

AGREEMENT TO FIND A RESIDENT BENEFICIARY OWNER OPPORTUNITY IN A RENT2OWN HOME
(How to Become A Property Owner inside of A Trust Property as My Co-Beneficiary?)

I have set a minimum basis of 5% contribution PLUS 1st month's lease payment for the Rent2HomeOwnership Land Trust method to work. The 5% contribution will be 100% fully refundable to you when you can (and do) qualify to purchase the property in next few years (or sooner). This 5% basis paid upfront isn't set in stone and I am flexible and willing to work with you on a case by case basis. This means you can build up to the 5% over time before we complete the Net Equity Holding Trust™ (NEHT™ – [See ebook here - http://rent2homeownership.com/Rent2Own.pdf](http://rent2homeownership.com/Rent2Own.pdf)).

YES Derrick I verify that I do (or will) have the funds available to complete the transaction. _____ [initials]

I can provide proof I can afford Monthly Payments of \$ _____ with Tax and Insurance _____ [initials]

1) Before I approach a seller, You will need to make out a cashier's check for 2 ½% [of the 5%], made payable to: Rent2HomeOwnership.com, to show me your commitment. This will be given back to you if I cannot put a property under contract within the next 90 Days or sooner. [This Amount can also be placed in an escrow account as proof.]

2) You may then either drive around in local neighborhoods you know you can afford and would like to live in as well as **perform Internet Searches** to look for properties that are for sale ("For Sale or Lease by Owner" work best, but I can work with Agent listed properties. However, if they are Government/HUD or REO Bank-Owned Sellers, then you must have the full 5% upfront.

3) You bring me the property address w/zip code, with Seller's/Realtor's phone number Email and flyer information of each Property **FOR ME TO CONTACT**. (So You Will Never Have to Face Questions, Financial Proof nor Rejection because of Credit.)

4) I will then contact the property owner or agent and make my offer to them *Directly* to acquire the property.

5) If I obtain a mutual agreement with the Seller and put the property under contract, your cashier's check will be used as part of the required 5% contribution to buy into the trust which will hold the property title until you can qualify to obtain the new loan in a few years.

6) Upon agreement to set up of the Trust I will then have you sign an interim lease agreement (until the trust is closed) so you can immediately move into the property and begin enjoying all of the same benefits home owners do.

7) If I cannot come to a mutual agreement with the seller, we will then proceed onto the next seller on our list until I have put one under contract for you.

AGREED BY:

x _____
Signature of 1st Party Wanting to Rent2Own Date
Printed Name _____

x _____
Signature of 2nd Party Wanting to Rent2Own Date
Printed Name _____

AGREED BY:

x _____
Rent2HomeOwnership.com Date
by **Derrick Ali** **(517) 960-4802** Direct

x _____
Marketing Partner Date
Printed Name _____

What Are The Benefits to Me for Buying Property This Way?

You will be able to get into a property and obtain full benefits as any homeowner would have ---without going through the tedious loan approval process, **no** bank qualifying, **no** down payment and **no** credit needed. You will be able to enjoy all the benefits of homeownership without going through the typical delays nor red tape of traditional lenders.

What if I was Recently Foreclosed or Filed for Bankruptcy?

You can still get into a property if you can come up with the 5% trust contribution and the **1st months** lease payment. As we mentioned before, **your credit is not needed** and there is **no bank qualifying**. Just keep paying your lease payments and you will receive all the same benefits of homeownership you once had prior to your unfortunate situation. All I ask you to do is to take care of the property, make the payments of course and then refinance (made possible because of the trust) and buy the property as soon as you can get qualified for traditional financing.

What if I Don't Have the 5% Contribution?

I use an interim lease agreement until you can come up with the 5% contribution to do the trust. It really has no advantages over a normal lease agreement except it shows that you have an intent to purchase (or commitment to enter) into a trust agreement. It also gets you thinking like a home owner and not a renter and you will have no trouble with the maintenance, repairs and upkeep that are not given in standard lease and rental contracts.

So, even if you don't have the 5%, I can work with 2 1/2% and a six month interim lease agreement committing you to do the NEHTrust™. You get none of the trust advantages (homeowner tax benefits, share of future appreciation, closing costs, refund of contribution or advantages of getting ready to qualify to go on title when you are ready to purchase with traditional financing) until the trust is completed which requires that the other 2 1/2% be paid. That's the incentive for you to complete the trust. **Without the full 5% I cannot set up the trust**. You may borrow this 5% contribution from your friends, family, or co-workers and even make them a co-beneficiary in the trust with you to assure they are refunded their contribution. I'm willing to work with you, but you will need at least **2 ½% to move in**, and be able to come up with the other 2 ½% within 6 months to a year and commit to close the NEHTrust™