



T.W. LEWIS

Lease Purchase Program

All of our rental homes are available for our Lease Purchase Program. We require a \$6000 lease option payment in lieu of a security deposit and 25% of your rent paid on time will go towards the purchase price.

Below are the terms of our Lease Purchase Program:

- 1 or 2 year lease option. The purchase price is set for the lease term with a 5% increase in year 2.
- You have the flexibility of purchasing your T.W. Lewis home at any time during your lease term, the \$6000 lease option payment and 25% of all on time rental payments will be subtracted from the agreed upon purchase price.

Along with the opportunity to lease one of our luxury properties you will also receive the excellent customer service that is expected with the T.W. Lewis name. Whether you are leasing or lease-purchasing, the service and benefits are the same. These are just some of the benefits that come with leasing one of our homes:

- On call emergency staff
- Dedicated customer care representative
- On Site Field managers in each community to ensure your complete satisfaction.
- Pool service and maintenance included
- HOA fees included
- Home inspections to ensure the quality and comfort in your luxury home.

Luxury Home Features

Granite Countertops • Stainless Steel Appliances • Gas Cooktops* • Window Coverings
Custom Pools* • Snail Showers* • Courtyards* • Fireplace*

**not available on every home.*

FAQs

Q: How is the purchase price set?

A: Based on current market conditions plus inflation.

Q: Can we use our \$6000 lease option payment and rental credits as cash for our down payment when it is time to buy?

A: We cannot legally give you money to buy a house – instead we simply subtract the accrued monies from the purchase price. You are still responsible to acquire a lender and provide the down payment required by your lender.

Q: Can we extend our lease terms if we need more time to be able to purchase?

A: Yes, we will renegotiate the lease and purchase terms so that you have more time to be able to purchase your home.

Q: Can we make improvements to the house before we purchase?

A: All changes or improvements would need to be submitted for approval.

Please explore our website and find the perfect home for you: www.twlewisluxury.com If you would like more information please contact our **Designated Broker: Christa Cooper.**

Email: christa@twlewis.com or **Office: 480-768-4963**