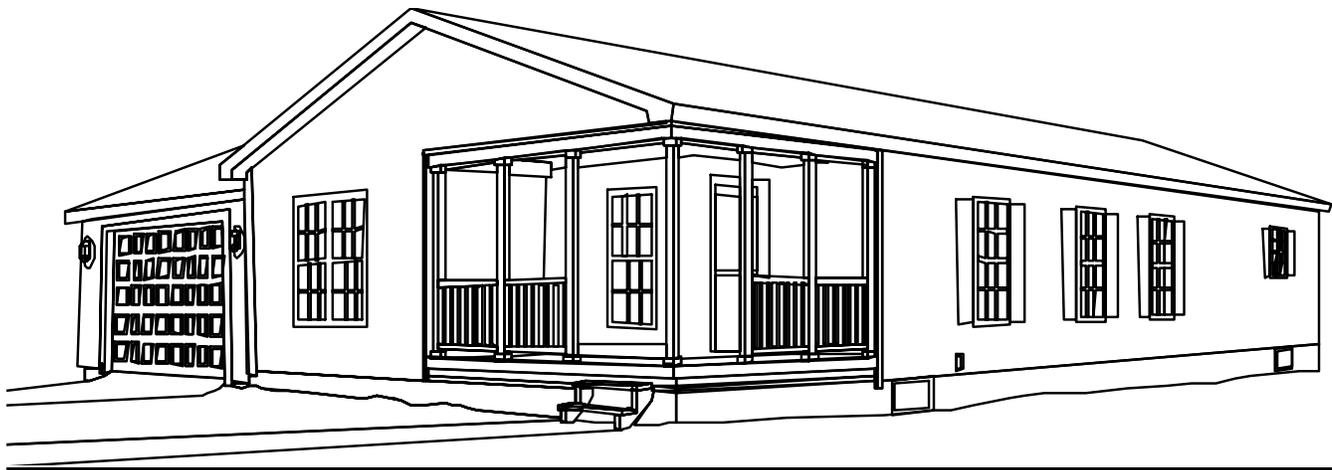




"The Elegant Difference for active adults 55+ "

You're looking for something different?.....

Are you thinking about making some lifestyle changes? You would like to downsize but stay local in a friendly and secure atmosphere. Perhaps walk to your own recreation facilities to visit with neighbors who have common interests or invite your family for an outing. You really would like one-floor living and an attached garage and a maintenance-free brand new home built to your specifications. You would feel better knowing that a short ride of less than 6 miles would bring you to first-class regional medical facilities. It's even closer to the ocean's edge, unique shops, national brand stores and an array of restaurants. But, most of all, you're looking for a leisurely hassle-free lifestyle that will let you enjoy more fully the years to come.



Look no more ~~~~~ follow the directions to Casa Bella or call for your appointment now!

DIRECTIONS FROM THE

- **NORTH** ~~~~~ **South on Rte. 3 to Exit 6B**
1.5 miles on left to Cassa Bella across the street from Ocean State Job Lot
- **SOUTH** ~~~~~ **North on Rte. 3 to Exit 6 take left at bottom of exit ramp**
1.5 miles on left to Cassa Bella across the street from Ocean State Job Lot



85 Samoset Street (Rte. 44), Plymouth, MA 02360
Tel. (508) 746-6244 · FAX (508) 746-7157 · www.rjf-homes.com



"The Elegant Difference for active adults 55+"

Who is the RJF Homes, Inc. Team Developing and Managing Casa Bella?

Ronald J. Ferioli is President and CEO and has been developing property in Plymouth for over 40 years. His building company has developed over 12 subdivisions and built over 1,500 homes. He also developed Plimouth Commons, a 76 mobile home park in Manomet, and recently West Wood Village, a 66-unit pre-manufactured home site off Route 80 in Plymouth. He has brought into his firm his son-in-law, Doug Crociati, who is an Executive Vice President. The office staff managing the everyday affairs is made up of three professional women who are family and close friends.

Over the years Ron Ferioli has associated with the best tradesman and has always stressed top quality workmanship and service.

The RJF Homes team has past experience in developing and running an adult mobile home park and we will be striving to make this park one of the very finest for miles around. We are dedicated to watch the details of every home being constructed and take special care in the proper setting of each home. We will also take special pride in the elaborate and elegant entrance to **Casa Bella**, as well as tasteful individual landscaping of each home site.

The RJF Homes family team looks forward to building your dream home for a carefree and leisure adult living style.

What Does My Monthly Rent Cover?

- Real Estate land taxes.
- The regular maintenance of your lawn / landscaping / shrubs.
- Maintenance of your lawn sprinkler system and spring start-up and winterizing.
- Snow removal of driveway and one walkway. (snow removal procedures will be distributed)
- Septic tanks. Two or three homes will share one septic tank and leaching field. Septic tanks will be pumped in a timely scheduled program and additional times of emergency. (Blockages in septic pipe from the mobile home to septic tank are the mobile home owner's cost to unblock.)
- The maintenance of the common areas including roads, open spaces, club house, recreation facilities and entrance features.
- Weekly rubbish pick-up in containers supplied by park owners.
- Your future community center will include a multi-function clubhouse with small service kitchen, function spaces and an open deck. A heated pool with patio area and shuffleboard court will also be installed in the future.

The above services are designed to remove the everyday chores of maintaining your property and providing you with leisure trouble-free living at **Casa Bella**.

What Makes Us *The Elegant Difference*?

At **Casa Bella**, we have selected the most prestigious custom home manufacturer – RITZ-CRAFT CORPORATION. The RJF HOMES and RITZ-CRAFT mission:

- To build for our customers the new home of their dreams that is unmatched in value, quality and design.
- We will offer: nominal 5/12 roof pitch, 8' high ceilings, Formica or Corian countertops, 30-inch or 42-inch overhead cabinets, laminated wood floors, architectural columns and arches, tray ceilings, central A/C, security alarm systems and many other custom options.
- We produce vinyl sided maintenance-free homes and utilize composite decking and vinyl railings on our porches and decks to give our customers the maintenance-free lifestyle they prefer.
- Each house will have a site-built one or two-car attached garage, sodded lawn with automatic sprinkler system, paved driveways and paver walkways. Each homeowner may plant a small flower or vegetable garden of their choice.
- Each home site will have from 7,000 to 9,000 square feet. The exact layout of your home site will be determined by the style home you select and the natural features of the site chosen. Once the site is chosen, RJF Homes will locate your home in accordance with neighboring homes and roadways.
- RJF Homes will be doing extensive tree planting along all roadways to set off this community as the area's finest leisure Village.
- Dogs less than 40 lbs. and cats are allowed, but dogs are to be on a leash and owners are responsible for any messes from pets.

Facts Concerning Your Home Site Lease

The home site lease gives you a lifetime term as long as you choose to live at **Casa Bella**.

In the event you choose to move and sell your mobile home, the lease sets forth the situations and terms under which this lease can be reissued to a new resident who will be required to sign the new lease upon buying your home.

Your monthly rent is to be adjusted once a year on your annual anniversary date by adding to the basic rent 3 ½ % of the previous year's rent.

The lease for your site from the owner of **Casa Bella** makes it possible for **Casa Bella** management to provide a consistent and high-quality community at a tremendous fair value. This form of community ownership enables **Casa Bella** to provide the site sizes, layouts and maintenance of home sites and common areas at an attractive purchase price for all services.

For example, all homes will be heated with a high efficiency gas-fired furnace and an electric hot water heater. The owners have negotiated with Com Gas who have installed natural gas lines to allow each home to be heated with natural gas for carefree and efficient cost. Town water and hydrants will be installed at **Casa Bella** to afford town water for each home and billed to homeowner twice per year.

You will be responsible for paying normal utilities such as town water, electric, gas, telephone and cable.....**BUT you will owe no additional Real Estate taxes, license fees, personal property tax on your pre-manufactured home, or sewage charges or services. This is efficient and carefree living.**

Community Building & Pool

We will be constructing a community building which is centrally located in the park. The community building or clubhouse will be approximately 1800 sq. ft. with a large open sundeck. The community building will contain restrooms for the clubhouse and pool area.

There will be a small kitchen to be used for functions. There will also be a common room for gatherings and two smaller rooms to be used for reading, card playing, and exercising. A resident committee will be formed as residents move in.

A pool will also be installed. It will be a heated pool with the latest equipment to properly maintain all of the necessary safety standards for health, etc.

There will be room around the clubhouse to accommodate a shuffle board and/or bocci court.

Our goal is to have an efficient operating community center which can be easily maintained for many future years of fun and relaxation.

This club can also be reserved by resident owners for private parties.

The Path to Casa Bella

The following outline is designed to help you understand how, working together, we can achieve your goal of purchasing a new pre-manufactured home of your dreams.

Upon visiting Casa Bella's open house or by appointment, we can show you life can be enhanced with the resort style living that we have to offer at Casa Bella. Upon choosing a vacant site, you can then decide which model home you would like, we will then have you sign a RESERVATION FORM for the site that you have chosen and require a \$2,000 deposit payable to RJF Homes, Inc. We will also have you meet with our sales directors to fill out a form to list information on style of home and decorating selections, etc. This will enable us to finalize plans, specifications and price.

IF YOU HAVE NO HOME TO SELL and are already to go forward with the purchase, we will then prepare a formal Purchase & Sales Agreement which will be ready for signing within a few days. At that time, you should be prepared to pay a full 10% of the purchase price as a deposit. Your home will be completed within approximately three (3) months from this date.

NOW, IF YOU HAVE A HOME TO SELL, we can allow you to reserve a vacant site with a \$2,000 deposit and the signing of a "Reservation Form for a Vacant Site". Upon selecting the model of your home, plans, and specifications, we can estimate a price but cannot order the home and lock in a price until you have sold your home and have given us a 10% deposit. At that time, we will prepare a Purchase & Sales Agreement with an agreed price. Your reservation form will only be for an agreed period of time since we cannot hold the site off the market indefinitely. When your home is finally under agreement, we will need a copy of your Purchase & Sales Agreement for review to show that any contingencies have been met. At that point, we will prepare a formal Purchase & Sales Agreement for your signature complete with specifications and agreed price. Upon completion of the Purchase & Sales Agreement and receiving a 10% deposit on the full purchase price, we will order your new home.

We understand that, in many cases, buyers will have a home to sell and things can be frustrating during this period. We can help you through this process, with our many years of experience in the Real Estate market, by offering suggestions that will help bring you to a timely sale of your home. We have successfully worked with local Real Estate agencies that we can recommend to help you with a timely sale.

RJF Homes remains sensitive to the above conditions and will try to accommodate each buyer as much as we can. We are limited to holding prices or reserving sites due to ever increasing costs of construction.

Finally, some closing thoughts to help you

- The monthly fee is estimated to start at \$495 in year 2009, which is lower than other parks in the area.
- There are numerous house designs and floor plans to choose from and optional extras as well, all of which will affect the final price which will include State sales tax and your preferred garage.
- We will have a Casa Bella model home at our WestWood Village site on Route 80 by November 30, 2008, to inspect. There will be other models at WestWood Village to inspect and we will definitely start constructing homes at Casa Bella in the spring of 2009.
- To visit our Model Home, please schedule a personal appointment to view by calling 508-746-6244.
- If you have a home that must be sold – When your present home is unconditionally under agreement, we will enter into a Purchase & Sales Agreement with a 10% deposit of purchase price. Approximately three (3) months later you should be able to take title and occupancy.
- Casa Bella has contracted with Com Gas to install natural propane gas lines to serve each home and will bill monthly for your usage. This will give you the highest efficiency.
- Should you need financing services, we have local lenders with favorable rates available.

**** CERTAIN TERMS, CONDITIONS AND SPECIFICATIONS**
ARE SUBJECT TO CHANGE WITHOUT NOTICE **



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