

ISLANDER VILLAGE- RENT TO OWN PROGRAM



Want to own your own home... but not quite ready to buy?
Need some time to clean up your credit or save for a down payment?

Would you like to get $\frac{1}{2}$ of your rent back for the next year?

Maybe Islander Village's Rent to Own program is right for you.

Rent your beautiful brand new home for up to a year and then purchase your home, and we will give you $\frac{1}{2}$ of your rent back towards your closing costs and down payment.

See below for a description of how the program works.

2 bedroom 2.5 bath home

Sign a Rent to Own Contract

Put down a \$2,000 deposit on the purchase of the Home.

Provide a \$1,000 security Deposit for the rental.

Provide First Months Rent of \$1,695

(So... what do you need to move in: \$4,695)

Then you rent for the next year.

Rent is \$1, 695 per month plus all utilities

At the end of 12 months you purchase your home.

At that point you will have paid \$20,340 in rent.

We return $\frac{1}{2}$ of your rent to you minus your homeowner's fees for the year: \$9,360.

This **\$9,360** Rent Credit

Plus your **\$2,000** deposit on the purchase

Plus your **\$1,000** security deposit

Add up to \$12,360 that you have to pay for Closing Costs and help with your down payment.

3 bedroom Home

Sign a Rent to Own Contract

Put down a \$2,000 deposit on the purchase of the Home.

Provide a \$1,000 security Deposit for the rental.

Provide First Months Rent of \$1,895

(So... what do you need to move in: \$4,895)

Then you rent for the next year.

Rent is \$1,895 per month plus all utilities

At the end of 12 months you purchase your home.

At that point you will have paid \$22,740 in rent.

We return ½ of your rent to you minus your homeowner's fees for the year: \$10,560.

This **\$10,560** Rent Credit

Plus your **\$2,000** deposit on the purchase

Plus your **\$1,000** security deposit

Add up to \$13,560 that you have to pay for Closing Costs and help with your down payment.

Isn't that better than throwing away your rent for the next year!!!

