

(The Lease Option Addendum)

The following addendum is made a part of the original Contract for Purchase and Sale dated _____ between the Buyer _____ and Seller _____ for the property located at _____.

Additional Terms:

- 1) This contract is a 12-month lease purchase option as follows
 - a. 200,000 sales price
 - b. 2100 total monthly payment
 - c. 100 monthly credit due buyer at closing for each monthly payment made timely per contract.
 - d. 5,000 non-refundable option payment not credited to the purchase of the home at closing. Non-refundable with absolutely no contingencies.
- 2) Closing costs to be per standard contract
- 3) Buyer responsible for obtaining a loan and closing within stated time frame per contract
- 4) This contract is not assignable
- 5) Buyer may not sub lease.
- 6) Attached 12 month lease is made part of this contract for sale and purchase.
- 7) All maintenance and repairs are the responsibility of the buyer.
- 8) All utilities paid by buyer and must be in buyer's name.

Buyer/Seller Signature/Date