

# SOUTH CAROLINA LEASE-TO-PURCHASE OPTION AGREEMENT

This agreement is between \_\_\_\_\_ and \_\_\_\_\_, signed on \_\_\_\_\_, regarding the property at \_\_\_\_\_ in \_\_\_\_\_, \_\_\_\_\_. It outlines the terms for renting with the option to buy.

## Terms

### Rent:

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

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

### Utilities:

Tenant covers:

\_\_\_\_\_ [list utilities, 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: \_\_\_\_\_, Ends: \_\_\_\_\_.

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

### Option Fee:

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

### Purchase Price:

Total price: \$ \_\_\_\_\_. 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: \_\_\_\_\_