

# MN RENTING LLC

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## OFFER TO LEASE PURCHASE REAL ESTATE

Dated: \_\_\_\_\_, 2\_\_\_\_\_

Landlord/Seller

Tenant/Buyer

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
Address

\_\_\_\_\_  
Telephone

\_\_\_\_\_  
Telephone

### **Deposit:**

Landlord/Seller acknowledges \$\_\_\_\_\_ paid by Tenant/Buyer. If this Offer is accepted by the Landlord/Seller, the deposit will be applied to the Option to Purchase Deposit. If this Offer is not accepted by the Landlord/Seller, the deposit paid by the Tenant/Buyer will be returned in full within 48 hours of receipt, either written or verbal, of the rejection notification.

**Real Estate Agent Representing Seller:**

\_\_\_\_\_

**Real Estate Company Representing the Seller:**

\_\_\_\_\_

**Property:**

Address: \_\_\_\_\_  
County: \_\_\_\_\_ State: \_\_\_\_\_

**Terms:**

Monthly Rental Payment: \$ \_\_\_\_\_  
Number of Months \_\_\_\_\_  
Purchase Price: \$ \_\_\_\_\_  
Option to Purchase Deposit: \$ \_\_\_\_\_  
Monthly Credit for Rent Paid: \$ \_\_\_\_\_

Date option expires: \_\_\_\_\_, 2 \_\_\_\_\_

**Other Conditions:** \_\_\_\_\_  
\_\_\_\_\_

**Contingencies:**

This is an Offer and *not* a contract to lease purchase the subject property. The parties must reduce the terms contained in this Offer to a contract to lease purchase before any terms contained in this Offer are binding. This Offer is contingent upon satisfactory completion of the following items as designated. All contingencies will be removed in writing. If any contingency in this Offer is not removed in writing by the required date, this Offer becomes voidable. Check appropriate items below.

**Signed Contract to Lease Purchase**

\_\_\_\_\_ The parties must reduce the terms of this offer to writing within \_\_\_\_\_ days of signing this offer. If a contract is not signed by that deadline, the Tenant/Buyer has the absolute right to revoke this Offer.

**Contractor's Inspection**

\_\_\_\_\_ A contractor's inspection of the property at Tenant/Buyer's expense, resulting in a report satisfactory to Tenant/Buyer. This contingency is to be removed on or before \_\_\_\_\_.

**Attorney Approval**

\_\_\_\_\_ Approval of contract language by Tenant/Buyer's attorney. This contingency is to be Removed on or before \_\_\_\_\_.

**Partner Approval**

\_\_\_\_\_ Approval of this Offer by Tenant/Buyer's partner. This contingency is to be removed on or before \_\_\_\_\_.

**Other**

