

Address: _____

LEASE OPTION PRICE: \$ _____

This is the amount the Assignee
is paying for the property
minus the Option Fee

OPTION FEE: \$ _____

This is the amount our client, the
Assignee, is paying to us for
our contract/finance preparation services.

= \$ _____

NEXT,

ADD the amount of the non-refundable option fee THAT WE PAY TO YOU:

PORTION OF OUR FEE PAID TO SELLER: \$ _____

This is the amount of our fee that WE ACTUALLY PAY YOU from our Option Fee.
(This is non-refundable and you can spend it however you wish!)

WHAT YOU ARE RECEIVING FOR YOUR HOME: \$ _____

Option price minus Option Fee
PLUS the portion of the Option Fee paid to seller

Lastly, subtract the seller concession (rent credit)

SELLER CONCESSION: \$ _____

(The concession is simply a set amount that will assist the buyer with some of their
closing costs, but helps to complete financing. Many refer to this as the "rent credit".)

TOTAL RECEIVED: \$ _____

TOTAL RECEIVED AT MOVE IN BY SELLER:

PORTION OF OPTION FEE \$ _____ + 1st PAYMENT \$ _____

= \$ _____ (This is what you will receive at the lease start date)

BOTTOM LINE:

You will receive \$ _____ plus \$ _____ per month!

And pay NO commissions to us!!!