

## **RENT NOW, OWN LATER!**

Our exclusive "Rent Now, Own Later" program allows you the opportunity to experience living in a brand new home in a desirable Hofmann Homes community before you decide to buy.

While you are renting, you can enjoy all of the amenities first-hand and at the same time you are accumulating a credit towards the purchase of the home in which you are living. When you choose to buy with us, we will credit between 25 and 75 percent of all the rent you have paid (up to 12 months, some restrictions apply) toward the purchase of your brand new home.

Here's how it works:

- 1) If you close escrow within 6 months of your move-in date, we will credit 75 percent of rent paid toward the purchase of your brand new home.
- 2) If you close escrow within 9 months of your move-in date, we will credit 42 percent of rent paid toward the purchase of your brand new home.
- 3) If you close escrow within 12 months of your move-in date, we will credit 25 percent of rent paid toward the purchase of your brand new home.

Seller credits can be applied to the buyer's closing costs (subject to lender underwriting guidelines) or a reduction in purchase price. Seller credits may not be able to be used for a down payment. Buyers should consult with a reputable mortgage lender for specific limitations.

This is not a lease-option program, so there is no up-front purchase agreement. You will be required to complete a rental application and, if approved, sign a rental agreement. Later on, should you wish to purchase the property at a mutually agreeable price, the parties will have the opportunity to complete a purchase agreement which will include a provision for applying the accumulated rental credit.

Please see your Hofmann community sales representative for a list of available properties.