

The Benefits of Leasing Land

Summary:

With interest rates high and land values elevated, housing on lease land is an excellent alternative when buying a home. Thousands of homes in Arizona as well as throughout the country are purchased in this fashion. There are several key advantages to buying a home and leasing the land,

- Lower Down Payment because you're not buying land with the home
- Lower Monthly Payment allows the purchaser to acquire more home for the money
- Property Taxes are Proportionally Less because the land is not owned so taxes are less than equivalent purchase with fee simple land
- Land Lease Fees May Be Less than many HOA fees in the same general area.

Frequently Asked Questions:

What is the term of the lease? The land lease in Briarwood 6 expires in 2076.

Can I sell my home and transfer the lease? Yes. The lease was set up to allow for transfer of home ownership and lease rights. Lease can also transfer to a family member and not go up.

Who owns the land? The lessor is HSL Scottsdale, LLC, an Arizona Corporation.

Will the lease payment ever increase while I own the house? No, only if the homeowner re-finances the mortgage. The lease payment is set at time of purchase and is fixed for as long as the purchaser owns the home.

How is the lease amount determined? The lease amount is based on the purchase price of the home and is equal to $1/10^{\text{th}}$ of 1% of the price plus tax, paid monthly to HSL, LLC.

Ex. If purchase price is \$300,000 then lease amount would be \$300 per month plus tax.

Is there a written lease? Yes. A copy of the written lease is available for review at any time and will be executed and provided during the closing process.

This information is deemed reliable, but not guaranteed. Buyer to verify all information
with HSL Scottsdale, LLC. (480-751-6292)
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