

RENT TO OWN WORKSHEET

Current Value of Property: \$ 269,500
 Option Period: 2 Years
 Option Fee: \$2,500

	OPTION 1		OPTION 2		OPTION 3
Rent	\$ 1,200	Rent	\$ 1,375	Rent	\$ 1,500
Rent Credit	0	Rent Credit	\$175/month	Rent Credit	\$300/month
Purchase Price	\$269,500	Purchase Price	\$269,500	Purchase Price	\$269,500
Total Rent Credits	0	Total Rent Credits	<4,200>	Total Rent Credits	<7,200>
Option Payment	<2,500>	Option Payment	<2,500>	Option Payment	<2,500>

FINAL PRICE:	\$267,000	FINAL PRICE:	\$262,800	FINAL PRICE:	\$259,800

Six Reasons Why Rent-to-Own Works for You

1. **Rent Credits.** Each month a big chunk of your rent could get credited towards the possible purchase of your home. You build equity faster than with a traditional mortgage, with no wasting all of your rent money.
2. **Improving Your Property.** Because you may own this property soon, any improvements you do that increase the value of the property can help you build more equity for yourself. If the house appreciates at just 5% (conservative), the Future Value would be \$ 282,975.
3. **No Banks!** No more bank hassles. You build credit to cash us out in 2 years with a smaller Down Payment!
4. **Own Your Own Home.** You enjoy the benefits of owning your home before you technically ever buy it!
5. **Flexibility.** You have total flexibility: you have the option to buy your home – not the obligation!
6. **Improve Your Credit.** You are creating a strong credit reference while you rent to own!

Note: All future values of property are projected estimates and may or may not come to pass. No one can accurately predict the future value of any given property, and you understand the risks related to this fact.

DIRECT OWNER FINANCE

Current Value of Property: \$ 269,500

SALE PRICE: \$265,000

DOWN PAYMENT MINIMUM: 10% or \$26,500

TAKE TITLE! If you choose to take title to the home immediately, the purchase price will be less, depending on the amount paid. Remit at least 10% towards a DP and owners will accept a 2-year mortgage balloon. You can then refinance at the end of the two-year term and pay less. Monthly payment estimates are below. Taxes and insurance Escrow is figured to be around \$3,500 per year, or about \$292 per month.

	10% DOWN PAYMENT	15% DOWN PAYMENT	20% DOWN PAYMENT
Purchase Price:	\$265,000	\$262,500	\$260,000
DOWN PAYMENT AMT:	\$26,500	\$39,375	\$52,000
Amount Financed:	\$238,500	\$223,125	\$208,000
Term:	40 Years; 2-Year Balloon	40 Yr – 2 Yr Bal.	40 Yr – 2 Yr Bal.
Yearly Interest Rate:	6.5%	6.2%	6.0%
Principle & Interest:	1,396.31	1,258.91	1,144.44
Taxes & Insurance:	291.67	291.67	291.67
MONTHLY PAYMENT:	1,687.98	1,550.58	1,436.11

IF YOU QUALIFY FOR A NEW LOAN, the Purchase Price will be **\$259,500** *regardless* of the down payment negotiated with your lender! It pays to have good credit!!

Fill out an **Owner-Financing Application** today to see if you qualify!