



DEEP LAKE FARMS

CONVENIENT TO ATLANTA

- ***\$295 Down***
- ***Owner Financing***
- ***No Closing Costs***
- ***Low Monthly Payments***
- ***No Pre-Payment Penalties***
- ***Protective Covenants***
- ***Warranty Deed***
- ***Immediate Possession***

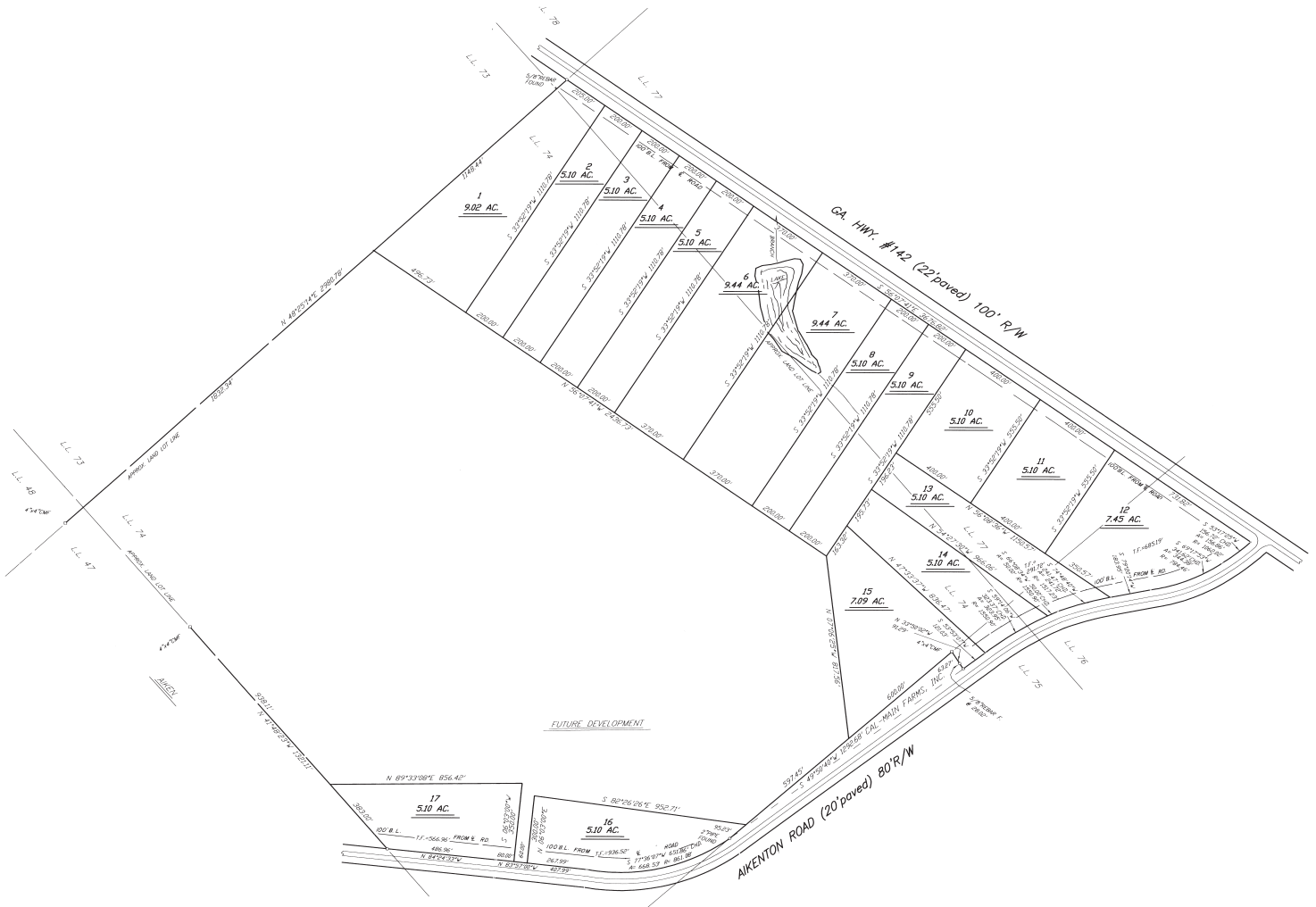
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(770) 554-5263 | 1-800-762-4851

P.O. Box 9 Loganville, GA 30052

DEEP LAKE FARMS, JASPER COUNTY, GA

PHASE 1



Financing Example

Purchase Price: \$29,995
Down Payment: \$295
Financed Amount: \$29,700
Interest Rate: 7.9% Fixed simple interest
Term: 360 Months
Monthly Payment: \$215.86

NO PRE-PAYMENT PENALTY

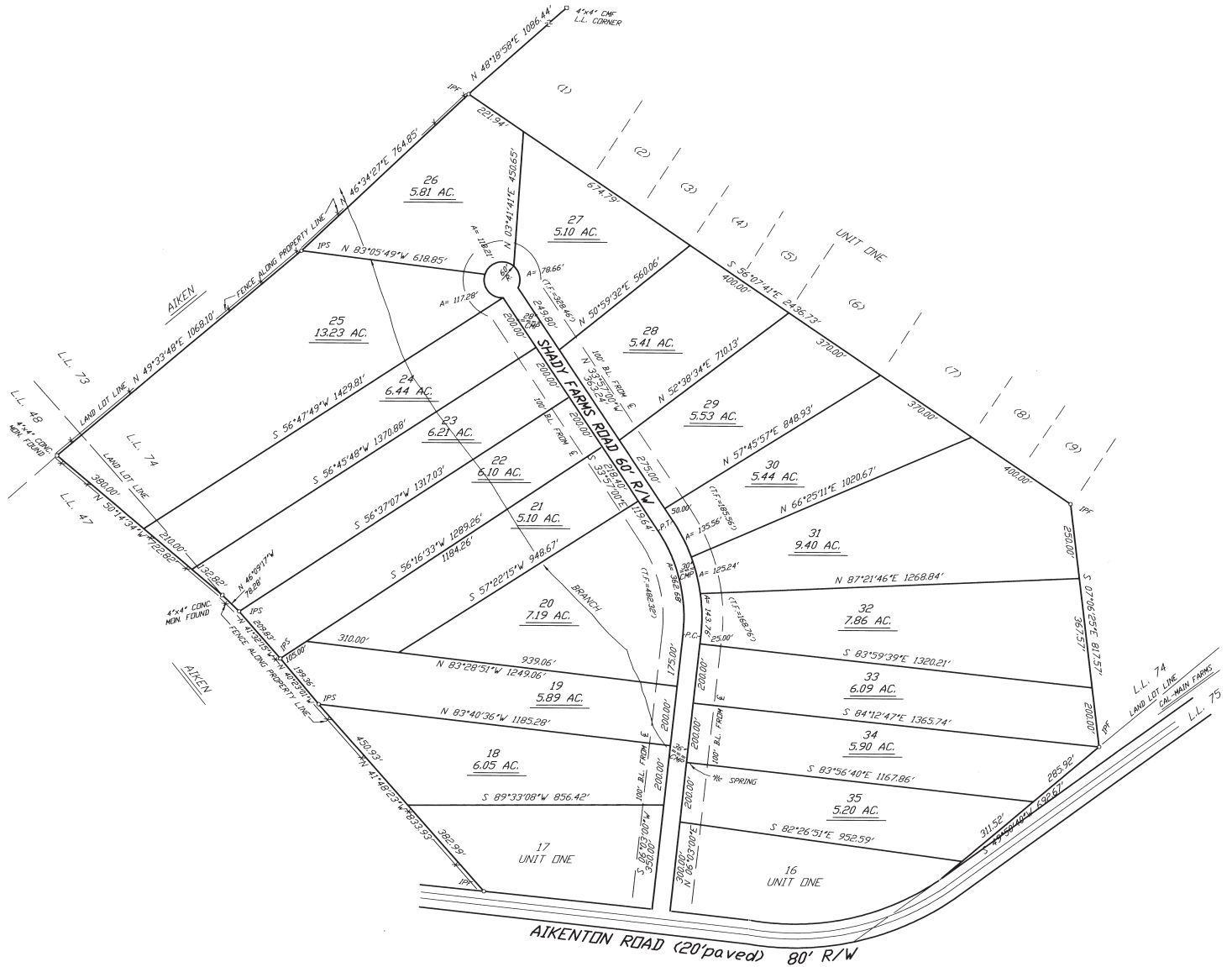
You may pay all or part of what you owe above your regularly scheduled payment and 100% of that overage will go towards the reduction of your principal balance.

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DEEP LAKE FARMS, JASPER COUNTY, GA

PHASE 2



Financing Example

Purchase Price: \$29,995
Down Payment: \$295
Financed Amount: \$29,700
Interest Rate: 7.9% Fixed simple interest
Term: 360 Months
Monthly Payment: \$215.86

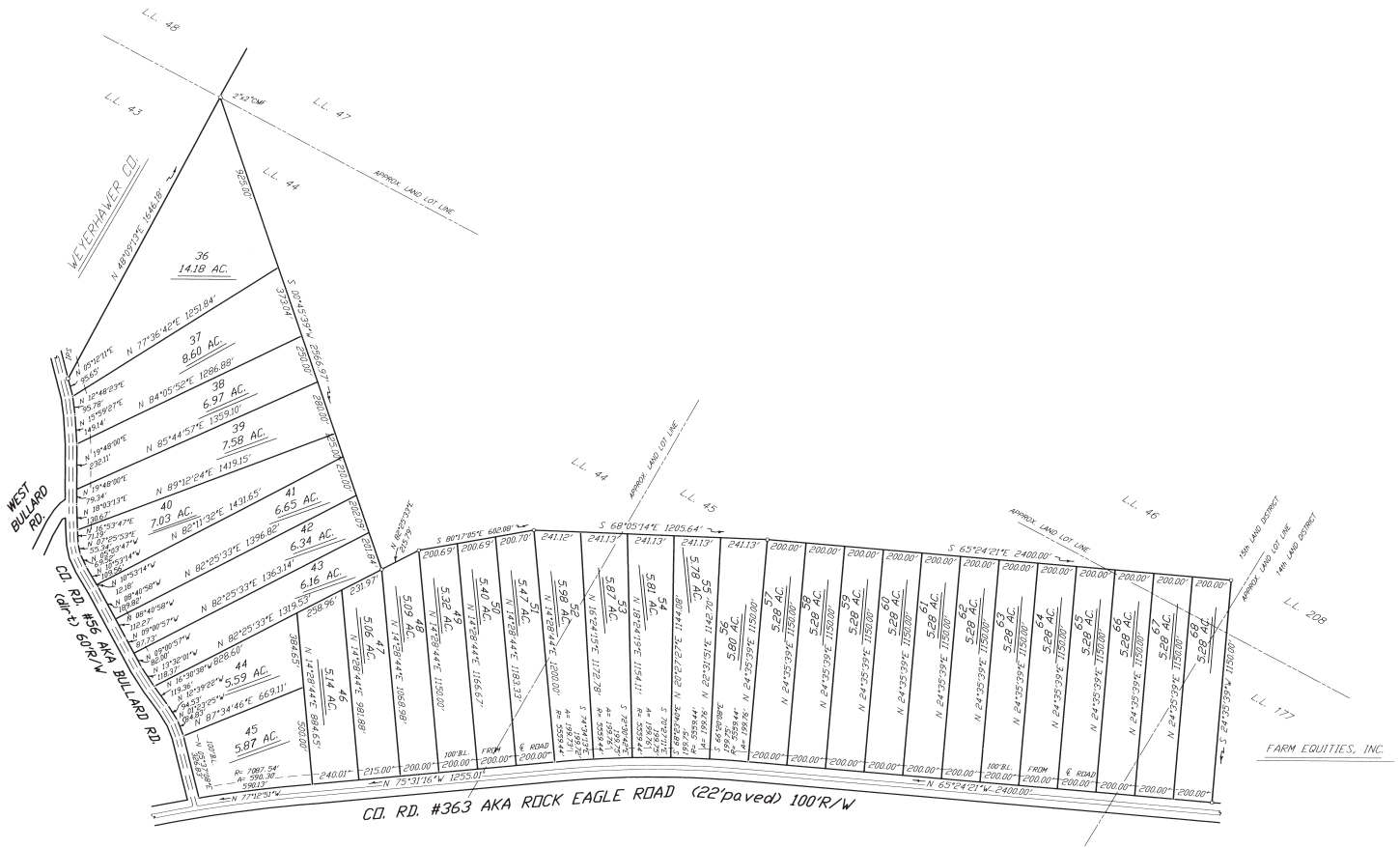
NO PRE-PAYMENT PENALTY
 You may pay all or part of what you owe above your regularly scheduled payment and 100% of that overage will go towards the reduction of your principal balance.

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DEEP LAKE FARMS, JASPER COUNTY, GA

PHASE 3



Financing Example

Purchase Price: \$29,995
Down Payment: \$295
Financed Amount: \$29,700
Interest Rate: 7.9% Fixed simple interest
Term: 360 Months
Monthly Payment: \$215.86

NO PRE-PAYMENT PENALTY

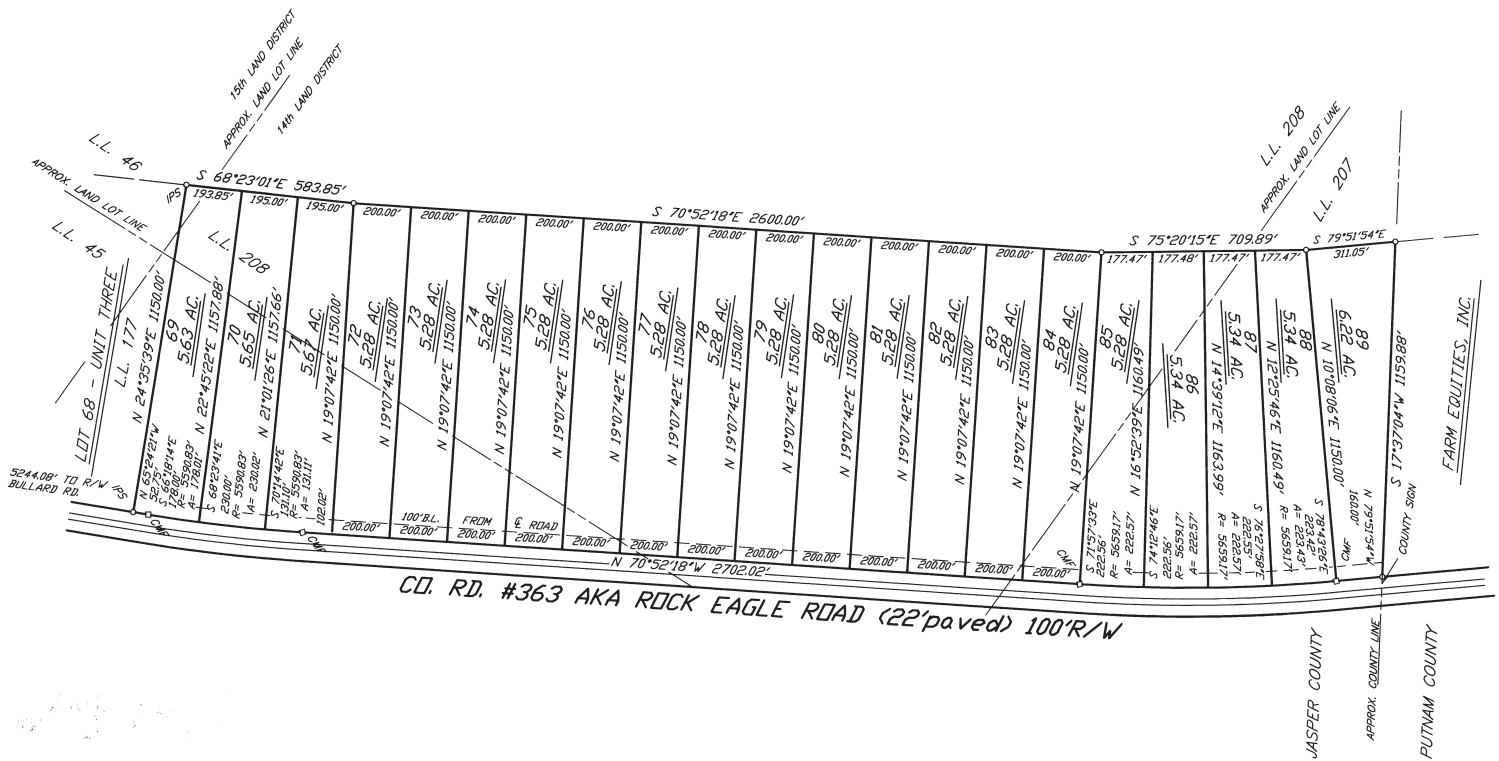
You may pay all or part of what you owe above your regularly scheduled payment and 100% of that overage will go towards the reduction of your principal balance.

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DEEP LAKE FARMS, JASPER COUNTY, GA

PHASE 4



Financing Example

Purchase Price: \$29,995
Down Payment: \$295
Financed Amount: \$29,700
Interest Rate: 7.9% Fixed simple interest
Term: 360 Months
Monthly Payment: \$215.86

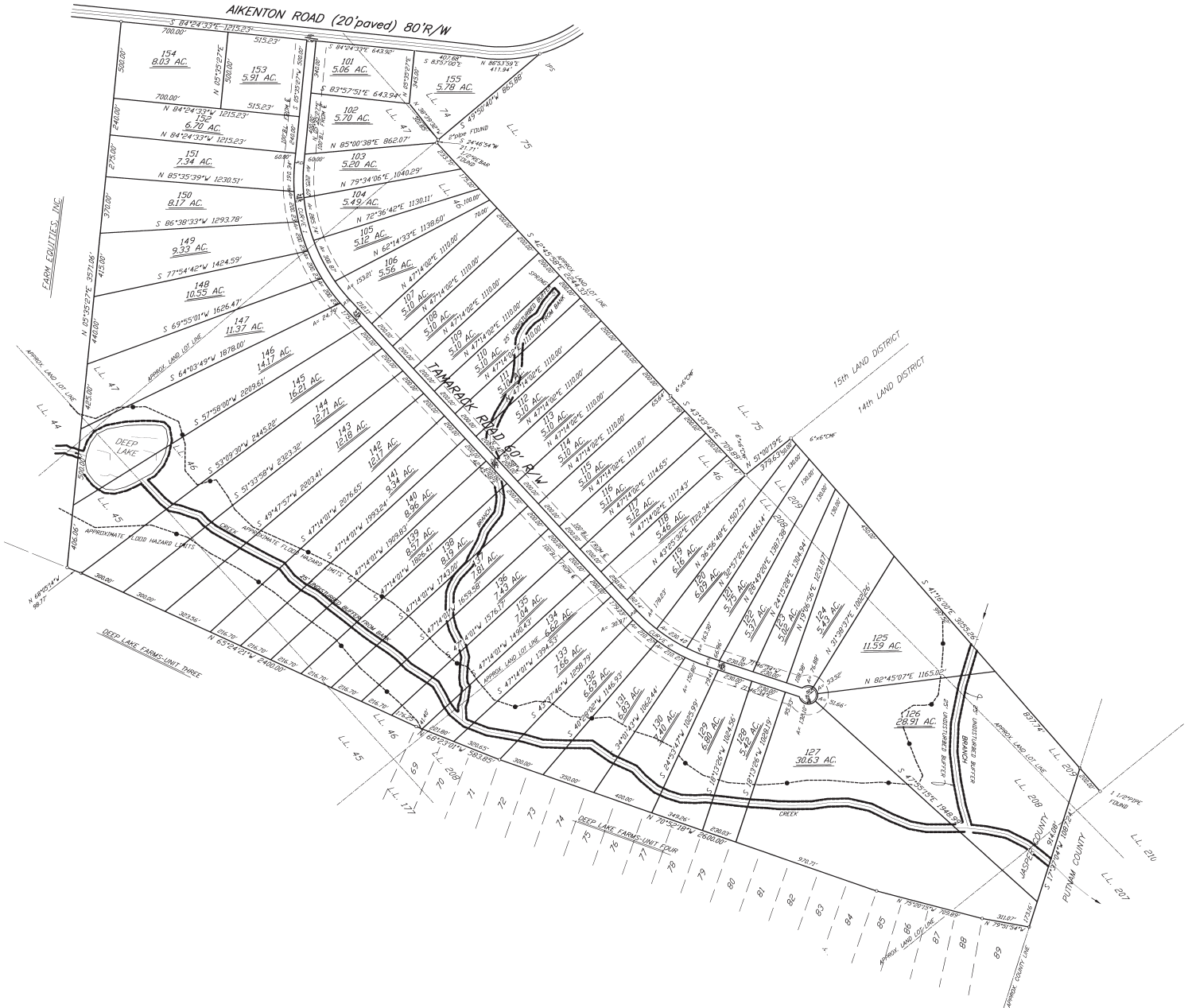
NO PRE-PAYMENT PENALTY
 You may pay all or part of what you owe above
 your regularly scheduled payment and 100%
 of that overage will go towards the reduction of
 your principal balance.

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DEEP LAKE FARMS, JASPER COUNTY, GA

PHASE 5



Financing Example

Purchase Price: \$29,995

Down Payment: \$295

Financed Amount: \$29,700

Interest Rate: 7.9% Fixed simple interest

Term: 360 Months

Monthly Payment: \$215.86

NO PRE-PAYMENT PENALTY

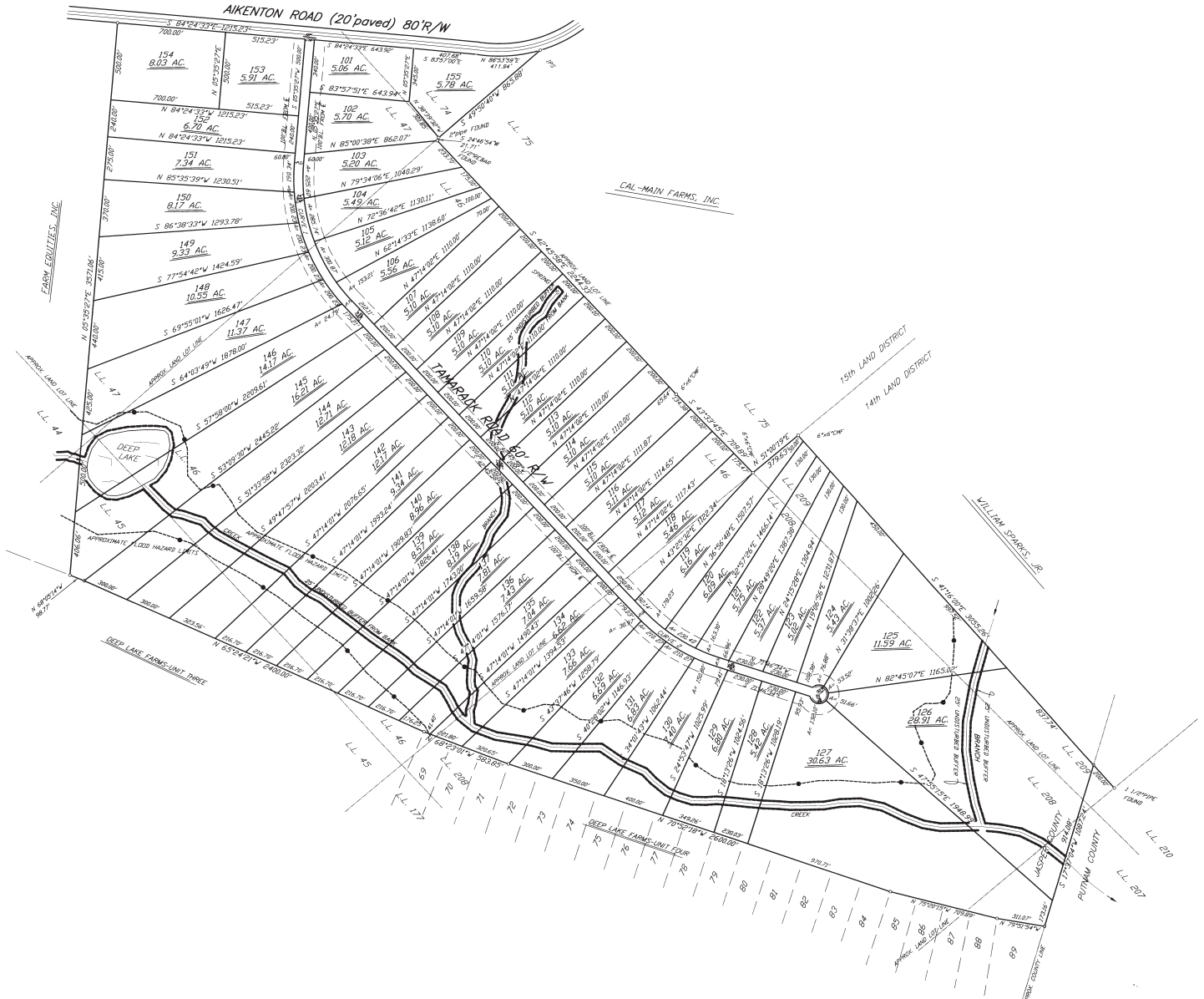
You may pay all or part of what you owe above your regularly scheduled payment and 100% of that overage will go towards the reduction of your principal balance.

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DEEP LAKE FARMS, JASPER COUNTY, GA

PHASE 6



Financing Example

Purchase Price: \$29,995
Down Payment: \$295
Financed Amount: \$29,700
Interest Rate: 7.9% Fixed simple interest
Term: 360 Months
Monthly Payment: \$215.86

NO PRE-PAYMENT PENALTY
 You may pay all or part of what you owe above your regularly scheduled payment and 100% of that overage will go towards the reduction of your principal balance.

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PROTECTIVE COVENANTS FOR DEEP LAKE FARMS

- 1) All lots shall be for one single-family private dwelling except as outlined in the herein stated stipulation number thirteen, with customary out buildings with no structure being used for any type of business or commercial enterprise other than agriculture. Notwithstanding the above, any lot containing 10 acres or more may be subdivided one time and not have more than two single-family dwellings, if proper governmental approval can be obtained. No building shall be erected on this lot to be used as a school, church, or kindergarten.
- 2) No single-wide mobile home shall be permitted.
- 3) No temporary house, shack, tent, or trailer shall be erected.
- 4) Any modular home placed on this lot must be underpinned within 6 months of placement with a material of either brick, stone, masonry or such material approved by the developer.
- 5) Any factory built home placed on any lot may not be older than five (5) years from the date of placement.
- 6) Any relocated home must be approved by the Developer prior to placement on lot.
- 7) No accumulation of discarded personal effects, debris, waste, garbage or other unsightly objects or matter will be permitted on any lot.
- 8) No junk vehicles or parts of same shall be permitted on any lot. Any motor vehicle parked or placed on any lot must be registered and licensed.
- 9) No livestock or other animals may be raised or kept for commercial purposes. All swine are prohibited. No more than two large animals (horses and cattle) are permitted per acre. Notwithstanding the above, cattle and horses raised on property may be sold provided that the two animal per acre limit is observed.
- 10) No dwelling shall be nearer than 50 feet from the road right-of-way or 25 feet from a side line or 15 feet from a rear line.
- 11) All structures erected shall be completed within one year of when work begins.
- 12) No timber may be cut for sale without permission of the developer.
- 13) No lot except those larger than 10 acres as provided above shall be subdivided, except the subdivision into no more than two parcels is permitted when caused by a partial release on any Deed to Secure Debt to Developer with subsequent default and foreclosure, or deed back in lieu of foreclosure on the remainder. The developer reserves the right to adjust the location of various lot lines if necessary to insure the usability of a lot or a group of lots.

These covenants are in addition to any other restrictions or conditions imposed by the governmental authorities under their zoning ordinances and the specific conditions of approval as stated in zoning requirements.

TO SEE FROM ATLANTA:

LOCATION MAP FOR DEEP LAKE FARMS (not to scale)

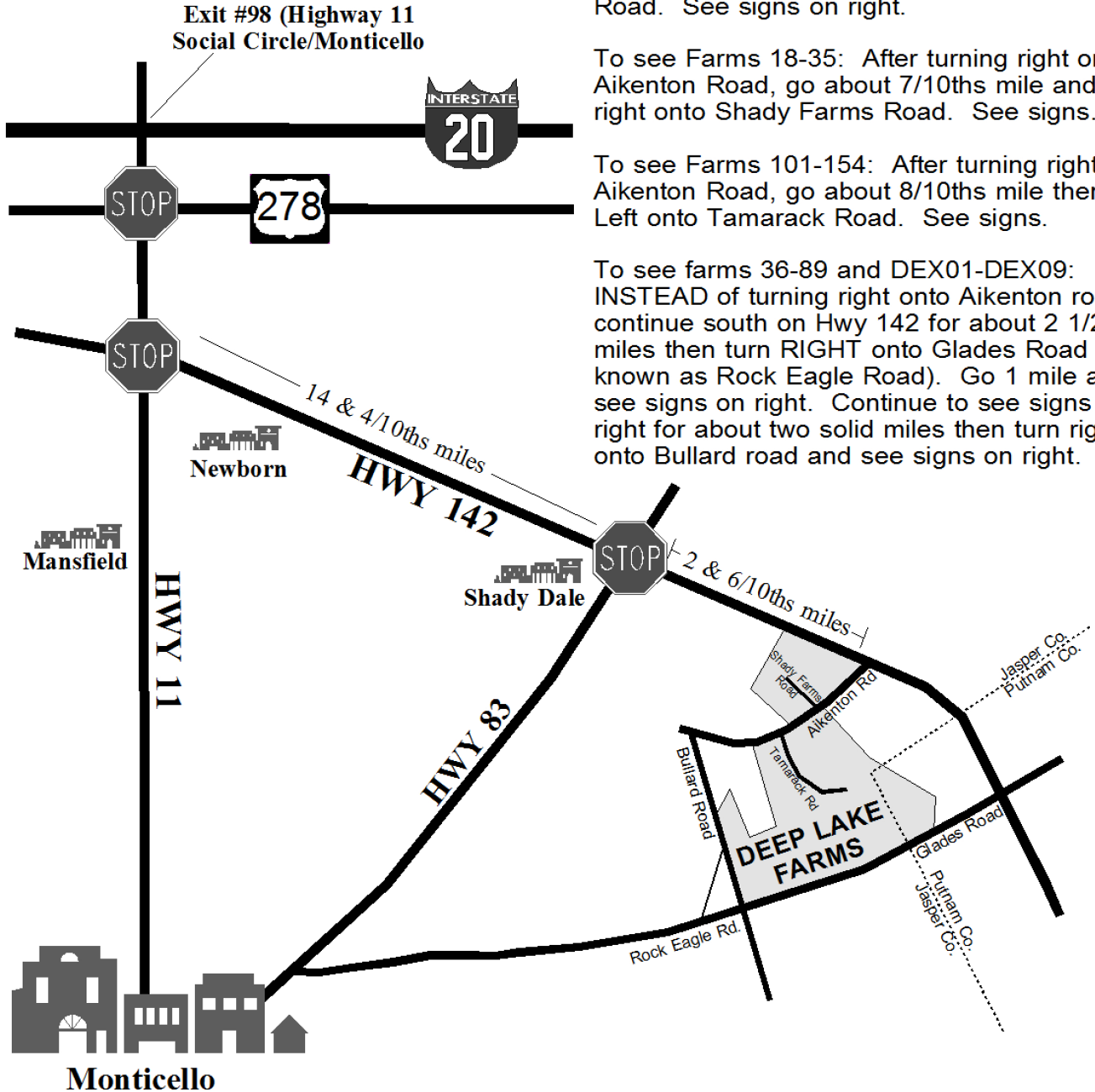
Follow Interstate 20 EAST to exit #98 (Hwy 11- Social Circle/Monroe/Monticello). Turn right (South) and follow Hwy 11 for 4 & 4/10ths miles to intersection with Hwy 142. Turn left and follow Hwy 142 for 14 & 4/10ths miles to stop sign in Shady Dale. Continue straight on Hwy 142 for 2 & 3/10ths miles to property on right. FARMS 1-12 are on the right side of HWY 142.

To see farms 13-17: Turn right on Aikenton Road. See signs on right.

To see Farms 18-35: After turning right onto Aikenton Road, go about 7/10ths mile and turn right onto Shady Farms Road. See signs.

To see Farms 101-154: After turning right onto Aikenton Road, go about 8/10ths mile then turn Left onto Tamarack Road. See signs.

To see farms 36-89 and DEX01-DEX09: INSTEAD of turning right onto Aikenton road, continue south on Hwy 142 for about 2 1/2 miles then turn RIGHT onto Glades Road (Also known as Rock Eagle Road). Go 1 mile and see signs on right. Continue to see signs on right for about two solid miles then turn right onto Bullard road and see signs on right.



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