

LEASE AGREEMENT HIGHLIGHTS

1. Lease Only

- a. The agreed rent is \$13,200 for the 12 month lease period, paid monthly at \$1,100 per month. This is increased if either (b.) or (c.) below are true.
- b. If pets are owned, the rent will include an additional monthly charge of \$50 per month per pet.
- c. If any resident smokes, the rent will include an additional lease charge of \$50 per month.
- d. There is a \$50 application fee paid with the submission of the application which will be deducted from the first month's rent if your application is accepted.
- e. There is a required \$1,000 security deposit which will be returned in part or in total within 30 days of the move out date, depending on the cost of any repairs or cleanup exceeding normal end of lease cleanup.
- f. \$25 discount if payment received by owner prior to the first of the month.
- g. All payments must be made by money order or cashiers check.

This is only a partial list of the full lease agreement and is not intended to be a full lease agreement. It is only intended to answer general questions normally asked.

2. Rent To Own (Lease/Option)

This includes 2 documents.

- i. One year lease agreement which can be renewed a maximum of twice. Renewals must be signed 30 days prior to the end of the current lease. That should allow the leaser time to re-establish credit and necessary savings to meet credit scores and down payment and purchase costs. The option agreement will also include language spelling out these terms.
 - ii. An Option to Purchase the home at a later date for a set price. (See Option to Purchase)
- a. Rent to Own total rent is \$14,400 for the 12 month period, paid monthly at \$1,200 per month. This is increased if either (b.) or (c.) below are true.
 - b. If pets are owned, the rent will include an additional monthly charge of \$25 per month per pet.
 - c. If any resident smokes, the rent will include an additional lease charge of \$25 per month.
 - d. There is a \$50 application fee paid with the submission of the application which will be deducted from the first month's rent if your application is accepted.
 - e. There is a required \$1,000 security deposit which will be returned in part or in total within 30 days of the move out date, depending on the cost of any repairs or cleanup exceeding normal end of lease cleanup. If the renter successfully purchases the home, this will be included in the down payment.
 - f. All payments must be made by money order or cashiers check.
 - g. \$25 discount if payment received by owner prior to the first of the month. \$150 of Lease goes toward down payment as long as lease payments are not received after the first of the month.
 - h. An annual report of the accumulated potential down payment will be provided to the lease holder for reference purposes.
 - i. If the home is not purchased within the required 3 year maximum time period, all monies accumulated, including the \$5,000 option price and all month down payment amounts will be retained by the landlord. The \$1,000 security deposit will be returned to the renter assuming no required repairs or damage is found during the post rental inspection.

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3. Option to Purchase

- a. Non-Refundable Up Front Option Payment of \$5,000 goes toward down payment if purchase is consummated. This option guarantees the renter that the home can be purchased for a set price and not sold to another buyer during the option period.
- b. Option is not assignable (transferable) to any other person. It must be executed by the original buyer/s within a maximum of three years from the option date or the Non-Refundable Up Front Option Payment of \$5,000 and additional down payment portions of the monthly payments (\$150 monthly of timely payments) will not be returned.
- c. The purchase price of the home will be \$110,000 at the time the buyer exercises the option to purchase.

If the tenant is willing to cut the small amount of grass weekly during grass growing season, (March through November) the rent will be reduced by \$25 per month.