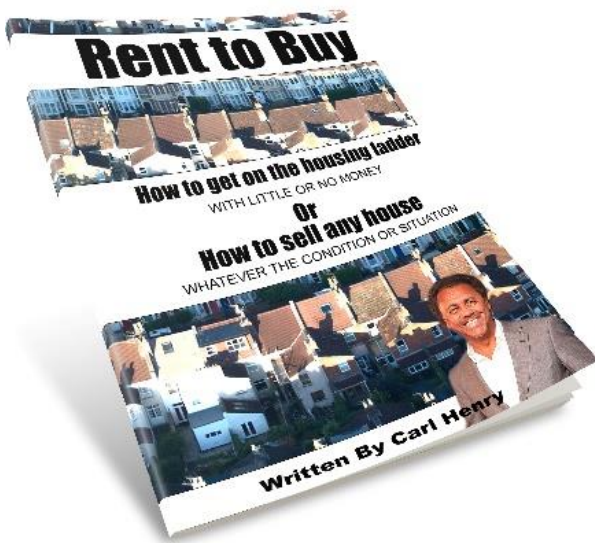


Example Heads of Terms



This is the document referred to in the book “Rent to Buy” by Carl Henry.

The example document below is only an outline to start you off; you can add any other detail that you believe will clarify exactly what you have agreed.

HEADS OF TERMS

For a Rent to Buy Agreement – Subject to Contract

Full name(s) of Landlord Seller	
Address of Landlord Seller	
Solicitor acting for the Landlord Seller	
Full name(s) of Tenant Buyer	
Address of Tenant Buyer	
Solicitor acting for the Tenant Buyer	
Address & Title Number of the property under the Rent to Buy Agreement	
OPTION TERM	
Amount of Option Fee to be paid by the Tenant Buyer to the Landlord Seller	
The agreed term of the Rent to Buy Option	
Can the Tenant Buyer buy the property at any time during the Option Term?	
Can the Tenant Buyer extend the Option Term? If “Yes” include any cost and terms;	
Agreed purchase price at the end of the Rent to Buy Option Period	

Can the Tenant Buyer assign the benefit of the Rent to Buy Option?	
LIABILITIES	
Amount of outstanding mortgage on the property	
Name of mortgage company and the mortgage account number	
Amount of any other amount(s) secured on the property	
Name of loan company and the loan account number(s)	
RENT PAYABLE & OTHER EXPENSES	
What is the agreed rent to be paid during the Rent To Buy Option Term?	
What % of the rent will be credited to the purchase price deposit?	
Are there any other expenses that the Tenant Buyer will be responsible to pay during the Option Period	
Give any company names & account numbers for additional expenses	
SIGNATURES	
<p>I AS THE Landlord Seller agree to the above Heads of Terms, I also Agree;</p> <ul style="list-style-type: none"> ▪ The Tenant Buyer Can register their interest in the property at the Land Registry ▪ The Tenant Buyer Can register their interest on the buildings insurance ▪ The Tenant Buyer may complete the purchase of the property in my absence 	Signed;
I AS THE Tenant Buyer agree to the above Heads of Terms	Signed;



After you get general agreement on the above points you should give this to your solicitor who will draw up a legal agreement to reflect the deal.

For more info visit www.renttobuytrust.com