**LEASE OPTION CLAUSES FOR TENANT-BUYER**

(to be attached to Lease Option or Sale Contract)

1. Optionee agrees to accept the property on “as is” condition
2. Optionee agrees to make all repairs major and minor to the property, including maintenance to pool (if any), septic equipment (if any), yard and landscaping.
3. Optionee will pay for all additional assessments, including water, sewage, sidewalks, and road paving.
4. The option can become void if the optionee pays their rental payment or any option payment more than 10 days late.
5. If the option is voided for any reason, the contract becomes a month-to-month rental only agreement at discretion of the optionor, until a new tenant-buyer is located.
6. Optionee agrees not to record anything against the title of the property.
7. Optionee understands that optionor does not hold title (own) this property, but is transferring their interest in the property. If optionor can’t transfer title due to something out of their control, optionor will reimburse optionee the entire initial option consideration plus an additional $500 for their inconvenience, as full and complete liquidated damages for optionor.
8. The Option to Purchase is not and shall not be construed as, or interpreted as any form of equitable mortgage.
9. Optionor has advised the optionee to seek the advice of a mortgage lender and attorney prior to signing this document.

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Optionee – Tenant/Buyer Date

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Optionor – You Date