NEW YORK LEASE TO PURCHASE OPTION AGREEMENT

inis agreement is betw	/een	_[Seller/Landlord	and [t
	[Buyer/Tenant], signed on		
	[address] in		[county,
state]. It outlines the te	rms for renting with the optior	າ to buy.	
<u>Terms</u>			
Rent:			
Monthly rent: \$	[amount], due on the	[day]	each month.
Security deposit: \$	[amount] (refundable	e upon lease end	if terms are met).
<u>Utilities:</u>			
Tenant covers:			
[list utilities, e.g., water,	, electricity].		
Landlord covers: [list utilities].			
Interruptions to service	s are not grounds for tenant o	claims.	
Tenant Responsibilities	<u>:</u>		
Return property in curre	ent condition (normal wear all	lowed).	
No subleasing, alteration	ons, or hazardous activities w	ithout approval.	
Comply with all laws.			
No pets allowed.			
Option to Purchase:			
Starts:[da	ate], Ends:[date].	
Buyer must notify selle	r in writing and propose a clos	sing date.	
Option Fee:			
Non-refundable fee: \$_ if terms are met.	[amount]. Credite	ed toward purcha	se price at closing
Purchase Price:			
Total price: \$	[amount]. Partial rent payr	nents may be cre	edited.
Closing:			

Buyer handles all closing costs except prorated property taxes.
Financing:
Buyer is responsible for securing financing; the seller makes no guarantees.
<u>Defaults:</u>
Breach of this agreement or the lease results in forfeiting option rights and fees.
Other Terms:
This option is exclusive and non-transferable.
No commissions will be paid.
Agreement is governed by the laws of[state], disputes in[county, state].
Signatures:
All parties sign below to acknowledge and agree to these terms.
College to an elleged.
Seller/Landlord:
Date:
Buyer/Tenant:
Date:
Witness/Agent:
Date: