

Lease with a Right to Purchase



Apply Online
& Get Approved



Find a Home with
your BHHSNW Broker



HPA Purchases the Home
and you Lease from HPA



Option to Buy Home from
HPA at Guaranteed Price.

Want to own a home but can't get financing?



Berkshire Hathaway HomeServices Northwest Real Estate has a solution for you. Our partnership with Home Partners of America (HPA) can get you into the home of your dreams without qualifying for anything other than a rent payment. You choose the home from any of the thousands of homes listed in the MLS, and we work with HPA to purchase the home. HPA will rent the home to you on a one year lease with a guaranteed purchase price. You will have the option to renew the lease, taking up to five years to get financing and complete the purchase—all while enjoying your new home!

Program Process:

1) Customer makes application (\$75 Application fee) at www.homepartners.com/apply

- Qualifications include a minimum \$50,000 household income, stable employment and acceptable credit history.

2) Once approved, the customer works with a BHHS broker to find a home that meets the program requirements. The home must be:

- Located in an approved High School District (see website)
- Priced between \$100,000 and \$650,000
- Two bedroom minimum and less than three acres of land
- Single family homes, no condos
- In good condition as determined by HPA inspections

3) Costs and Deposits—customer will pay a refundable two months' rent as a damage deposit, plus the first month's rent at Lease signing.

4) HPA buys the home and leases it to the customer at a pre-disclosed monthly amount (rent increases 3.75% per year).

- Customer has the right to purchase the home from HPA during the lease term at a guaranteed price (*purchase price increases 4% per year*)
- Lease term is for one year and is renewable for an additional four years (*total five years*)
- Right to Purchase is valid for five years as long as customer continues to lease the home
- Customer obtains a mortgage loan with lender of choice and assistance of BHHSNW Broker
- Customer is not obligated to purchase the home & may terminate the lease upon any yearly renewal date

Frequently Asked Questions are found at: www.homepartners.com/faq.cfm



BERKSHIRE HATHAWAY | Northwest Real Estate
HomeServices