



# Rent to Own Housing Program

## 2025 Design Options

### DETAILS OF THE RENT-TO-OWN PROGRAM 2025

- Limited number of homes available due to limited housing funding, 10 homes will be approved for 2025
- For 2025 only, some homes may be built on land in possession of a member (i.e. outside of Maple Ridge Subdivision), and this will require transfer of the land to Sagamok until the home is fully paid for
- Model selection is subject to change. The first 5 homes constructed in 2025 will be Model C and Model D in Maple Ridge. The models available for the next 5 homes may change but will include comparable space and amenities.
- Timeline for occupancy is April 2026, but homes built in Maple Ridge Subdivision may be complete as early as December 2025
- Members must demonstrate stable income and ability to pay the rent
- Rent will increase annually, but not beyond inflation, to reflect rising costs
- Members will not own the lot or home until 100% of the rental payments are made
- Members are responsible for regular homeowner maintenance
- If Sagamok Anishnawbek must complete capital repairs (e.g. roof, new windows, repairs to damage, etc.) or routine homeowner maintenance, the cost will be added to your purchase price and the term of the rent-to-own period will be extended beyond 30 years
- Units will be energy efficient, helping to keep heating costs low
- Once approved, members will be able to choose flooring, cabinets, paint and siding colours from available options.
- Members will have the option to purchase at any time and may make downpayments at any time
- Members will lose the home if they are unable to pay rent and have not made alternative arrangements
- No entitlement to funds in the event of agreement cancellation, death or eviction for cause

		Smaller Split Entry		Larger Split Entry		Model A - Norquay		Model C - Norquay		Model D - Norquay	
		Unfinished Basement	Finished Basement	Unfinished Basement	Finished Basement	Unfinished Basement	Finished Basement	Unfinished Basement	Finished Basement	Unfinished Basement	Finished Basement
Rooms & Space	1st Floor Living Space (sq. ft.)	900	900	1158	1158	1306	1306	1376	1376	1387	1387
	Total Living Space (sq. ft.)	900	1200	1158	1908	1306	2106	1376	2176	1387	2187
	# of bedrooms	2	3	3	3+2	3	3 + 2	3	3 + 2	3	3 + 2
	# of bathrooms	1	1	1	1 + 1	2	2 + 1	2	2 + 1	2	2 + 1
Rental Payment	Rent to Own Term (years)	30	30	30	30	30	30	30	30	30	30
	Monthly Rental Payment	\$1,025	\$1,150	\$1,300	\$1,500	\$1,425	\$1,675	\$1,500	\$1,750	\$1,500	\$1,750
Cost	Cost to Construct	\$310,000	\$345,000	\$410,000	\$470,000	\$440,000	\$515,000	\$468,500	\$543,500	\$463,500	\$538,500
	Total rent paid by tenant (over 30 years)	\$369,000	\$414,000	\$468,000	\$540,000	\$513,000	\$603,000	\$540,000	\$630,000	\$540,000	\$630,000
Compare to Mortgage	What would payment be as mortgage (4.79%)	\$1,618	\$1,801	\$2,140	\$2,453	\$2,297	\$2,688	\$2,445	\$2,837	\$2,419	\$2,811
	Monthly savings compared to a mortgage	\$593	\$651	\$840	\$953	\$872	\$1,013	\$945	\$1,087	\$919	\$1,061
	Monthly savings on home insurance	\$110	\$120	\$120	\$130	\$130	\$145	\$135	\$155	\$135	\$155



2025

# Rent-to-Own Housing Program

## FUTURA II – SPLIT ENTRY

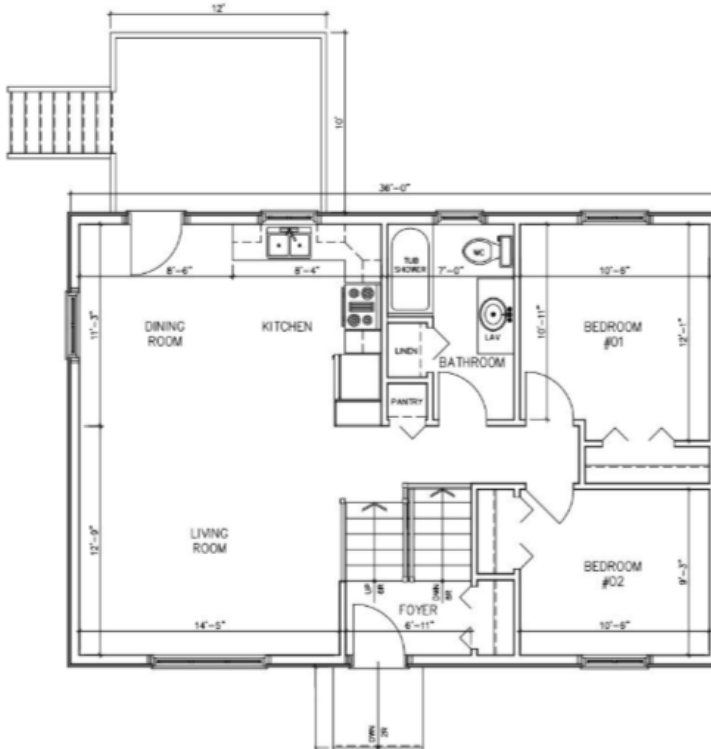
Model  
Subject to  
Change



**Monthly Rent: \$1,025**

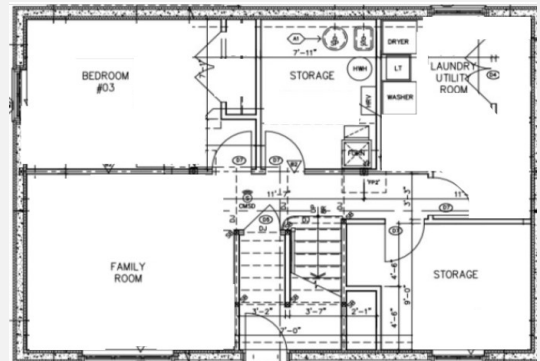
Utilities: *Tenant pays*  
 Rooms: *2 bed / 1 bath*  
 Living Space: *900 sq ft*  
 Build Cost: *\$310,000*  
 Total Payments: *\$369,000*  
 Ownership: *after 30 yrs.*

### Main Floor Plan



### Add an Optional Basement

Additional Rent: *\$125 /month*  
 Living Space: *1200 sq ft*  
 Rooms: *2+1 bed / 1 bath*  
 Build Cost: *\$345,000*



BASEMENT FLOOR PLAN

### Comparable Mortgage (if using self-help or bank loan to build at 4.79%)

30 year term  
 \$1,618 Monthly Payment without finished basement  
 \$1,801 Monthly Payment with finished basement  
 Owner pays Insurance



2025

# Rent-to-Own Housing Program

## LARGER SPLIT ENTRY

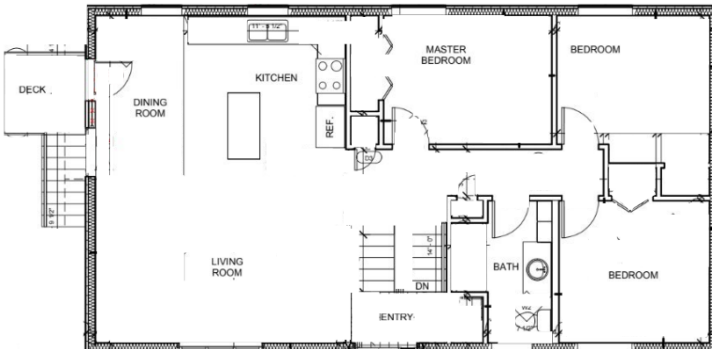
Model  
Subject to  
Change



**Monthly Rent: \$1,300**

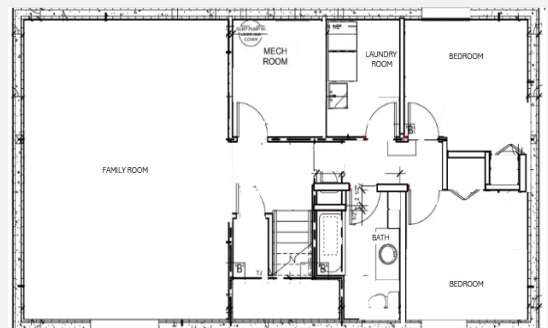
Utilities:	Tenant pays
Rooms:	3 bed / 1 bath
Living Space:	1158 sq ft
Build Cost:	\$410,000
Total Payments:	\$468,000
Ownership:	after 30 yrs.

### Main Floor Plan



### Add an Optional Basement

Additional Rent:	\$200 /month
Living Space:	1908 sq ft
Rooms:	3+2 bed / 2 bath
Build Cost:	\$470,000



### Dark Window/Flashing Option



### Comparable Mortgage (if using self-help or bank loan to build at 4.79%)

30 year term  
 \$2,140 Monthly Payment without finished basement  
 \$2,453 Monthly Payment with finished basement  
 Owner pays Insurance



2025

# Rent-to-Own Housing Program

## NORQUAY MODEL A

Model Subject to Change



**Monthly Rent: \$1,425**

Utilities:	Tenant pays
Rooms:	3 bed / 2 bath
Living Space:	1306 sq ft
Build Cost:	\$440,000
Total Payments:	\$513,000
Ownership:	after 30 yrs.

### Main Floor Plan



### Add an Optional Basement

Additional Rent:	\$250 / month
Living Space:	2,106 sq ft
Rooms:	3+2 bed / 3 bath
Build Cost:	\$515,000



### Comparable Mortgage (if using self-help or bank loan to build at 4.79%)

30 year term  
 \$2,297 Monthly Payment without finished basement  
 \$2,688 Monthly Payment with finished basement  
 Owner pays Insurance

Updated: June 5, 2025



2025

# Rent-to-Own Housing Program

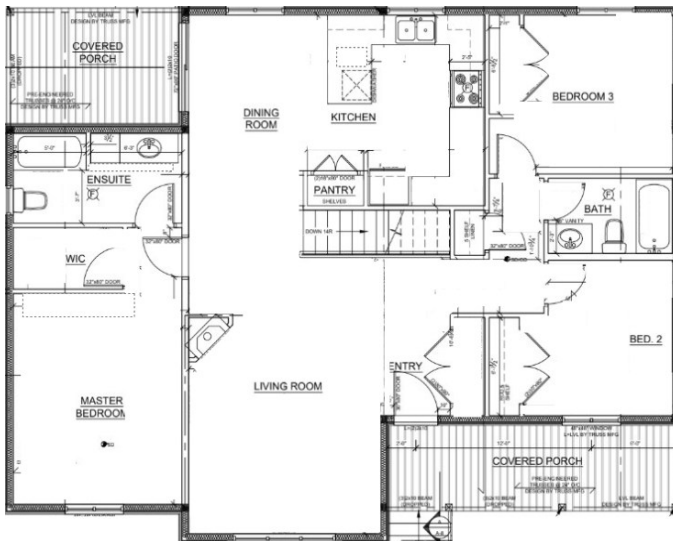
## NORQUAY MODEL C



**Monthly Rent: \$1,500**

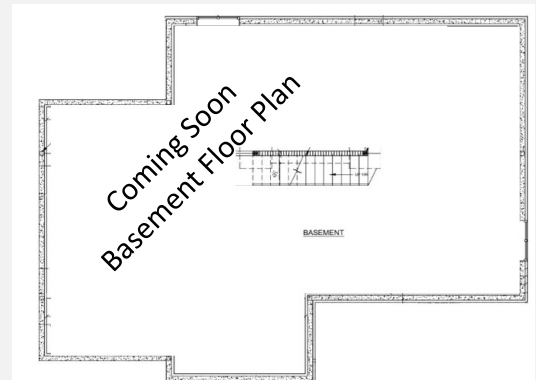
Utilities: *Tenant pays*  
Rooms: *3 bed / 2 bath*  
Living Space: *1376 sq ft*  
Build Cost: *\$468,500*  
Total Payments: *\$540,000*  
Ownership: *after 30 yrs.*

### Main Floor Plan



### Add an Optional Basement

Additional Rent: *\$250 / month*  
Living Space: *2,176 sq ft*  
Rooms: *3+2 bed / 3 bath*  
Build Cost: *\$543,500*



### Comparable Mortgage (if using self-help or bank loan to build at 4.79%)

30 year term  
\$2,445 Monthly Payment without finished basement  
\$2,837 Monthly Payment with finished basement  
Owner pays Insurance

Updated: June 5, 2025



2025

# Rent-to-Own Housing Program

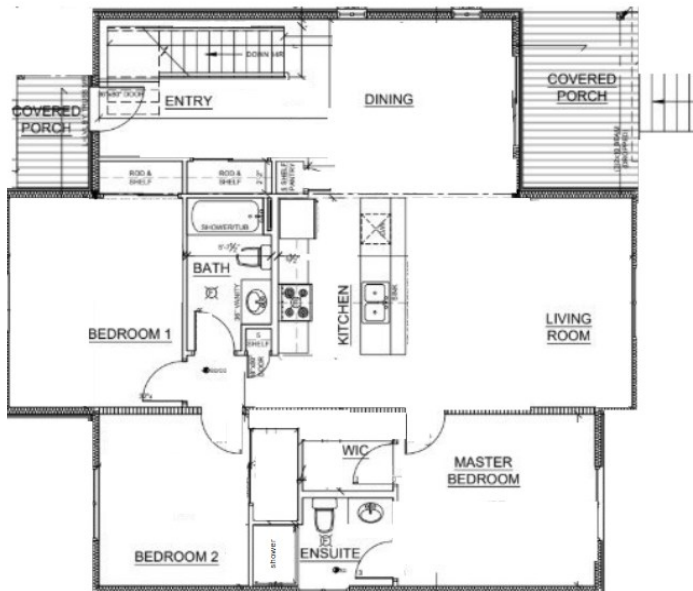
## NORQUAY MODEL D



**Monthly Rent: \$1,500**

Utilities: *Tenant pays*  
Rooms: *3 bed / 2 bath*  
Living Space: *1387 sq ft*  
Build Cost: *\$463,500*  
Total Payments: *\$540,000*  
Ownership: *after 30 yrs.*

### Main Floor Plan



### Add an Optional Basement

Additional Rent: *\$250 / month*  
Living Space: *2,187 sq ft*  
Rooms: *3+2 bed / 3 bath*  
Build Cost: *\$345,000*



Coming Soon  
Basement Floor Plan

### Comparable Mortgage (if using self-help or bank loan to build at 4.79%)

30 year term  
\$2,419 Monthly Payment without finished basement  
\$2,811 Monthly Payment with finished basement  
Owner pays Insurance

Updated: June 5, 2025