

RENT TO OWN PROPOSAL LETTER

Location: _____ Reference No.: _____

Landlord Information:

Full Name / Company: _____

Address: _____

Phone / Email: _____

Tenant Information:

Full Name: _____

Address: _____

Phone / Email: _____

Property Information:

Address of Rental Property: _____

Type of Property (e.g., Single Family, Condo): _____

Rent to Own Proposal Terms:

Monthly Rent Amount: _____ USD

Lease Term (months): _____

Option to Purchase Price: _____ USD

Option Period (months): _____

Earnest Money / Option Fee: _____ USD

Payment and Credit Terms:

Rent Credit towards Purchase (specify amount or %): _____

Security Deposit: _____ USD

Late Payment Penalties: _____

Maintenance and Repairs:

Responsibility for Maintenance and Repairs: _____

Default and Termination:

Conditions Constituting Default by Tenant:

Failure to make timely rent payments, breach of any lease terms, failure to maintain the property, or abandonment of the premises. Upon default, Landlord may terminate this Proposal and retain any option fee or deposits as liquidated damages.

Conditions Constituting Default by Landlord:

Failure to provide quiet possession, failure to maintain the property in habitable condition, or breach of any material term herein. Tenant may seek specific performance, damages, or other remedies available by law.

Option to Purchase Exercise:

Tenant may exercise the option to purchase by providing written notice to Landlord within the Option Period. The purchase will be completed according to a separate Purchase Agreement incorporating this Proposal's terms.

Governing Law and Venue:

This Proposal Letter and any resulting agreements shall be governed by and construed in accordance with the laws of the State of _____, without regard to conflict of law principles. The parties agree that venue for any dispute shall be in the state or federal courts located in _____ County, _____.

Miscellaneous:

1. Entire Agreement: This Proposal constitutes the entire understanding between the parties and supersedes all prior discussions and agreements.
2. Amendments: Any amendments must be in writing and signed by both parties.
3. Confidentiality: Both parties agree to keep terms and conditions confidential except as required by law or professional advisors.
4. Severability: If any provision is deemed unenforceable, the remainder shall remain in full force and effect.
5. No Waiver: Failure to enforce any provision shall not constitute a waiver thereof.

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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