

# LEASE PURCHASE \$1,295.00 per month 1273 Country Club Court



- Fully renovated townhouse with three bedrooms and two-and-a-half bathrooms
  - Common areas have laminate flooring. Carpet in 2 of 3 bedrooms.
- Kitchen with white laminate cabinets, black granite-look laminate counter tops
  - Stainless kitchen appliances includes built-in dishwasher
  - Stainless side by side refrigerator with ice maker and water dispenser
    - Stainless built-in microwave oven
- Enclosed private back yard
- Large living room and attached dining area
  - Central A/C and heat pump
- Tenant pays all utilities (water, trash service, electric, HOA)
- Lease Option Fee of \$4,000.00 (No Security Deposit)

**Lease purchase option terms.** Lease purchase price of \$139,900 for 4 years.  
Monthly payment of \$1,295 (\$795 for rent, \$500 toward down payment)  
This is a great way to start living in your home while building the down payment.  
Example: After 4 years, you will have the down payment of \$28,000.  
(48 months X \$500 = \$24,000 + \$4,000 lease option fee = \$28,000)

**Guaranteed owner financing with any credit:** 8.25% for 20 years with 20% down (\$28K).  
We also guarantee the (mortgage payment+property taxes+insurance+HOA) will never exceed \$1,295 per month for the life of the loan. Stay a renter, and your rent will continue to increase each year. Become an owner and your payment will never increase. As an owner, build equity every month.

Move-in Date: 1 August 2018. Start saving your lease option fee of \$4,000 today.

**Do you want to be a home owner in 2018?**

Castle Property will coordinate your current lease with us to match the move-in date.

Glenn Loucks (540) 564 - 2659, (540) 908 – 8757

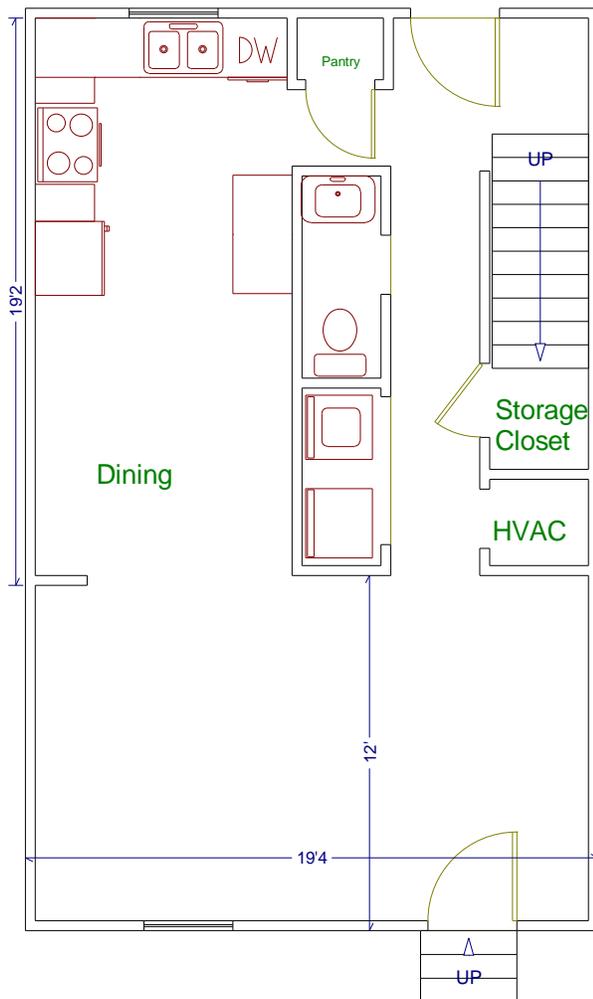
Years 1 – 4: Payments of \$1,295 per month (\$795 rent + \$500 down payment credit). Down payment credit only given if buyer chooses to purchase during the option period.

After 4 years or less, the down payment of \$28,000 is available, the property is sold to the Option holder at a fixed price of \$139,900. Extra payments reduce the 4 year down payment building term and the purchase can begin sooner.

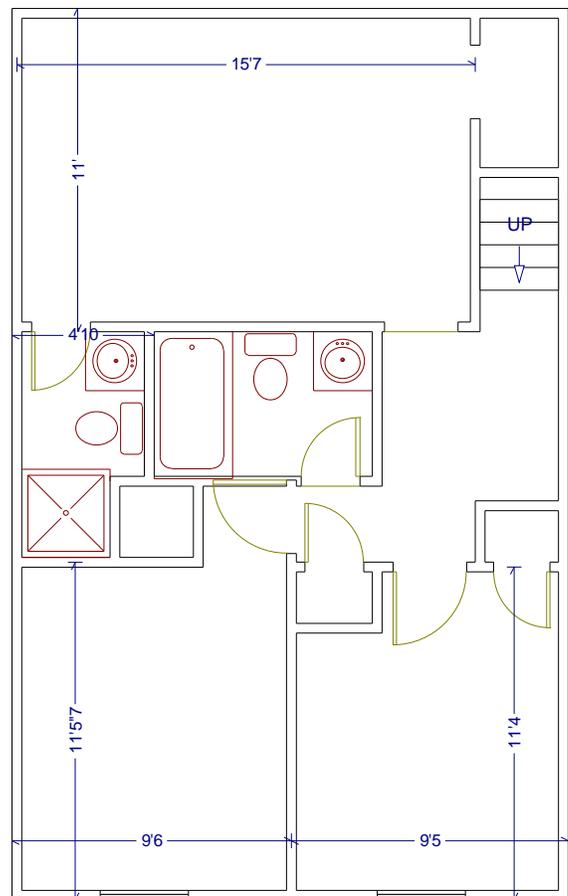
OPTION 1: Guaranteed Seller Financing with any credit and no documentation of income: Payments of \$1,295 to include mortgage payment, real estate tax, HOA and property insurance. Monthly surplus will pay down additional principle and reduce the 20 year loan term.

OPTION 2: Buyer receives financing from other source: Buyer receives a loan from a lender at the lender's terms and rates. For Buyers with good credit, total payments would be less than \$1,295.

OPTION 3: Buyer may terminate the option agreement at any time: Buyer forfeits the option fee and any accumulated down payment credit. Rent becomes \$1,295 and Tenant can terminate lease with 30 days written notice.



FIRST FLOOR  
(back of property)



SECOND FLOOR  
(back of property)



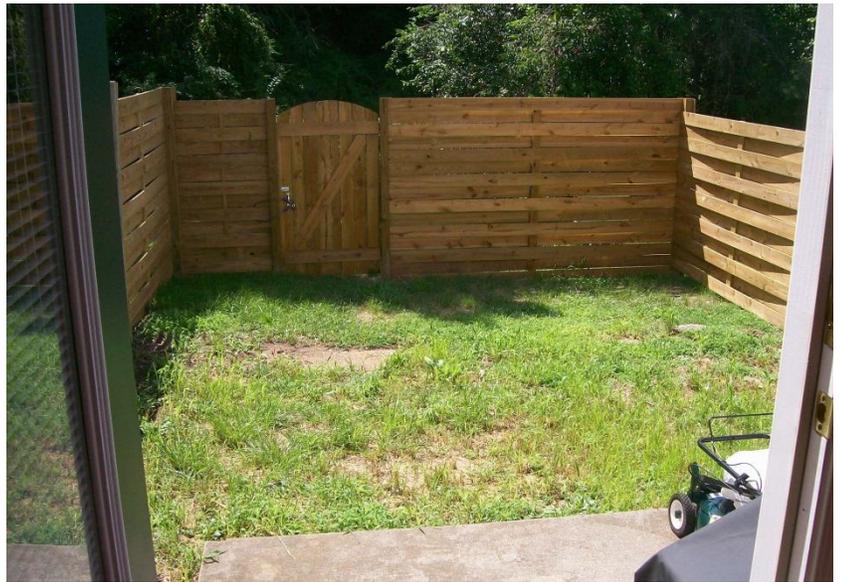
White laminate cabinets, granite look laminate counter tops and stainless steel appliances. Refrigerator, glass top stove and oven, built in microwave and dishwasher are all included in the sale price. Furnitures and personal items belong to the Tenants and are not included. Home also includes a full size white washer and dryer in the 1<sup>st</sup> floor laundry room.



Kitchen connects to Living room through a eat in dinette. Vinyl floors in the kitchen and dinette and laminate living room.



Large rear living room with ceiling fan and glass door leading to the private fenced back yard.



Private fenced back yard leads to rear common green space. Private back yard does not back to other houses.



Large 2<sup>nd</sup> floor front master bedroom with double closet and private bathroom with shower, toilet and sink



Two 2<sup>nd</sup> floor rear bedrooms share a full hall bathroom with tub/shower, sink and toilet.