

OPTION TO PURCHASE

As of this _____, 200_____

PARTIES: _____ with a mailing address of 10 Lilac Court, Litchfield, County of Hillsborough, State of New Hampshire, hereinafter called the SELLER, do agree to SELL to _____ of _____, NH , County of Hillsborough, State of New Hampshire, hereinafter called the PROSPECTIVE BUYER, should they wish to exercise this option to purchase within 12 months of signing of Lease Agreement also dated _____, 200_____, the following described premises:

DESCRIPTION: _____

TITLE DEED: That the property shall be conveyed by a good and sufficient Warranty Deed, and shall be free and clear of all encumbrances except usual public utilities servicing the property and restrictive covenants of record. This agreement shall be binding upon the heirs, executors, administrators and assigns of both parties.

PURCHASE PRICE: The selling price will be \$_____. A \$_____ non-refundable deposit has been paid upon signing this option. In the event that the prospective buyer chooses not to purchase this property, the deposit is not refundable. The balance to be paid at closing by cash or bank check.

PURCHASE OPTION TERMS: The amount of Five Hundred Dollars (\$500.00) per month from rents paid up to \$6,000.00 will be applied to the selling price. If this option to purchase is not exercised, all rents paid are non-refundable. The Seller will also pay \$5,000.00 toward closing costs. Security Deposit of \$_____ and Purchase Option Deposit of \$_____ also to be applied to Sale. (Total funds back at sale

not to exceed \$ _____) Balance to be paid at closing by cash or bank check.

TRANSFER OF TITLE: Closing would take place on or before _____, 200_____

REALTOR: BUYER states that no Real Estate Salesperson or Brokerage firm has presented this property. No commissions are due.

This Option to Purchase becomes an integral part to the Lease Agreement dated _____, 200_____ by and between the above parties. In event of default of the Lease Agreement, this Option to Purchase becomes null and void.

The undersigned parties acknowledge they have read and understand the Option to Purchase and the Lease Agreement as set forth.

Leonard A. Vigeant Date
Seller

Buyer Date

Buyer Date