**LEASE TO PURCHASE OPTION AGREEMENT**

This agreement is between \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ [Seller/Landlord] and \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ [Buyer/Tenant], signed on \_\_\_\_\_\_\_\_\_\_ [date], regarding the property at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ [address] in \_\_\_\_\_\_\_\_\_\_, \_\_\_\_\_\_\_\_\_\_ [county, state]. It outlines the terms for renting with the option to buy.

**Terms**

Rent:

Monthly rent: $\_\_\_\_\_\_\_\_\_\_ [amount], due on the \_\_\_\_\_\_\_\_\_\_ [day] each month.

Security deposit: $\_\_\_\_\_\_\_\_\_\_ [amount] (refundable upon lease end if terms are met).

Utilities:

Tenant covers: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ [list utilities, e.g., water, electricity].

Landlord covers: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ [list utilities].

Interruptions to services are not grounds for tenant claims.

Tenant Responsibilities:

Return property in current condition (normal wear allowed).

No subleasing, alterations, or hazardous activities without approval.

Comply with all laws.

No pets allowed.

Option to Purchase:

Starts: \_\_\_\_\_\_\_\_\_\_ [date], Ends: \_\_\_\_\_\_\_\_\_\_ [date].

Buyer must notify seller in writing and propose a closing date.

Option Fee:

Non-refundable fee: $\_\_\_\_\_\_\_\_\_\_ [amount]. Credited toward purchase price at closing if terms are met.

Purchase Price:

Total price: $\_\_\_\_\_\_\_\_\_\_ [amount]. Partial rent payments may be credited.

Closing:

Buyer handles all closing costs except prorated property taxes.

Financing:

Buyer is responsible for securing financing; the seller makes no guarantees.

Defaults:

Breach of this agreement or the lease results in forfeiting option rights and fees.

**Other Terms:**

This option is exclusive and non-transferable.

No commissions will be paid.

Agreement is governed by the laws of \_\_\_\_\_\_\_\_\_\_ [state], disputes in \_\_\_\_\_\_\_\_\_\_ [county, state].

**Signatures:**

All parties sign below to acknowledge and agree to these terms.

Seller/Landlord: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Buyer/Tenant: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Witness/Agent: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_