

OPTION to lease and / or purchase

A) The undersigned Lessee or Buyer, hereinafter referred to as **LESSEE** has paid the undersigned Lessor or Seller, hereinafter referred to as **LESSOR** \$ _____ .00 as a **NONREFUNDABLE PAYMENT** for the Lessee to have the following consideration:

() **DOES NOT** or () **DOES HAVE**
THE OPTION OF LEASING
 With the following terms:
 Monthly rent of \$ _____ .00;
 Prepayment monthly Discount of \$ _____ .00;
 Damage deposit of \$ _____ .00;
 on a _____ month lease agreement,
 starting ____/____/20____. This Agreement will be made
 on the Lessor's Lease agreement with all of its terms. The
 prepayment discount is for payment made before it's due.

() **DOES NOT** or () **DOES HAVE THE OPTION OF PURCHASING.**
 With buyer paying the following set terms: **Sales Price** of \$ _____ .00,
CASH; Closing Cost of \$ _____ .00, **CASH; or**
 Lessor to **Finance** up to \$ _____ .00 of the sales
 price with terms of _____ % **A.P.R.** for _____ equal monthly
payments of about \$ _____ the with a set loan
closing date of ____/____/20____, at 2412 Clark Avenue, Albany, Ga.,
 with the 1st payment being due on ____/____/20____, . This
 Agreement will be made on the Lessor's Sales Contract agreement with all of its terms,
 buyer agrees to sign as agreed below in E).

B) The **property** owned by the Lessor located at _____, Ga.,
 More particularly described as: lot _____ of _____ subdivision, recorded in the land
 records of _____ county, Ga, being about _____ **acre(s)**, and more particularly described as _____
 _____ Hereinafter referred to as **Premises.**

C) **Well & Septic:** Lessor () will or () will not install a 4" **well** and tank (to pump a minimal of 6 gal./minute) and
 () will or () will not install a **septic system** for 3 bedroom 2 bath home without a garbage disposal.
 These being installed In Accordance to State Health Department Regulations. Lessee (Buyer) will get all permits, clear land, install driveway, run
 lines to & from home, plant grass, install electrical and everything else.

D) **Special Stipulations:** if different from printed form this controls; _____

E) The Lessee understands that this payment (money) paid to Lessor is for the Lessor to consider Lessee for the above, research Lessee's credit or any other information about this Agreement and to prepare the final Agreement. The Lessee understands any false and/or incomplete information on credit application or any other material to Lessor will void this Agreement. If approved, the Lessee has _____ **business day's** _____ **hours** to consummate and/or sign the new complete Sales Contract or Lease Agreement at the office of the Lessor (2412 Clark Av., Albany, Ga.). your Failure to execute will void this Agreement. Notice of approval will be given by telephone to the Lessee at the number below, furnished by the Lessee. The Lessee understands that if this Agreement is voided by the Lessee, the Lessee will forfeit all payment(s) made to Lessor and will hold Lessor harmless from all claims, liability, and damages. Time is expressly declared to be of the essence of this Option Agreement. It is understood that S. Cecil Musgrove is a licensed Real Estate Broker in the State of Ga., Roger D. Smith is not and is representing the owner, Lessor and/or Seller only.

F) This instrument constitutes the sole and only agreement between Lessor and Lessee respecting said Premises. It correctly sets forth the obligations of Lessor and Lessee to each other as of its date, and any agreements or representations respecting said premises, the equipment or personal property subject to this agreement or their agreement by Lessor to Lessee not expressly set forth herein are null and void. All plats, maps, credit application, lease, Sales contract and anything else of and in this contract is made a part of this contract by its reference. N/A or X'ed through means not Available

Executed on ____/____/20____ @ Lessor's office 2412 Clark Avenue, Albany, Ga,
 Phone (229) 888-1220. Fax 888-1222

Lessee: (Buyer)
Sign name: **X** _____
Print name: _____
Address: _____
City, state, zip: _____
Telephone number: () _____
s.s.n.: _____

Witnessed by: _____
 Lessor: (seller) Sign _____

NOTE: THIS IS A LEGAL BINDING CONTRACT, IF NOT UNDERSTOOD, SEEK COMPETENT ADVICE.