

## Making Homeownership a Reality for More People

Even if it's not the right time to buy, you don't have to settle. The dream of owning a home can be a reality with Home Partners of America's Lease Purchase Program.

### *Resident Experience*

"I got a new job, and I had to find a place to live quickly. My broker realized that I wanted to rent with an option to buy, so she told me about the program. Their process was flawless. I only paid rent for one month before buying the home – I was the first person to do it, and it was better than winning the lottery."

- Vince T.

"I appreciate all of the help and care you gave to me. You were there whenever I needed anything, and you listened very carefully. I had a really, really good experience with Home Partners, and I would recommend it to people to get help if they're not finding their dream home. I got mine, and I am so happy."

- Chhaya R.

Rent it now with the Right (but not the obligation) to Purchase it in the future. It's a great option if you:

- Are a home seeker in the process of relocating but aren't sure where you want to settle down
- Want to live in a single-family home, in a great community with quality schools
- Are a first-time homebuyer who's cautious about buying a home now, but may want to buy in the future
- Are not mortgage ready yet



Len Terry  
Broker / Agent

Rent 2 Own Orlando  
HPA Independent Agent

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Visit: [Rent2OwnOrlando.com](http://Rent2OwnOrlando.com)  
Orlando/Tampa Florida



**Home Partners  
of America®**

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To learn more, visit [HomePartners.com](http://HomePartners.com)



The Lease Purchase Program ("Program") is offered and administered by Home Partners. Resident and property must meet eligibility requirements, which are subject to change. Resident must qualify for a mortgage from a third party lender to exercise the right to purchase a home. Home Partners does not provide financing for resident to purchase a home. Home Partner's approval for resident to lease home does not mean that resident will later qualify for a mortgage. ©2018 Home Partners of America, Inc. All rights reserved. Home Partners, the Home Partners of America, Inc. logo and "A New Path to Homeownership" are pending or registered trademarks and service marks of Home Partners of America, Inc. or its affiliates.

## HOME PARTNERS OF AMERICA'S Lease Purchase Program



**Home Partners  
of America®**

# The Home Partners Difference

Benefits for Approved Clients

## Transparency

Once approved for the program, we give you the monthly lease and purchase price information each year for up to five years\*, so you can plan for the future.

## Choice

We give you access to MLS listings in the communities we serve, expanding your selection to all qualifying homes for sale.

## Value

Our skill helps you to purchase the home you want, and provide you with an affordable lease and a pre-set purchase price each year for up to five years\*. Plus, there are no hidden fees or non-refundable deposits.

## Control and Flexibility

You have the right to purchase the home at any time during your residency, at the pre-set price. If the home value appreciates above this price each year and you choose to purchase it, you realize a financial benefit. If the value of the home declines, you can choose not to renew your lease and walk away without penalty.

# Getting Started

We are committed to providing you with:  
Transparency, Choice, Control, and Flexibility

## 1 Visit HomePartners.com to apply



If you are approved, it is for a maximum rental amount based on your application.

## 2 Once approved, you work with a real estate agent to find a home that's right for you.



- Search our website to review available homes.
- We provide estimated right to purchase prices for the actively listed homes in the MLS that meet our basic criteria in the communities we serve each year, for up to five years\*. This pre-set pricing enables you to have all the necessary information up front, helping you to make the best decision for your circumstance.

## 3 Home Partners purchases the home



You sign a one-year lease, with no additional obligation to renew. Once that lease is up, you have the right to renew, and can do so each year for up to four additional years\*.

## 4 You can purchase the home and make it yours



You have the right to purchase the home at any time during your residency, at the pre-set price. If the home value appreciates above this price each year, you realize a financial benefit.

\*up to 3 years in Texas.

## Guidelines for Purchasing Home

Your future home must meet our basic criteria\*\*:

- Home must reside in an approved community
- Home price must be between \$100,000 and \$450,000\*\*\*
- Minimum of two above grade bedrooms on a lot of three acres or less
- Single family home or fee-simple townhome
- No condo associations, commercial or multi-family properties
- Traditional sale or FSBO
- No short sales, auctions, or REO
- No material deficiencies (i.e. major structural issues, pervasive mold, etc.)

\*up to 3 years in Texas

\* three years in Texas | \*\* subject to change | \*\*\* prices may vary by market

For more detail/exceptions, visit [www.HomePartners.com](http://www.HomePartners.com).