



PROPERTY MATCH

WWW.PROPERTYMATCHLLC.COM

Lease Option/Lease Purchase Program FAQ's

What is a lease option?

A lease option is basically a lease with an option to buy at a later date. For example, if you had a \$100,000 house for sale and have a hard time selling it, Property Match could buy it on a lease option where we would lease it from you for say, \$750 per month. Then, sometime before the end of the lease (usually anywhere from 1-5 years) we would buy it for the pre-determined price—which many times is close to the full asking price!

What's the difference between a lease option and a lease purchase?

It's simple. A lease option gives the buyer the OPTION of buying the house anytime during the lease for the pre-determined price. A lease PURCHASE says that the buyer MUST buy the property before the end of the lease. Property Match can work with you on either type of transaction.

How does it work?

A lease option/ purchase is basically a monthly lease set up over a pre-determined period of time. At the end of that time, we purchase the home from you for whatever the pre-determined price is.

That sounds great, but I don't want to have to worry about repairs on a house, I want to be done with it! Who handles the repairs?

The great thing about the Lease Option/ Purchase Program with Property Match is that we take care of all of the day to day repairs that are needed on the property. While most landlords don't last long in the real estate business because they quickly get tired of late night phone calls for minor repairs, Property Match takes the "landlord" out of getting a monthly income. We handle both the calls and the repairs, and you can sit back and enjoy your check.

How is Property Match able to do this?

Property Match helps companies throughout the St. Louis area with home placements for employees that are transferred here from out of state. These people usually don't want to purchase a home because they may only be here for a year or so. Property Match helps place only the highest qualified families in homes in all areas of St. Louis, and in all price ranges.

What do I have to do?

For the most part, as the homeowner you don't have to do anything! We take care of all the paperwork as well as the placement of tenants and monthly payments. And because you don't have to worry about the day to day repairs, the only thing you need to decide is where you want your monthly checks sent! It is really quite simple.

How do I get my payment each month?

We can set it up however you like. Some of our homeowners like for us to electronically send the payment each month. Others like to have a check mailed to them. We can even set it up to automatically pay your lender each month and send you the difference. That way you won't have to worry about a thing!

What if my house is completely outdated and needs repairs now?

No problem. We work with both buyers and sellers in every type of situation you can imagine. Believe it or not, we have a lot of buyers that don't mind doing a little fix-up in return for rent credit. We work this all out FOR you, so you don't have to!