



At Med City Builders, we're proud to offer a flexible and customer-centric property ownership approach. Our Contract for Deed option allows potential buyers to rent a property for 12 months before committing to its purchase through a Contract for Deed arrangement.

**Lease/Rental to Contract for Deed Process:**

**1. 12-Month Rental Period:**

- Potential buyers must rent the property for at least 12 months to assess its suitability and their commitment to homeownership.
- Biannual property inspections are conducted, and buyers must maintain good condition, make on-time payments, and adhere to lease terms.

**2. Conversion from Rental to Contract for Deed:**

- Down payment and interest rates for the Contract for Deed are negotiable based on factors such as current market rates, Med City Builders' rates, that may be locked in from a previous date, credit score, and property maintenance during the rental period.
- **Determining Down Payment:**
  - Credit score influences the down payment, with higher scores potentially requiring lower down payments.
  - Property maintenance during the rental period may also affect the down payment amount.
- **Determining Contract Length:**
  - Credit score influences the contract length, with higher scores potentially allowing longer contracts.
  - Property maintenance during the rental period may also impact the contract length.

Our goal is to provide a fair and transparent process, allowing ALL potential buyers to experience the property before committing to purchase. We aim to foster positive relationships, align Contract for Deed terms with financial circumstances/preferences, and create a Win/Win scenario for both the buyer and Med City Builders.

If you have questions or need clarification on our Contract for Deed process, contact us at 507-273-8682.

Thank you for trusting Med City Builders for your property needs. We look forward to the possibility of working together!

Sincerely,

Andy Cummings, Owner/General Contractor/Licensed Realtor

Med City Builders of Rochester, LLC/Property Brokers of MN

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