

RENT NOW & BUY LATER OR JUST RENT

Either way, we will buy your selected home & lease it to you

BASIC REQUIREMENTS OF PROSPECTIVE RESIDENT

- Annual household income of \$45,000+
- Stable employment
- No pending chapter 7 bankruptcy
- No disqualifying criminal history*
- A minimum of 45 days from date of application to move-in

BASIC CRITERIA FOR A HOME TO BE PURCHASED BY HPA

- Single family home or fee-simple townhome
- Home must be located in an approved community
- Home price must be between \$100,000 and \$400,000**
- Minimum of two above grade bedrooms on a lot of two acres or less
- No short sales, REO or auctions
- No material deficiencies (i.e. major structural issues, solid aluminum wiring, etc.)

**Subject to applicable laws. Visit www.HomePartners.com for more details and exceptions.*


***Maximum may vary in select markets.*

Resident and property criteria are subject to change and certain restrictions apply. The home must also meet additional eligibility criteria which can be found at HomePartners.com/how-it-works/property-criteria.



For more information, contact
Len Terry, Broker
407-267-5374
Rent2Own-CentralFL.com



Home Partners Lease Purchase Program is offered and administered by Home Partners of America, Inc. Resident and property must meet eligibility criteria, which is subject to change. Terms and conditions apply. See HomePartners.com. Home Partners is not a mortgage company, does not provide financing for a resident to purchase a home, and cannot guarantee that a resident will be able to obtain a mortgage loan. Home Partners is not affiliated with any real estate professional. No real estate professional is authorized to act on behalf of Home Partners or any participant in the Program nor permitted to represent or warrant any term, condition or benefit of the Program. ©2020 Home Partners of America, Inc. All rights reserved. HOME PARTNERS, HOME PARTNERS OF AMERICA, A NEW PATH TO HOMEOWNERSHIP, and the Home Partners of America logo are Reg. U.S. Pat. & Tm. Off. and owned by Home Partners of America, LLC. Home Partners of America, LLC and their respective affiliates fully support the principles of the Fair Housing Act and the Equal Opportunity Act. 

April 2020

HOME PARTNERS OF AMERICA'S LEASE PURCHASE PROGRAM



**Home Partners
of America®**

It's time to make your move. To find a home to call your own.

At Home Partners of America, we're here to make that dream a reality – helping you get into a great house, in a neighborhood you love, with the amenities you need. **Because even if it's not your time to buy, you shouldn't have to settle.**

Our revolutionary approach to real estate starts with **you**.

What **you** can afford, where **you** want to live, the type of commitment **you're** ready to make.

With Home Partners of America, your choices are clear, your options are open, and you can move in the right direction. We created this **new way to home**, because we believe in getting great people into great houses.

Is it your time to move forward?

WHO CAN BENEFIT FROM THE LEASE PURCHASE PROGRAM?

- First-time home buyers who are cautious about buying a home now, but want to be able to purchase a home in the future.
- Potential homeowners who recently relocated and are unsure which neighborhood to live in.
- Potential homeowners who may not be mortgage ready, but want the benefits of living in a single family home.
- Households looking for a single family rental home.

WHAT ARE THE LEASE PURCHASE PROGRAM BENEFITS?

CHOICE

Residents get to pick out a home currently listed for sale that they love.

Qualifying property criteria can be found at [Rent2Own-CentralFL.com/Brochures](https://rent2own-centralfl.com/brochures) (Scroll down to see brochure)

FLEXIBILITY

Residents only commit to a one-year lease term. They have the ability to renew their lease in one-year increments, and rent the home for up to five years.

TRANSPARENCY

Before signing their lease, residents are given their monthly rent and agreed purchase price for the next five years. The certainty to these future prices allow residents to plan ahead and budget for the future.

VALUE

Residents have the right to purchase the home at any time during their occupancy at the pre-agreed price. If the resident decides to purchase the home and the value appreciates above the agreed price, the resident will begin homeownership with built in equity.

CONTROL

Residents have the ability to walk away with no penalty at the end of their lease term and Home Partners will remain the owner of the property. If the value of the home does not appreciate to reach the pre-agreed price, residents have no obligation to move forward with the purchase.



APPLY AT [RENT2OWN-CENTRALFL.COM/APPLY-NOW](https://rent2own-centralfl.com/apply-now)

- Start the process by filling out the free Pre-Qualification Application that checks key qualifying factors
- If your Pre-Qualification Application is approved, you can proceed to the complete Full Application which includes a full credit and background check
- If your Full Application is approved, Home Partners will outline the Maximum monthly rent for which you qualify



ONCE APPROVED, FIND A QUALIFIED HOME

- You will work with Len Terry, our Certified Agent doing business as "Rent 2 Own Central Florida Services" to find a Home Partners qualified home. *To search for homes in your area, visit [Rent2Own-CentralFL.com](https://rent2own-centralfl.com). Select your area to search, click on the drop-down menu for the specific area.*
- Once you've identified a qualified home, you and Len Terry's agency will submit the property for Home Partners' review.



HOME PARTNERS BUYS THE HOME AND LEASES IT TO YOU

- Once the home has passed Home Partners' review, a cash offer will be made to attempt to purchase it.
- If the seller accepts Home Partners' cash offer, you will be required to sign a one year lease for the home as well as a Right to Purchase Agreement.
- There is no obligation to purchase the home or penalty if you choose not to renew your lease. The security deposit will be returned in accordance with lease terms.
- The purchase will depend on certain conditions being satisfied such as agreeing on a purchase price with the seller, a satisfactory inspection, attorney review of the purchase contract, and other closing conditions.



YOU HAVE THE RIGHT TO PURCHASE

- You will have the exclusive right to purchase the home at any time during your occupancy at the pre-agreed purchase price.
- There is no obligation to purchase the home or penalty if you choose not to renew your lease. Your security deposit will be returned in accordance with lease terms.