CRES CONSULTING & INVESTMENTS

A Clearer Path to Homeownership

CRES Turnkey Rent-to-Own Program

Live in the home today, protect your opportunity to purchase, and use the program term to prepare for mortgage financing.

The opportunity

Qualified residents may receive a conditional purchase option lasting up to five years while living in the property under renewable one-year leases. The goal is straightforward: stable occupancy now and a defined opportunity to become the homeowner later.

Why buyers value this program

- **Time to prepare**: Use the option period to organize finances, strengthen credit, and qualify for an acceptable mortgage.
- **A defined purchase opportunity**: The option agreement identifies the property, purchase terms, exercise deadline, and performance requirements.
- **Major-repair protection**: CRES handles qualifying major systems and habitability repairs during the lease period, subject to the agreements and resident-caused damage rules.
- **Home-warranty support**: CRES plans to maintain a home warranty on eligible properties; residents generally handle the applicable service-call fee.
- **Closing-cost assistance**: Successful buyers may receive a CRES seller credit toward allowable closing costs of up to 3% of the purchase price, capped at $10,000.
- **A turnkey pathway**: Homes are inspected before placement so known property conditions can be evaluated before the resident moves in.

How the pathway works

1. **Apply and qualify** — CRES reviews household income, employment type, available funds, affordability, desired move timeline, and supporting documentation.
2. **Select an eligible property** — The buyer reviews the home, inspection information, monthly rent, option terms, purchase price, and responsibilities.
3. **Enter the lease and option agreements** — The resident signs a one-year lease and a separate conditional purchase-option agreement.
4. **Maintain the opportunity** — The resident pays as agreed, maintains the home, satisfies the option standards, and prepares for financing.
5. **Exercise the option** — Before expiration, the buyer obtains acceptable financing, provides the required down payment, and completes the purchase.

PROGRAM TERMS AT A GLANCE

What you contribute—and what CRES contributes

Program item	Buyer responsibility	CRES commitment
Option consideration	$5,000 minimum; final amount may vary by property	Grants the conditional right to purchase for the stated option term
First month's rent	Paid before occupancy	Applied to the first rental period
Security deposit	Equal to one month's rent	Held and accounted for separately under the lease and applicable law
Monthly rent	Paid on time under the lease	CRES performs its ownership and major-repair responsibilities
Mortgage down payment	Paid entirely by the buyer	CRES does not fund the buyer's required down payment
Allowable closing costs	Buyer pays any amount above the available credit	Up to 3% of the price, capped at $10,000, subject to lender and program approval

Important: the option fee is separate

The option consideration is nonrefundable and is not credited toward rent, the security deposit, the purchase price, the mortgage down payment, or closing costs. It is paid in exchange for the conditional right to purchase under the option agreement.

Keeping the purchase option active

The exact standards will be stated in the property-specific agreements. Core expectations are expected to include:

- No rent payment may become 30 or more days delinquent.
- Late fees may apply after the lease's stated grace period.
- The resident must comply with material lease and property-care requirements.
- Resident-caused damage must be repaired or reimbursed.
- The buyer must exercise the option before its expiration and close within the required timeframe.
- The buyer must obtain acceptable mortgage financing or another CRES-approved purchase method when exercising the option.

A late payment and a lost option are not the same thing

An ordinary late payment may result in a late fee. A payment that reaches the option agreement's serious-default threshold may jeopardize or terminate the purchase option. Lease enforcement and option enforcement are separate processes governed by the signed agreements and applicable law.

Repairs and property care

CRES generally handles	Resident generally handles
Major structural and habitability repairs	Routine maintenance and cleanliness
Qualifying roof, HVAC, plumbing, electrical, or water-heater failures	Minor repairs and consumables
Covered home-warranty administration	Home-warranty service-call fees
Known property issues assigned to CRES in writing	Damage caused by the resident, household, pets, or guests

PURCHASE READINESS

What successful buyers prepare for

The buyer's financing responsibility

The program provides an opportunity to purchase; it does not guarantee mortgage approval. Before exercising the option, the buyer should be prepared to:

- Qualify with a properly licensed mortgage lender.
- Provide income, asset, employment, credit, and other lender-required documentation.
- Pay the full lender-required down payment from acceptable sources.
- Pay any closing costs, prepaid items, or reserves exceeding the CRES allowance.
- Satisfy appraisal, insurance, title, property-condition, and loan-program requirements.

How the closing-cost benefit works

If the buyer remains eligible, timely exercises the option, obtains financing, and successfully closes, CRES may provide a seller credit equal to actual allowable closing costs up to the lesser of:

- 3% of the purchase price; or
- $10,000.

The credit is subject to lender and mortgage-program approval, may not exceed actual allowable costs, cannot satisfy the buyer's required down payment, and will not result in cash back to the buyer.

Recommended service providers

CRES may recommend licensed lenders, title companies, inspectors, insurance professionals, and other providers familiar with the program. Buyers remain responsible for selecting qualified providers, subject to the transaction documents, mortgage requirements, deadlines, and applicable law.

Is this program a possible fit for you?

A strong applicant has stable, verifiable income; can afford the complete monthly payment; has the required move-in funds; is prepared to care for the home; and has a realistic path to mortgage financing within the option term.

Before you commit

Review the property-specific lease, option agreement, inspection information, purchase price, monthly payment, repair responsibilities, default standards, option deadline, and closing-cost allowance carefully. Consider obtaining independent legal, financial, tax, and mortgage advice before signing.

This guide is a general program overview and is not a lease, purchase option, loan commitment, guarantee of financing, or promise that any applicant will become a homeowner. Final terms vary by property and are controlled only by the signed agreements and applicable law.

CRES CONSULTING & INVESTMENTS

Creative real estate solutions designed around the property, the seller, and the future buyer.