

The screenshot shows the top navigation bar of the HOME Addressed website. The navigation menu includes: HOME Addressed, Co-Ownership, Co-Tenancy, House Sitting, Home Stay, and Real Estate (highlighted in orange). Below the navigation bar is a banner featuring a stylized illustration of a man in an orange shirt with a hand on his chin, set against a blue city skyline background. A speech bubble contains the text: "Feeling a little left behind? Talk to people who can make a difference in your life!". At the bottom of the banner, there is a red button with a pencil icon and the text "Sign up here for free!".

# Rent To Buy Application

[www.homeaddressed.com.au](http://www.homeaddressed.com.au)

**Open a door to your future!**

Rent To Buy...fast tracking home ownership

## **What is Lease Optioning or Rent To Buy?**

It is a system of home ownership that allows you to move into the property you want to own. You will be asked to pay an option fee which allows you to effectively hold the property for a defined period of time, usually between 2 to 5 years. (This is not the case in SA where it is a maximum of 6 months). The option allows you to peg the house price so that you know at the end of the agreed term, the price will not have gone up although, the expectation is that the value of the house has increased so you can use the equity you have acquired to help you refinance.

The option fee goes towards the price of the house. There is also a weekly rent component, because you are still renting the house, and an ongoing option fee to maintain the agreement. Every month there will be a portion rebated so this can go against the price of the house. While you are renting, you will also be paying off your house.

## **What's the advantage in this?**

At the end of the designated period, when you come to refinance you will have a choice as to how to proceed:

1. Subtract the payments made towards the house and ask for a loan to cover the remaining amount
2. Refinance for the original amount so that the equity you have created can pay for the

settling costs. Hopefully, nothing will have to come out of your pocket.  
This is a particularly clever way of purchasing property, especially if you choose to do it with a co-buyer.

If you like the sound of this way of buying property then fill out the application form and once complete, email to: [RTB@homeaddressed.com.au](mailto:RTB@homeaddressed.com.au)

Please note, that should you default on the rent/option, you will relinquish all monies paid up to that point. If you feel that you no longer want to continue rent to buy, you may stay on as a tenant pending agreement by the landlord.

DATE:

Name:

Mobile Phone:

Home Phone:

Email:

Current Address:

Current rental paid:

Employer: please include: name/address/contact number:

Referee: (specify relationship and contact number)

Licence no.

Passport no.

Visa type if applicable:

Defaults: please specify:

FHOG: YES NO

Deposit /Option Amount:

Earnings net: \$ pw

Reason for applying for the program:

Areas you would like to live:

- 1.
- 2.
- 3
4. Anywhere in Melbourne

Email completed form to: [RTB@homeaddressed.com.au](mailto:RTB@homeaddressed.com.au)