

For Sale: 252 6th Street East

3-bedroom 2-bathroom house with attached 2 car garage.
Approximately 1200 sqft.

Will sell on a **rent-to own** basis to the right buyer for **\$249,700 as is** with details below.

Will entertain **cash offers as well, feel free to send me an offer.**

To book viewing or make an offer email: InformAlphaManagement@gmail.com

Other notes:

- Flooring should get re-done
- Hot water Tank is a rental with Reliance

Rent to own Details

Purchase Price will be set at: \$249,700

Rent to own Contract will be set for 12 months,
with an option to extend for 1 additional 12-month period.

NON-REFUNDABLE Deposit required: \$10,000 (4% of Purchase Price)

Application required. Including an explanation why the rent-to-own option is desired or required for your situation.

If sale is closed within 6 months, 100% of the deposit will go towards purchase.
If sale is closed within 12 months, 50\$ of the deposit will go towards purchase.

If sale doesn't close after the 12th month, the tenancy will end, and seller will put the property back on the market UNLESS buyer/tenant wishes to extend for another 12 months with same terms as above. Another \$10,000 non-refundable deposit will be required before the end of 12 months.

Rental Terms

Tenant will rent the property with the intent of purchase in the property with 12 months (or 24 months if extension is exercised).

Tenant will pay an additional rental deposit of \$2,500.

Tenant will pay a monthly payment of \$2,500 on or before the 1st of each month, or else the entire contact will be considered in default, and the seller/landlord will have the option to put the property back on market.

Tenant is responsible for the maintenance of the property, including lawn care and snow removal.

Tenant is responsible for the heat and hydro. Tenant supplies their own internet, cable, phone.





















