

ABC Properties, Inc.
"Earn Your Downpayment" Option

This home is being purchased under the "Earn Your Down-payment" plan. This means that the Tenant/Buyer has elected to do some minor fix-up themselves to be applied toward the down-payment on the home. Upon satisfactory completion of the repairs, the Tenant/Buyer will be "credited" with the amount agreed upon towards the sales price of the home.

The items to be completed on this home are:

1. Exterior trim and window paint and minor wood repair - \$550.00
2. Replace carpet and vinyl - \$900.00

Total earned toward down-payment - \$14500.00

ALL REPAIRS MUST BE COMPLETED WITHIN 90 DAYS OF DATE BELOW. FAILURE TO COMPLETE SPECIFIED REPAIRS WITHIN THAT TIME WILL VOID AGREEMENT

All improvements and repairs must be completed in a professional manner and must meet all building code regulations. Tenant/Buyer is responsible for any accidents that may occur while completing these projects and agrees to hold ABC Properties, Inc. harmless.

Downpayment earned is only applied **IF** Tenant/Buyer purchases the home at the end of the Rent To Own period.

All Downpayment consideration, whether in the form of cash or earned by property improvements, is **NONREFUNDABLE** if Tenant/Buyer violates conditions of Lease agreement or defaults resulting in failure to purchase property.

Tenant/Buyer Signature

Date

Tenant/Buyer Signature

Date

ABC Properties, Inc. Representative

Date