

## What is a Lease Option?

The lease option is an innovative program for people who cannot quite save enough for a down payment, want to live in a home before they buy it or have a low credit score. With a lease option, you are able to invest your money in a quality home instead of throwing it away by renting.

A lease option allows you to purchase a home with less out of pocket costs and get more home for the money.

If you have poor credit, the lease term will provide you time to clean up and repair your credit score so you will qualify to purchase the home within two years. **NO BANK QUALIFYING!!!**

## What are the benefits of a Lease Option?

- Invest in a quality home now and purchase it later
- Build equity in a home, equity that will be yours if you exercise the option
- Purchase your home below market value with a locked in price
- Secure first-right to purchase the home
- Build a history of making payments that will make it easier to qualify with lenders when you go to buy
- Earn discounts that reduce the purchase price and increase equity
- Low out of pocket costs
- You can make improvements and discount the purchase price even more you can have pets (with deposit)
- We pay taxes, insurance and fees until you purchase
- NO OBLIGATION to purchase at the end of the term
- Credit is not used to qualify you for this program

## How does a Lease Option Work?

### Sample Situation:

\$200,000 locked in purchase price  
minus \$5,000 lease option fee  
minus \$4,800 payment discount (\$200 per month x 24)  
minus \$5,000 home improvement discount

### Your purchase price

**\$185,200**

When you purchased the home, it appraised at \$215,000.

**Congratulations: you have \$29,800 in equity available to you!!!**

## Program Details

### Our program is simple:

- \$1,000 - \$14,000 lease option fee, gives you the right to purchase the home at a locked in price. Non refundable
- \$35/per adult application fee
- \$500 pet deposit - Non refundable
- \$500 security deposit
- We pay taxes and insurance until you purchase the home