

Lease Purchase Advantages for B U Y E R S

1. Low down payment to get into property. The smart, modern way to buy real estate!
2. Qualification restrictions are not as great as in conventional financing.
3. Past credit problems are not usually a road block, as they would be in the case of conventional financing procedures.
4. The option consideration - down payment - is fully credited (one hundred percent) to the purchase price of the property.
5. Your rent money is finally working for you, for a change . . . (no longer merely collecting rent receipts)! Part of your rent payment can be credited to the purchase price if paid on time.
6. Purchase price is usually locked-in ahead of time (prior to close of escrow). That assures you of increased equity in the property when you buy it if appreciation has occurred.
7. Appreciation is the name for any increase in value of a property over a period of time in those cases in which the fair market value goes up in the future.
8. Gives you sufficient time to check out all the features (and faults) of the house.
9. Time to check out the neighborhood: schools, churches, temples, synagogues, nearby shopping malls, health care facilities, recreational amenities, your next door neighbor (does he play loud music or run a power saw at 2:00 A.M.?) before you actually buy the house. Important!
10. Puts you in legal control of a property for a specified period of time without having to actually own the property (and the responsibilities).
11. Time to shop for and obtain the best financing.
12. Leverage (using as little of your own money as possible to purchase a really nice house!)
13. Opportunity to get into a choice residential property at the right time, for little money down.
14. No taxes or insurance to pay . . . the owner does that.
15. Major maintenance and repairs are the responsibility of the owner; you take care of nothing but minor maintenance.
16. Profits . . . in case appreciation occurs and you decide to sell in the future. The difference between what you paid and any increase in fair market value is all yours!
17. It's obvious that lease purchasing with an option to buy is much more advantageous than merely renting or immediately buying a house without, first, checking out the neighborhood and the various financing packages which may be available to you. Why rush yourself.