

RENEWING PROPERTIES, LLC

"Improving Lives and Homes"

LEASE-TO-OWN: 9725 Chapel Hill Rd., Heltonville, IN - \$799 Per Month



Call Carolyn at 812-320-3028 for a showing today!

Property Description

Area	Country	Garage	1 car attached
Type	Ranch	Fireplace	None
Bedrooms	3	Decks	1 Back deck
Bathrooms	1	Foundation	Crawlspace
Lot Size	1.00 Ac	Heating/Cooling	Gas/Central Air
Home Size	1323 Sq Ft	Year Built	1987

This stick-built home is located in Monroe County is just minutes away from Hardin Ridge. There is an attached garage and a covered front porch. The great back deck overlooks a private yard. The inside features all new floor coverings and fresh paint throughout. This home is truly ready to move into.

Lease with Option to Purchase

Option Fee: \$1,500 **Payment:** \$799* **Term:** 3 Years **Purchase Price:** 104,000

*Monthly payment includes **taxes** and **property insurance** and is **fixed** for the 3-year term. With each additional payment that is made Renewing Properties adds \$200 towards the down payment on your home. This allows you to accumulate a significant savings during the course of the lease. In fact if the home was purchased during the last month of the lease the buyer would have accumulated a \$8,700 down payment on the home.

WWW.RENEWINGPROPERTIES.COM

About Renewing Properties

Formed in 2003, Renewing Property focuses its efforts on providing hope to credit challenged individuals. Whether a divorce, medical bills, or lack of credit history is preventing you from securing a home loan Renewing Properties is there for you. We promise to do anything in our power to make home ownership a reality for you. Our mission is to improve the lives of future homeowners, communities and subcontractors - one home at a time.

We collect a purchase option fee upon entering into our lease-to-own program. This fee along with a portion of each rent payment will be credited back to you at closing when you purchase the home. This allows you to build equity in the home while rebuilding your credit.

The other advantage of our lease-to-own value is that we can "lock-in" the purchase price at today's market value. By doing so any appreciation will benefit the buyer by further building the equity established in the home.

Frequently Asked Questions

1. What if I don't have the entire purchase option fee?

In many cases a house can be held for a period of time with a non-refundable deposit. A payment plan can also be agreed upon for the unpaid portion of the purchase option.

2. What if I move in and discover something is not working?

Renewing Properties is fully responsible for the functionality of the home for the first 30 days of occupancy? If something should go wrong give us a call and we will take care of it.

3. What if the property requires a major repair during the lease period?

If the repair is less than \$1,000 it is the responsibility of the lessor. However if the repair exceeds \$1,000 Renewing Properties will perform the repair after the first \$1,000 is paid and then add the remainder of the repair bill onto the purchase price of the home.

4. What if I cannot obtain traditional financing at the end of the 3 year period?

Usually we are able to do an extension of the lease agreement; although the lease payment and purchase price will reset to current market conditions. The down payment earned by the resident will be retained if a new agreement is made.