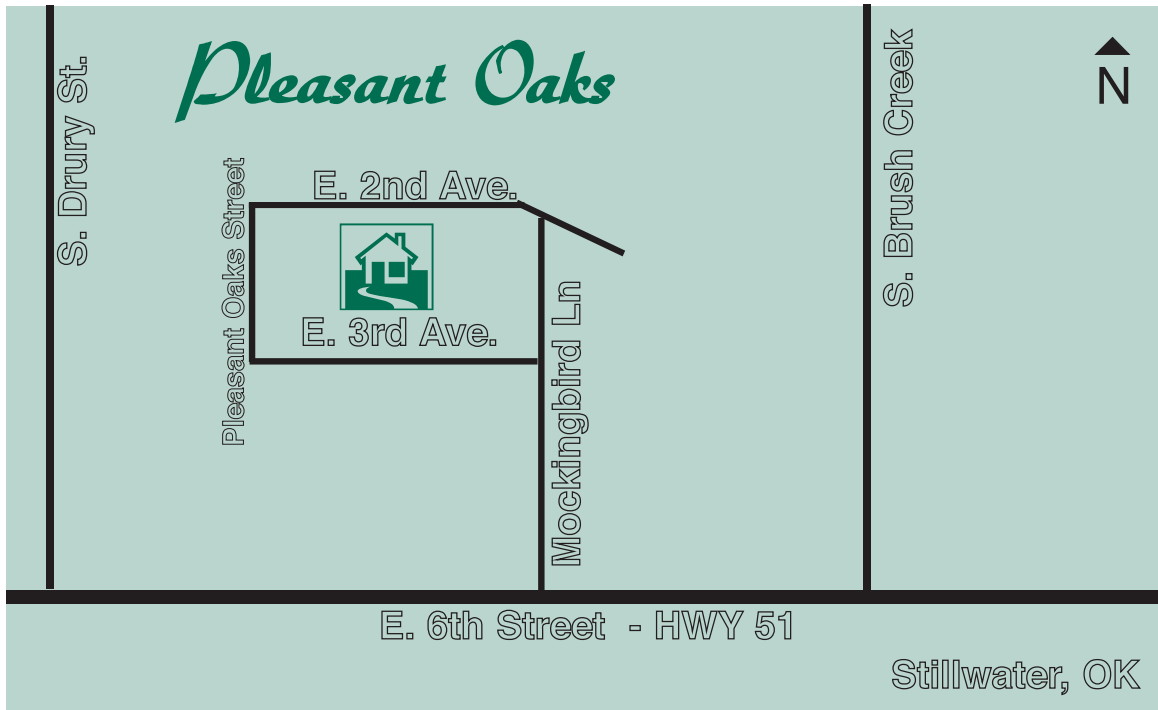
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Plan : 1310



Plan : 1307



Pleasant Oaks
of Stillwater
 (405) 742-7887
 pleasantoakshomes.com

Mailing Address:
 207 East Pleasant Hill Drive
 Guthrie, OK 73044

WHAT DO I NEED TO KNOW TO GET STARTED?

HOW MUCH WILL I PAY IN RENT?

- Rent is based on income adjusted for household size and will be either _____ per month.
- There are two handicapped units available for _____ per month.

HOW DO I QUALIFY?

- Families earning between _____ and _____ depending on family size, will likely qualify. During the application process, you will be assisted in calculating your income properly.
- Complete an application and submit with the application fee.

HOW LONG IS MY LEASE?

- You must sign a one year lease each year that you rent. At the end of 15 years, you have the right of first refusal to purchase the home at appraised value.

WHAT IS INCLUDED IN MY RENT?

- Rent includes general neighborhood maintenance as well as all of the benefits of the home itself.
- Note: Residents are responsible for all utilities, lawn care and routine home maintenance.

When can I move in?

- Once you have been approved, you may choose the floor plan and lot you prefer.
- You may move in once construction has been completed.

