**ALASKA LEASE-TO-PURCHASE OPTION AGREEMENT**

Pursuant to Title 34, Chapter 3 (Uniform Residential Landlord & Tenant Act)

This Agreement ("Option to Purchase") is dated \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ [date], between \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ ("Seller/Landlord") and \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ ("Buyer/Tenant") (collectively, the "Parties").

**Property Details:**

The Seller/Landlord owns property in \_\_\_\_\_\_\_\_\_\_ County, Alaska, at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (the "Property").

This agreement grants the Buyer/Tenant an exclusive option to purchase the Property under the following terms:

**Terms and Conditions**

**Rent and Security Deposit:**

Monthly Rent: $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, payable on the \_\_\_\_ of each month.

Security Deposit: $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, refundable upon lease termination if all obligations are met.

**Utilities:**

Tenant pays: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ [e.g., water, electricity].

**Landlord provides:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

Service interruptions due to repairs or other uncontrollable events do not constitute eviction or reduce tenant obligations.

**Tenant Responsibilities:**

Maintain premises, no waste or structural alterations without consent.

No subletting or pets without written approval.

Notify of absences over 7 days.

Comply with laws and avoid hazardous activities.

**Option Period:**

Start: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

End: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ at 11:59 PM.

**Exercising the Option:**

Written notice required, including a valid closing date before lease or option expiration.

Option Fee:

Non-refundable fee: $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, credited to purchase price if option is exercised.

**Purchase Price:**

Total Price: $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

Timely payments credited towards the price; late payments not credited.

**Exclusive Option:**

Non-assignable without Seller/Landlord's written consent.

**Closing Costs:**

Buyer/Tenant covers all costs except pro-rated taxes.

**Financing:**

Buyer/Tenant is solely responsible for securing financing.

**Default:**

Seller/Landlord may terminate the option upon Buyer/Tenant default, with no refund of fees or credits.

**Miscellaneous:**

Time is of the essence.

Governed by Alaska law; venue in \_\_\_\_\_\_\_\_\_\_ County, Alaska.

Conflicts between this agreement and the lease favor this agreement.

Entire agreement: modifications require written consent.

**Signatures**

Seller/Landlord:

Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Print Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Buyer/Tenant:**

Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Print Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Agent:**

Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Print Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Witness:**

Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Print Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_