

**Realized Dream Rent-to-Own  
Investment Value Estimate  
24-month term**

**123 Anywhere Street, U.S.A.**

**Tenant / Buyer: It could be you!**

**Estimate for Rent-to-Own Buyer**

Monthly Rent	\$1,800		* To cover most of loan payment after purchase
Refundable Deposit	\$1,800		* Should Tenant / Buyer need to resort to month-to-month tenancy.
Non-Refundable Option Deposit	\$2,800		* To secure performance by Tenant / Buyer.
Total to Move In OAC	\$6,400		* To secure performance by Tenant / Buyer
Option Price	\$264,900		* Investor purchase price.
Monthly Non-Refundable Option Deposit	\$900		* To apply toward down payment if option to purchase is exercised.
Option period (months)	24		
Rent/deposits applied to option price (down payment)	\$26,200	8.53%	
Estimated annual appreciation	8%	\$21,192	* Conservative annual appreciation estimate (19.8% CNN Money Magazine)
Purchase Price at end of Option Period	<b>\$307,284</b>	\$42,384	* Option Price with Annual Appreciation added.
Less Down Payment	\$26,200		* Monthly Option Deposit and all other deposits applied toward down payment.
Estimated remaining purchase price at close of escrow	\$281,084		* Balance of purchase price at exercise of option.
Estimated monthly appreciation	\$1,766		

**Disclaimer:** Buyer and Investor agree that the information provided herein is deemed reliable, but it is not guaranteed. It is the duty of each party to this proposal to verify the validity of the information contained herein. All loan estimates are based on current rates. Rates and conditions can change based upon the parties' credit and the lending atmosphere at the time of closing. Buyer understands that the Option Deposit is non-refundable unless the Investor fails to deliver clear title at close of escrow.

By signing below, all parties agree to the following:

- Investor is responsible for maintaining a home warranty of the subject property over the term of the lease.
- Investor is responsible for all property management duties and expenses. Erin Phillips and Realized Dream Rent-to-Own is not a property management company and is not responsible for any aspect or expense of property management.
- Tenant / Buyer realizes that by entering into this agreement, Investor is allowing Tenant / Buyer an opportunity to enter into homeownership while repairing credit so that Tenant / Buyer can purchase a home. As such, Tenant / Buyer agrees to seek written permission of Investor prior to performing any act that will affect Tenant / Buyer's credit, such as, purchasing any automobile, boat, furniture, etc.
- If Tenant / Buyer is more than 10 days late with any monthly payment, Investor may cancel the Rent-to-Own option and return the tenant to a month-to-month tenancy.
- The future purchase price is estimated, but will be determined by seeking two appraisals by a qualified appraiser and averaging the two. If the appraised value of the property is less than the estimated remaining purchase price above, Investor will have the right to extend the option period for a minimum of one year. At each one-year interval, the appraisal will be again performed until the value of the home is within 3% of the Purchase Price at End of Option Period.
- Tenant / Buyer may exercise the option to purchase 15 months from the beginning of the Option Period or may extend the Option Period another 12 months with an increase in the Purchase Price at End of Option for the additional appreciation at the estimated rate.

**BY SIGNING BELOW, TENANT / BUYER AND INVESTOR ACKNOWLEDGE THAT THEY HAVE READ AND UNDERSTAND THE CONTENTS OF THIS DOCUMENT AND AGREE TO HOLD KELLER WILLIAMS REALTY, ERIN PHILLIPS, REALIZED DREAM RENT-TO-OWN AND ALL ASSOCIATED SALES AGENTS HARMLESS FROM DAMAGES THAT MAY ARISE FROM ANY DISPARITY BETWEEN ESTIMATED VALUES AND ACTUAL VALUES. BOTH TENANT / BUYER AND INVESTOR UNDERSTAND AND ACCEPT THE ASSUMPTIONS, COSTS, AND TERMS IDENTIFIED IN THIS DOCUMENT AS REASONABLE AND ACCURATE, BUT DO NOT WAIVE THEIR INDIVIDUAL RIGHT AND DUTY TO ASSURE THEMSELVES OF THE REASONABLENESS OF THESE ASSUMPTIONS AND ESTIMATES.**

**Tenant / Buyer:**

**Investor:**

\_\_\_\_\_  
Name Date

\_\_\_\_\_  
Name Date

\_\_\_\_\_  
Name Date

\_\_\_\_\_  
Name Date