

## IS RENT TO OWN FOR YOU?

Well, that's a good question. The good news is that it probably is the easiest way currently to get into the home of your choice with no bank qualifying and minimal down payment (usually between 3-5% of the purchase price).

A) Sample property for sale:

Price of 3 BR, 2 BA home: \$150,000.00

Down payment based on traditional lending: \$30,000.00 or 20%: \$30,000.00

Credit history will be checked thoroughly, along with income, job history, etc.

Past landlords will be contacted and character references may be necessary.

B) Same property purchased on Rent to Own basis:

Price: \$150,000.00 (possibly higher depending on conditions in your area)

Down payment or "Option Consideration"(3%): \$4,500.00

Credit history not checked by a bank, so there will be minimal criteria upon which you will be evaluated.

The bottom-line? You get to move into your dream home for minimal outlay, no bank qualifying, and best of all, usually your option consideration is applied to the down payment when the option is exercised (when you purchase the home). Also, depending on the figures of your actual deal, you are also entitled to a rent credit each month. This is applied to the purchase price of the home. Now you are building equity with each rent payment.

Let's get started with the nuts and bolts of Rent to Own!