NEW YORK 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: