

Edwards Apartment Communities, Duffy Homes Inc., And Edwards Communities Condominiums Equity Accumulation Plan

Edwards Apartment Communities, together with Duffy Homes, Inc. and Edwards Communities Condominiums (Edwards Builders) collectively have established an equity accumulation plan where tenants of Edwards Apartment Communities can earn rental credits that can be applied to the purchase of a new Edwards Builders home. This program applies to Duffy single-family homes, detached and attached condominium homes, as well as Edwards Communities condominiums. Together, these quality Central Ohio homebuilders can offer you a choice of living styles beginning in the low \$200,000.

As a tenant in good standing in an Edwards Apartment Community, you accumulate credit towards the purchase of a new Edwards Builders home each time you pay your rent. Edwards Apartment Communities currently include the Columbus communities of The Quarry, The Farms, The Orchard, Orleans and Times Square, as well as Nantucket, located in the Cincinnati area.

Each Edwards Apartment Community, together with Edwards Builders, offers rent credits to the primary tenant designated on a lease with Edwards Apartment Communities. The credits are equal to a percentage of the rent you pay on your Edwards Apartment Communities lease over a period not exceeding three years. The rent credit equals 20% of the rent you paid in the first year of the program, 25% of the rent you paid in the second year of the program and 30% of the rent you paid in the third year of the program. The credit can only be applied to your purchase of a new Edwards Builders home directly from Duffy Homes or Edwards Communities Condominiums. As the primary tenant, you can transfer to, or split the credit with, another tenant named on the lease. The plan is limited to one credit per home purchase and individuals who did not sign the lease, and non-residents cannot earn credits.

Credits will be applied to your new home purchase in addition to any other sales incentives or discounts offered by the builder. Credits may not be used if a real estate agent or broker is receiving a commission to be paid by an Edwards Builders company as part of the transaction. Credits will expire five years after they are earned. Each Edwards Apartment Community will keep track of the credits that you have earned, and will provide them to you in the form of this certificate, upon request, within 30 days after you move out. If you move from one community to another, please inform the new community so that your records can be updated.

When purchasing your new Duffy Home or Edwards Communities Condominium home just present this certificate to the builder's sales representative and the credit will be applied to the downpayment on your new home.

Certificate Value

Certificate Holder

Authorized Signature

Date