



# **Rent To Own Homes: Your Rent To Own Guide To Buying A Home, Selling A House, and Controlling Real Estate Using Lease Purchase Agreement**

*Seth Asare*

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This Lease Purchase eBook is written for Tenant/Buyers, Seller/Landlords, Real Estate Investors, and Real Estate Agents. It is packed with valuable information on how to rent to own homes and control real estate using lease purchase or lease option contracts. It also shows you how to structure lease purchase agreements using your state approved contracts, the different strategies, and much more.

If you are asking yourself how does rent to own work and looking for a quality real estate handbook/ebook on rent to own homes with quality information that you can use then get your copy of this rent to own guide today and consider buying a second copy as a gift to a friend or sharing the link to this page with your family.

How the lease option benefits you if you are a tenant/buyer:

1-Low initial payment: In a lease purchase you don't have to pay a big down payment or arrange for a loan. You only pay the option amount and you can start using the property. This makes it possible for you to buy even a high priced property with a small upfront payment with no great commitment.

2-Portion of what you pay is to your credit: The option money you pay and a portion of the rent can be adjusted against the property price when you eventually buy it.

3-Protection from price fluctuations: You are protected from any price increases in the real estate market as the sale price is fixed. In fact, you gain if the market price of the property goes up. On the other hand, you are protected from price crashes as you are under no obligation to buy the property if that happens.

4-Equity grows much faster: The equity (asset value – liabilities) growth in a rent to own contract is much higher than in an outright purchase because you are not paying interest on loans.

5-You can buy even with credit problems: Since there is no loan or immediate transfer of property involved, credit problems don't come in your way and you get time to sort them out before you eventually buy the property.

6-No taxes or major maintenance problems: As the property belongs to the landlord, you have no property taxes to pay and major maintenance is the landlord's responsibility.

7-Takes less time: The deal is usually completed fast and you can move in quickly.

Your benefits from the lease option if you are a seller/landlord:

1-You get a good price and higher rent: Irrespective of the conditions of the market, you can demand a premium price and rent, which the buyers won't mind paying due to the many benefits they enjoy from the rent to own option.

2-You get the best tenants: Renting a property can be a headache if you get difficult tenants. However, in a lease purchase the tenants have an interest in your property and usually take good care of it like an owner would.

3-Freedom from rent defaults and maintenance problems: Defaulting on rent can hurt the interests of the tenant and therefore payments are usually on time. Tenants often perform minor maintenance and may also make improvements to the property.

4-Either way, you profit: If the tenant decides to buy the property, you get the price that you wanted to sell it at. If they default on the rent or decide not to buy, the option money is yours. You have also benefited from the higher rent.

5-You get the benefits of ownership: The tax benefits and any other benefits of owning the property are yours until the tenant decides to buy it.

6-Saves time and money: With the lease option, you easily get tenants. Spending less time searching means less idle time for your property. You also save on money spent for finding tenants.

7-A boon if you are facing foreclosure: The option money can be used to pay overdue payments and the rent will take care of your mortgage payments until you sell the property.

As a real estate agent, you can benefit from lease purchase deals:

1-This is a niche market: If you give importance to the rent to own segment, you are opening your doors to a market that is no

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