

# Heads of Terms

## Purchase of Property by Lease with Option to Buy

Landlord/Seller's Name:		
Tenant/Buyers Name:		
Property Address:		
Purchase Price:	£	
Tenancy/Option Period:		
Commencement Date:	Projected Date	
<b>Terms of Payments</b>		
<b>Year 1</b>		
Initial Option Fee	£	Paid on/before start of tenancy
Monthly Instalment Option Fee:	£	Paid during course of tenancy
Rent Amount:	£	Paid during course of tenancy
<b>Year 2</b>		
Initial Option Fee	£	Paid on/before start of tenancy
Monthly Instalment Option Fee:	£	Paid during course of tenancy
Rent Amount:	£	Paid during course of tenancy
<b>Agreed Terms of Tenancy &amp; Option to Buy</b>		
<p>The purchase price remains unchanged during the term of tenancy.</p> <p>The Initial Option Fee and Ongoing Option Fee for each period contribute fully towards the Tenant's future purchase of the house.</p> <p>The Tenant/Buyer can decorate house during tenancy by first obtaining Landlord/Seller approval.</p> <p>The tenancy and option periods are fixed at 12 months duration, but should the Tenant/Buyer wish to renew for another 12 months, then this will be acceptable to the Landlord/Seller on the provision that the terms and conditions of the initial Tenancy and Option conditions have been met.</p> <p>The Tenant/Buyer can exercise option to purchase <u>any time</u> prior to the expiry of the Tenancy/Option Period.</p> <p>All option fees are NON-REFUNDABLE where the Tenant/Buyer does not exercise option to buy.</p> <p>Any application or renewal fees paid do NOT contribute towards the future purchase of the house.</p> <p><u>This agreement is subject to reference approval wholly and solely at the discretion of the Seller/Landlord. Should the Seller/Landlord decline the application made by the Tenant/Buyer then the application fee shall be refunded, except where the Tenant/Buyer has falsified their application details, or where the Tenant/Buyer later changes their mind.</u></p>		
Signed by Landlord/Seller		Signed by Tenant/Buyer
Date:		Date:

UK PROPERTY LADDER - LEASE OPTION TEMPLATES