

RENT TO OWN PACKAGE

Phone: (647) 957-5558

Email: Info@LvRealEstateConsulting.com

Website: LvRealEstateConsulting.com



WE HELP YOU MOVE INTO YOUR FUTURE HOME TODAY!



- Tired of spending money on just rent?
- Want to start owning your own home?
- Have money saved up but lacking credit?
- Are you ready to start owning your home and stop paying rent?

Rent to own is great for people who do not qualify for their own mortgage. A few reasons why it can be a challenge could include:

- Having recently immigrated to Canada.
- Being self-employed.
- Having a poor credit history.
- Not enough for a down payment.
- Lacking continuous employment.

If you are tired of spending money on rent and can't qualify for a mortgage, our Rent To Own Program is the solution you have been looking for!

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WHAT WE DO

- Help you move into a permanent home of your choice in 2-3 months once you are accepted into the program.
- Require an initial deposit towards your new home to get you started.
- Customize a program and home that best suit your financial and personal needs.
- Work with you to build your final deposit.
- Flexible deposit building options to ensure your home ownership at the end.

BENEFITS OF RENT TO OWN

- Let your rent bring you closer to becoming a home owner.
- Pride in home ownership!
- Pet friendly!
- Different options at the end of your Program.

HOW TO QUALIFY

- Complete questionnaire & proof of an initial option consideration.
- Meet with our lending team to discuss purchase strategies.

WHAT YOU'RE RESPONSIBLE FOR

- Make your monthly payments on time.
- Provide insurance on your possessions.
- Pay the utility bills.
- Keep up the maintenance of your new home.
- Enjoy your new home!

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WHAT IS RENT TO OWN IN A NUTSHELL?

Our unique Rent To Own Program allows you to lease and occupy a home while at the same time working your way towards eventually purchasing it.

- You place an initial option consideration amount towards the purchase of the house, usually around 3% to 5%.
- The monthly payments have two components: monthly rent + option credit. The credit goes towards the purchase of your new home.
- Once you decide to exercise your option to purchase the home, your initial amount and option credit that have been accumulating, are given back to you.
- On the date agreed on the option to purchase contract, usually 1 to 3 years, you will be in a better position to qualify for a mortgage. Once the mortgage has been approved and you decide to exercise your option to purchase your home, the title is transferred to you.

This way, you enjoy the pricing and value of ownership today even though you won't purchase home until later.

This program truly makes home ownership a possibility for anyone who has something to work towards.

RENT TO OWN IS AS EASY AS 1.2.3.

- Rent to own a home is similar to leasing to own a vehicle.
- Today we determine a purchase price for the home based on the term of the agreement as well as a small initial option consideration.
- We agree upon a monthly payment with two components: a rent portion and the option credit amount that goes towards the purchase of your home.
- Together we determine the time period of when you would be able to purchase this home with your own financing and exercise your option.

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WHAT IS THE PROCESS?

Before we start:

- Complete our Rent To Own Questionnaire & return it to: Info@LvRealEstateConsulting.com. Or simply go online at: www.LvRealEstateConsulting.com/Questionnaire and we will get back to you within 24 hours.
- Obtain your own credit report.

Prepare for an initial consultation where:

- We take the time to understand your needs & goals to tailor a solution for you.
- We complete the application process with you.
- A non-refundable commitment fee of \$1000 deposit is made to join the program.

Assess & create a mutually agreeable Rent To Own terms based on the information provided in the financing application:

- Lock in the purchase price of your new home NOW.
- Discuss the amounts for: rent, initial and monthly option consideration.

Start shopping for your new home with our real estate specialists:

- Access to every available listing on MLS, etc.
- Access to a private pool of listings.
- Pay a minimum of 50% of your initial option deposit prior to making an offer.

Purchase of your new home:

- Waiting period for inspection, appraisal & financing.
- Prior to removal of conditions, pay the remaining balance of initial option deposit.
- Finalize the amounts for: rent, rent credit, and option deposit.
- Sign your new lease.
- Sign your option contract.

Solidify possession date & Get ready to move!

- Refer to our complimentary "step by step moving guide" (available upon request).
- Post dated cheques required (or another available pre-arranged method).

Welcome Home!

- Thorough walk-through inspection of your property together.
- Key handover!

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WHAT ARE THE BENEFITS OF OUR RENT TO OWN PROGRAM?

From day 1 you move into your new home while you work towards exercising your option to purchase. We begin to work on whatever challenges you have that currently hold you back from purchasing a house. Whether it is your credit or the lack of a down payment so the home is completely yours in the future.

Here you have some reasons why you should consider rent to own:

- Rent to own allows you to get out of a not so nice “rental property” and move into a place you can proudly call home right away.
- At the same time you start saving enough money for your option consideration with the goal to own this home over a predetermined period of time.
- You don’t need to wait years and years to improve your credit history before you can qualify for a mortgage and move to a nice home.
- Lease payments can be fixed for the life of the agreement, so you have a clear plan towards owning your home.
- Instead of just paying rent, you are working towards the purchase of the home you are living in by increasing your option consideration amount.
- You don’t need a large option consideration to get into your new home right away.
- We create a plan with you to accumulate the balance of the option consideration.
- Your new mortgage is generally easier to obtain when you exercise your option, especially when the property value is higher than the option price.
- Plus, you also know, the work you do in your home will not be wasted when the lease is over.
- Best of all, through this program, while you are living in your future home, you are also improving your credit and putting yourself in a position where home ownership is not only possible, but easy.

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RENT TO OWN QUESTIONNAIRE

Name: _____ Email: _____

Cell phone: _____ Work Phone: _____

Current address: _____

City: _____ Province: _____ Postal Code: _____

How long have you been at your present address?

Years _____ Months _____

When does your present lease expire (if renting)?

Have you ever owned a house before?

Yes _____ No _____

When do you have to move?

Why are you moving?

Do you currently rent to own?

Rent _____ Own _____

How much is your current rent/mortgage?

What does it include?

What is the maximum monthly payment you could afford?

\$ _____

What is your combined gross household income?

\$/month _____ \$/year _____

How much do you have for an option consideration on your new home?

If don't have an initial option consideration, do you have anything else of value?

Yes _____ No _____ (If yes explain) _____

How is your credit?

Good _____ Bad _____ Don't know _____

What is your credit score now (if known)?

Have you ever been through a: (check all that applies)

Bankruptcy _____ Foreclosure _____ Proposal _____

What part of town are you looking to own in?

How many bedrooms/bathrooms do you need?

Bedrooms _____ Bathrooms _____

How many people will be living in your home?

Adults _____ Teens _____ Children _____ Pets _____

What else may be important to you in your home?

(for example: garage, deck, etc.)

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COMMITMENT LETTER

I, _____ and _____ understand that my \$1,000 deposit today is an indication of my commitment to participate in the Rent to own program with LV Real Estate Consulting. I also understand that this is a non-refundable payment.

In return, my/our non-refundable \$1,000 deposit today will entitle me/us to:

- Stay in the matching pool with LV Real Estate Consulting for a duration of 3 calendar months starting __ (MM) __ (DD), ____ (YYYY), and ending __ (MM) __ (DD), ____ (YYYY)
- Work with a mortgage broker appointed by LV Real Estate Consulting to assess my current financial situation to customize a rent to own program that fits my financial capabilities:
- Work with a realtor appointed by LV Real Estate Consulting to find a property that best suits our financial abilities according to the assessment results;
- Use it as a credit towards purchase option deposit when the program is finalized;
- Physically visit/look at a maximum of 10 properties within the 3 calendar months (an average of 1 viewing per week).

I/we understand that I'm/we are entering this agreement in good faith, and that I/we exercise the aforementioned portion of this Commitment Letter freely and voluntarily of my/our own free will, free of any coercion or undue influence on the part of (company name) or any of its agents or principals as the case may be, and I/we am not under duress of any kind.

I/we confirm and acknowledge all of this as evidenced by my signature signed on the date shown.

Name _____ Signature _____ Date __/__/____
 Name _____ Signature _____ Date __/__/____
 Witness Name _____ Witness Signature _____ Date __/__/____

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Thank you for considering LV Real Estate Consulting for your Rent to Own Solution!

We would love to start working with you and find a solution to your needs.

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DON'T HESITATE! START TODAY!

