

**COX RENTALS**

1031 S. Monument Rd.  
Kanab, Utah 84741  
435-644-2164

TO OWN  
**RENTAL AGREEMENT**

Let it be known, that on this 12<sup>th</sup> day of SEPTEMBER, 2002  
I, Shawna Cox hereby rent the following property located at

LOT #55 LOOP ROAD

For a period of 10 ~~MONTHS~~ MONTHS. In the amount of \$526.25

(1) A security deposit or something of equal value will be required before taking possession of the premises.

(2) Renter assumes all responsibility for any minor repairs and agrees to contact Owner for any major repairs before entering into contract with any outside person to make those repairs.

(3) There will be a \$50 late fee imposed for any payment that is 6 days Past due plus \$10 per day thereafter. If renter is more than 90 days late on the ~~due~~ PAYMENT renter agrees to vacate the premises immediately OR GO BACK TO RENTING OF \$450<sup>00</sup> monthly.

(4) The premises of said location will be maintained and cleared of any clutter, garbage, weeds etc. which detract from the appearance of the property.

(5) Renter is also responsible for any damage occurring to the home or property during the period of time occupied by the renter.

(6) Renter also understands that there is no insurance on his/her personal property and is encouraged to purchase renters insurance.

(7) No painting, remodeling, wallpaper hanging of any kind unless approved by the Landlord.

(8) No animals will be allowed inside the home. Renter also agrees to clean up after all of their animals and animal remains outside. Any damages incurred by the pets are to be repaired at the expense of the renter.

(9) In case of failure to faithfully perform the terms and conditions herein set forth, the defaulting party shall pay all court costs, expenses, and reasonable attorney fees resulting from the enforcement of this agreement or any right arising out of such breach.

(10) Payments may be delivered or mailed to 1969 S. Hwy 89A Kanab, Utah 84741.

Cory W Z Kelsi Shawna Cox  
(RENTER) (LANDLORD)

Alh Sept. 12, 2012  
(RENTER) (DATE)

FIRST PAYMENT DUE OCT. 1, 2012

# Loan Amortization Calculator

|   |                              |                |
|---|------------------------------|----------------|
| <b>Principal borrowed:</b>                                | \$40,000.00                  |                |
| <b>Regular Payment amount:</b>                            | \$526.25                     |                |
| <b>Final Balloon Payment:</b>                             | \$-0.21                      |                |
| <b>Interest-only payment:</b>                             | \$329.79                     |                |
| <b>*Total Repaid:</b>                                     | <del>\$63,149.79</del>       | \$63,150.00    |
| <b>*Total Interest Paid:</b>                              | <del>\$23,149.79</del>       | \$23,150.00    |
| <b>Annual Payments:</b>                                   | 12                           |                |
| <b>Total Payments:</b>                                    | <del>121 (10.08 years)</del> | 120 (10 years) |
| <b>Annual interest rate:</b>                              | 9.89%                        |                |
| <b>Periodic interest rate:</b>                            | 0.8245%                      |                |
| <b>*Total interest paid as a percentage of Principal:</b> | 57.874%                      |                |

*\*These results are estimates which do not account for accumulated error of payments being rounded to the nearest cent. See the amortization schedule for more accurate values.*

|                 | Pmt | Principal | Interest | Cum Prin | Cum Int  | Prin Bal  |
|-----------------|-----|-----------|----------|----------|----------|-----------|
| Schedule Year 1 | 1   | 196.46    | 329.79   | 196.46   | 329.79   | 39,803.54 |
|                 | 2   | 198.08    | 328.17   | 394.54   | 657.96   | 39,605.46 |
|                 | 3   | 199.72    | 326.53   | 594.26   | 984.49   | 39,405.74 |
|                 | 4   | 201.36    | 324.89   | 795.62   | 1,309.38 | 39,204.38 |
|                 | 5   | 203.02    | 323.23   | 998.64   | 1,632.61 | 39,001.36 |
|                 | 6   | 204.70    | 321.55   | 1,203.34 | 1,954.16 | 38,796.66 |
|                 | 7   | 206.38    | 319.87   | 1,409.72 | 2,274.03 | 38,590.28 |
|                 | 8   | 208.09    | 318.16   | 1,617.81 | 2,592.19 | 38,382.19 |
|                 | 9   | 209.80    | 316.45   | 1,827.61 | 2,908.64 | 38,172.39 |
|                 | 10  | 211.53    | 314.72   | 2,039.14 | 3,223.36 | 37,960.86 |
|                 | 11  | 213.28    | 312.97   | 2,252.42 | 3,536.33 | 37,747.58 |
|                 | 12  | 215.03    | 311.22   | 2,467.45 | 3,847.55 | 37,532.55 |
| Schedule Year 2 | 13  | 216.81    | 309.44   | 2,684.26 | 4,156.99 | 37,315.74 |
|                 | 14  | 218.59    | 307.66   | 2,902.85 | 4,464.65 | 37,097.15 |
|                 | 15  | 220.40    | 305.85   | 3,123.25 | 4,770.50 | 36,876.75 |
|                 | 16  | 222.21    | 304.04   | 3,345.46 | 5,074.54 | 36,654.54 |
|                 | 17  | 224.05    | 302.20   | 3,569.51 | 5,376.74 | 36,430.49 |
|                 | 18  | 225.89    | 300.36   | 3,795.40 | 5,677.10 | 36,204.60 |
|                 | 19  | 227.76    | 298.49   | 4,023.16 | 5,975.59 | 35,976.84 |
|                 | 20  | 229.63    | 296.62   | 4,252.79 | 6,272.21 | 35,747.21 |
|                 | 21  | 231.53    | 294.72   | 4,484.32 | 6,566.93 | 35,515.68 |
|                 | 22  | 233.44    | 292.81   | 4,717.76 | 6,859.74 | 35,282.24 |
|                 | 23  | 235.36    | 290.89   | 4,953.12 | 7,150.63 | 35,046.88 |
|                 | 24  | 237.30    | 288.95   | 5,190.42 | 7,439.58 | 34,809.58 |
|                 | 25  | 239.26    | 286.99   | 5,429.68 | 7,726.57 | 34,570.32 |

**09-12-2012 COX Rentals Contract Consequence Chart To 03-01-2017**

| <b>Date</b>                    | <b>Description</b>   | <b>Larsen Deposits</b> | <b>Contract Agreement</b> | <b>Breached Balance</b>     |
|--------------------------------|--|------------------------|---------------------------|-----------------------------|
| 10-01-2012<br>To<br>03-01-2013 | 5 Months Contract To Purchase Property<br>Defaulted for 90 days                                | \$1,052.00             | \$2,626.30                | Debts... \$1,574.30         |
| 03-01-2013<br>To<br>03-01-2017 | From First Month Rent Contract Clause Three [3] at \$450.00 per Month for 48 Months or 4 Years | \$7,836.00             | \$21,600.00               | Debts... \$13,764.00        |
| 03-01-2013<br>To<br>03-01-2017 | Late Fee Month Rent Contract Clause Three [3] at \$10.00 per Day for 1,412 days or 4 Years     | \$0.00                 | \$14,120.00               | Debts... \$14,120.00        |
| 03-01-2017                     | <b>Grand Total</b>   | <b>\$8,888.00</b>      | <b>\$38,346.3</b>         | <b>Debts... \$29,458.30</b> |

**09-12-2012 COX Rentals Contract Consequence Chart To 03-01-2020**

| <b>Date</b>                    | <b>Description</b>   | <b>Larsen Deposits</b> | <b>Contract Agreement</b> | <b>Breached Balance</b>     |
|--------------------------------|--|------------------------|---------------------------|-----------------------------|
| 10-01-2012<br>To<br>03-01-2013 | 5 Months Contract To Purchase Property<br>Defaulted for 90 days                                | \$1,052.00             | \$2,626.30                | Debts... \$1,574.30         |
| 03-01-2013<br>To<br>03-01-2020 | From First Month Rent Contract Clause Three [3] at \$450.00 per Month for 84 Months or 7 Years | \$7,836.00             | \$37,800.00               | Debts... \$29,964.00        |
| 03-01-2013<br>To<br>03-01-2020 | Late Fee Month Rent Contract Clause Three [3] at \$10.00 per Day for 2,471 days or 7 Years     | \$0.00                 | \$24,710.00               | Debts... \$24,710.00        |
| 03-01-2020                     | <b>Grand Total</b>   | <b>\$8,888.00</b>      | <b>\$65,136.30</b>        | <b>Debts... \$56,248.30</b> |