

Terry Real Estate Services, PLLC

We are now Agents for the top two Home Buying Assistance Programs in America

Description	Home Partners	Divvy Homes
<u>I want to:</u>		
Rent only	Yes	No
Rent now with an option or right to purchase later	Yes	No
Rent now with an requirements to purchase later	No	Yes
<u>Other Considerations:</u>		
Do you hard pull my credit and hurt my score when I apply for the program? (we soft pull only)	No	No
Am I required to pay a downpayment of 1% to 2% of purchase price of the home prior to leasing?	No	Yes
What determines if I pay 1% or 2% of the purchase price?	n/a	Your Credit Score
How many years is my initial lease term?	1	3
Do I have an option to save money towards my purchase?	No	Yes
Do I get interest on the money I pay to Divvy for money I place in a savings account?	n/a	Yes
How much is the annual interest rate that accrues on my Divvy's savings?	n/a	5%/Yr
May I cancel my lease within any annual lease term with a 60 day notice?	No	Yes
Do I Pay a security deposit before moving into my rental?	Yes-2 mos Rent	No
Is there a percentage of the rent applied to my purchase price when I purchase?	No	No
Is there an Option to pay additional money each month to save for my down payment?	No	Yes
Does the additional savings apply towards my purchase price if I purchase later?	n/a	Yes
Will I get a full refund of my savings payments if I decide not to purchase later?	n/a	Yes
Will I have an option to "walk away" from my lease at the end of any lease year without penalty?	Yes	No
How many years do I have to exercise my lease option?	5	3
If I don't purchase will I lose my down payment?	n/a	Yes
If I don't purchase will I lose my additional rent that I paid towards my savings?	n/a	No
If I can't close in 3 years can I get an extension of time?	n/a	Possible
What is the average time from application to the real estate closing?	38 Days	19 Days
If I purchase my home within 18 months will I pay less for the home?	n/a	Yes

Why choose Home Partners of America, LLC?

This program is very flexible and fits most peoples needs. You have the flexibility to lease, lease with an option to purchase or vacate at the end of any annual lease term without penalty or additional costs. Home Partners' program was designed for renters who want a right to purchase, but if there situation changes they may choose to vacate the rental and receive a full security deposit back (providing they are in compliance with your lease terms) so they may move on with their home renting or purchasing needs. This program is the most transparent of the two.

Why choose Divvy Homes?

If you feel certain that you will be able to get a mortgage within 3 years this program works better than Home Partners. However, if something unavoidable happens and you can't close within the 3 years you have the potential of losing your down payment and savings up to 2% of the purchase price? You should however get all of the savings money back that you paid each month above your base rental payment.