NOW—IT'S A NEW BALLGAME...

Mission Viejo Company continues an unprecedented commitment of millions of dollars to finance the buyers of it's homes with NO MONEY DOWN* NO CLOSING COSTS 8½% ANNUAL PERCENTAGE RATE FOR 30 YEARS! WHY?

Because last year, when interest rates were at 8½ percent, over 8,000 people bought new homes in Denver. We are in the new community and home building business and we want that trend to continue. But this year, Denver had to survive an energy crisis, high interest rates, and soaring inflation. So you—the Denver homebuyer—reacted with realistic caution. Many of you decided to wait it out because of high interest rates.

As I said, we are in the business of building new communities and selling homes. Our communities are like hometowns, so we take the long view toward development decisions. We are confident that this country's economy will ultimately return to normalcy. We know that in spite of today's problems with financing, there is still a giant demand for homes in a pleasant, prideful environment. We know our product—we know our history of success. We have never had to foreclose on any loan we ever made on any home we ever built in any community we ever created.

With all this in mind, we feel comfortable with our plan to finance our own townhouse projects at last year's 8½ percent interest rate with no money down. Why? Because we know our business. We are certain that our risks in offering this financing are indeed reasonable because you will be proud of and will care for the home and environment that has been created.

This commitment reaffirms our faith in the nation, in Denver's continued progress...and, most of all, in you—the people who are the future.

Sincerely,
MISSION VIEJO COMPANY

Philip J. Reilly
President

*Typical Transaction:
Total Sales Price .....$28,950 Seville Village Home
Down Payment .....— 0 —
Closing Costs .....— 0 —
Amount of Loan .....$28,950 (First Trust Deed)
Interest Rate 8½%
360 Equal Monthly Payments of $222.63
(Principal and Interest)

ANNUAL PERCENTAGE RATE 8½%
Monthly payments for taxes and homeowner association fees are not included in the above monthly payment, but will be required. Sales prices and terms subject to change without notice.

NEW SEVILLE VILLAGE HOMES
TOWNHOMES from $28,950

MISSION VIEJO

BY MISSION VIEJO COMPANY, BUILDERS OF AMERICA'S MOST SUCCESSFUL NEW COMMUNITIES