

Statue Homes

Creating Real Estate Solutions for
better places to live and work

Ask how we can help with our programs ...

- Rent to Own
- Foreclosure prevention
- Private Lending



Partnering for Rent-to-Own – Illustrative Example

Let's say that you help me to buy a home for \$270,000 with a fair market value of around \$300,000. Let's also say that we work together to find and qualify a suitable tenant/ buyer who will rent-to-own the property from me in 3 years time for \$325,000.

You might be wondering, "Why should I do this? What's In It For ME?"

Here's why. Together, we can help solve the problems faced by frustrated landlords¹; AND

1. For a deal like this, **I will put \$22,500 in your pocket!!** ... that's nearly 8%!!

W O W ! ! !

This amounts to an **equal share in the profit after expenses at closing**, which will be approximately \$45,000 as follows:

- **Upfront fee of \$1,000**, i.e. 10% of the upfront deposit from the tenant/ buyer

PLUS

- **\$21,500 at closing** as follows
 - o Equal share in the profit after expenses at closing of approx. \$45,000 = \$22,500
 - o Less upfront fee of \$1,000

OR

2. **You can ask for, and receive 50% of the deposit upfront, amounting to \$5,000 right away²**

Let me ask you this ...

How does \$22,500 in your pocket compare against the 1.5 – 4% commission that you'd normally get?

Now, let me ask you something else ...

HOW MANY SUCH DEALS WOULD YOU LIKE TO DO?

¹ **Landlords** who are fed-up of dealing with vacancies, late payments, inconvenient maintenance calls, trashed properties, evictions, or any of the other myriad problems of being a landlord

² **Personally, I'd much rather that you received \$22,500 instead of \$5,000.**

Why? I want you to come to the conclusion that your interests are protected, and I'd like you to bring me as many deals as you possibly can, knowing that your interests are safe. That's why.

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So, what do you have to do?

With your network, you can find landlords³ whose problems we can solve, and whom we can help, and provide leads for tenant/ buyers

THAT'S IT, YOU'RE DONE!! ... Other than collecting your cheque

Everything else is my responsibility

- All the paperwork,
- Financing,
- Due diligence,
- Inspections,
- Qualifying,
- Move-in/ move-out checklists and
- Myriad other details.

I will undertake the task of qualifying the tenant buyer for each property. It is very important to me that only well-qualified tenant buyers who are capable of carrying the mortgage are placed into properties; and I have an ethical responsibility to ensure this when I qualify the tenant/ buyer for the properties that we will be working on.

What will I do for these Owners (Frustrated Landlords)?

As the Perfect Renter, I will

- Pay rent by the 5th of every month guaranteed,
- Provide a long-term lease agreement (from 1 to 5 years),
- Handle all management responsibilities & all maintenance and repairs up to \$ 500,
- Provide interior insurance,
- Buy the house at the end of the lease term at a guaranteed price (with your help),
- Close quickly.

What do the Owners have to do? ... NOT MUCH, REALLY! The owner only has to provide homeowner property insurance, pay mortgage and tax payments on time, and best of all, become an *ABSENT* LANDLORD

Now, my final question to you is,

“WOULD YOU BE INTERESTED IN HELPING SOLVE SOME PROBLEMS & GETTING A FABULOUS RETURN?”

³ We're looking for **frustrated landlords** who are fed-up of dealing with vacancies, late payments, inconvenient maintenance calls, trashed properties, evictions, or any of the other myriad problems of being a landlord. **We're looking for people who'd like to have all the benefits of being a landlord with none of the headaches.** I can solve their problems by presenting them with the Perfect Renter Program (which I'll share with you)