



10 reasons why **NOW** is a great time to **BUY** at **Fair Oaks Walk!**

1. **Risk-Free Buy Back Option**

For three years, your home can be sold back to the Cal Poly Pomona Foundation for your original purchase price.

2. **Affordability**

Prices for our 3 bedroom / 2.5 bath homes start at \$339,529.

Interest Rates are still near historic lows.

The Cal Poly Foundation will subsidize a portion of your HOA Fees for three years.

3. **Home Buyer Assistance Program**

Cal Poly Pomona Foundation will provide down-payment assistance of up to \$70,000 for full time Cal Poly faculty and staff.

4. **2008 Tax Advantages**

As a homeowner, you can deduct mortgage payments and property taxes from your income taxes. (Of course, you can't do that with your rent checks.)

5. **Pride of Home Ownership**

Make your home your very own with your special paint and furnishing touches. Know that you are making monthly payments that really benefit you, and not a landlord.

6. **Consistent Monthly Payments**

No more rent increases. With a fixed mortgage, you will be able to plan and save more effectively, because you will know what your payments will be for years to come.

7. **New Home Warranties**

With a 1 year "Fit & Finish" warranty and a 10 year structural warranty from the Home Builder, you won't have to budget for or be faced with unexpected and costly home repairs and improvements.

8. **Begin to Build Equity in Your Home**

The appreciation in value of your home at Fair Oaks Walk will most likely begin the day you close escrow as it is tied to the Consumer Price Index or CPI.

9. **Pick Your Home and Your Neighbors**

With a brand new community, you have a rare opportunity to introduce Fair Oaks Walk to your friends and colleagues, your potential neighbors. And with so many homes currently available, you could also have your pick of a floorplan and a location in the community.

10. **Location. Location. Location.**

This is an opportunity to buy a new townhome in a community that's located in a quiet Pomona neighborhood, within the award-winning Claremont School District, a short stroll to shops and restaurants, minutes from the Mt. Baldy Recreation Area, the Village in Claremont, the Claremont Colleges, Cal Poly Pomona... And, this opportunity won't last!