

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: _____