



An Associate of Eagle One Real Estate

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THE "RAP" SHEET

RAP stands for Rehabilitating American Pride, which was created to help needy people by working together.

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Special points of interest:

- We believe everyone is entitled to own property without hassles or worries of losing it
- We will do all we can to help individuals and families
- We will do all we can to help businesses
- And, we will do all we can to help those who are less fortunate

Sun	Mon	Tue	Wed	Thu	Fri	Sat
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5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

RENTERS

There is a way that you can pick out the home you want for you and your family, have a National Non-Profit Organization Purchase the home and Rent It To You. In California and many other states, you will have up to 5 years to get your finances in order and qualify for a Mortgage Loan to purchase the house from the National Non-Profit Organization.

Over the 5 year period (3 years in Texas), the price to purchase the house is locked in by the lease contract with the National Non-Profit Organization

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LEASE WITH THE **RIGHT** TO PURCHASE

The program is through a National, Non-Profit Organization that has been offering this program since the 1990's and have helped many families get their home.

The program is designed so every member of the household who will live in the home, will fill out a preliminary qualification form. They will also fill out a longer qualification form after they are approved.

The approval also lets you know how much monthly lease (rent) payment you qualify for,

which will let you know the cost of a home that will fit your budgeted monthly payment.

Unlike renting a home, this one is your home by contract, and will become your home after you qualify for and acquire a mortgage loan.

Once you're ready to purchase the home from the **National Non-Profit Organization**, you will have the down payment and closing costs. But, you will have 5 years to save that much money and if you decide the home is not right for your family, you and opt out.

HERE'S HOW THE PROGRAM WORKS



1

Application Process

[Apply for Approval](#)

Prospective residents start the process by filling out a Pre-Qualification Application that Checks key issues.*

**Everyone who resides in your home, who is over 18-years-old or older, must complete both the Pre-Qualification and the Full Application. This also means their income will count as the Household Income, which makes it easier to qualify.*

If the Pre-Qualification Application is approved, the applicant will be required to submit a Full Application for a full credit and background check.



2

Find a qualified home

[Find a Home](#)

Prospective residents will work with FD Options to find a home in an approved community. We will help you identify approved communities and we will help you with all paperwork.

Once a home is identified and approved by the National, Non-Profit Organization, the Organization will attempt to purchase the home—the outcome of which will depend on certain conditions being met, such as agreeing on purchase price with the seller, a satisfactory inspection, attorney review of the purchase contract and other closing conditions being satisfied.

To see if a list of reasons that homes may be disqualified from the program, please contact FD Options, by phone: Fred: 951-348-5234 or Joe: 951-807-9436. You can also fill out a request form on the Contact page of our website and it will send us an email.

To see if a home is in an approved community, please contact us. Office 888-641-3934



3

The Non-Profit Organization buys the qualified home, household leases the home from the Non-Profit Organization

Prospective residents will be required to sign a one year lease for the home as well as a Purchase Agreement.*

**There is a minimum lease period of one year, which is to protect the Non-Profit Organization. You will actually have five (5) years in California, before you have to get financing and purchase the home from the Non-Profit Organization.*

Household has the right to purchase the home

The Non-Profit Organization buys the home. You lease it and have the right to buy it later—if you want to.



4

Participation in Home Partners' program is available solely for consumer purposes and subject to approval. To exercise a Right to Purchase after entering into a lease, a resident must obtain their own financing such as a mortgage loan from a third party lender or pay cash. The Non-Profit Organization, FD Options and affiliates are not mortgage companies and do not have any obligation to provide or arrange a mortgage loan, and cannot guarantee that a resident will be able to obtain a mortgage loan.

Lease

The initial term of the Lease is generally one year, and the Lease automatically renews every year as long as the resident is in compliance with the Lease and Right to Purchase Agreement. Each year, the resident has the right to give notice that he/she does not want to renew the Lease for another year. If for any reason the resident notifies HPA that they have elected to terminate at the end of a Lease term and is in compliance with the Lease, the full security deposit will be returned.

The resident's financial commitment is limited to the initial term of the Lease. The resident does not have to renew the Lease after the initial term. The maximum number of years of the Lease is five in most states and three in Texas.

Over the life of the Lease, subject to applicable laws, the Non-Profit Organization expects residents to treat the home as their own, maintain the lawn and garden, remove snow or debris, and complete minor repairs.

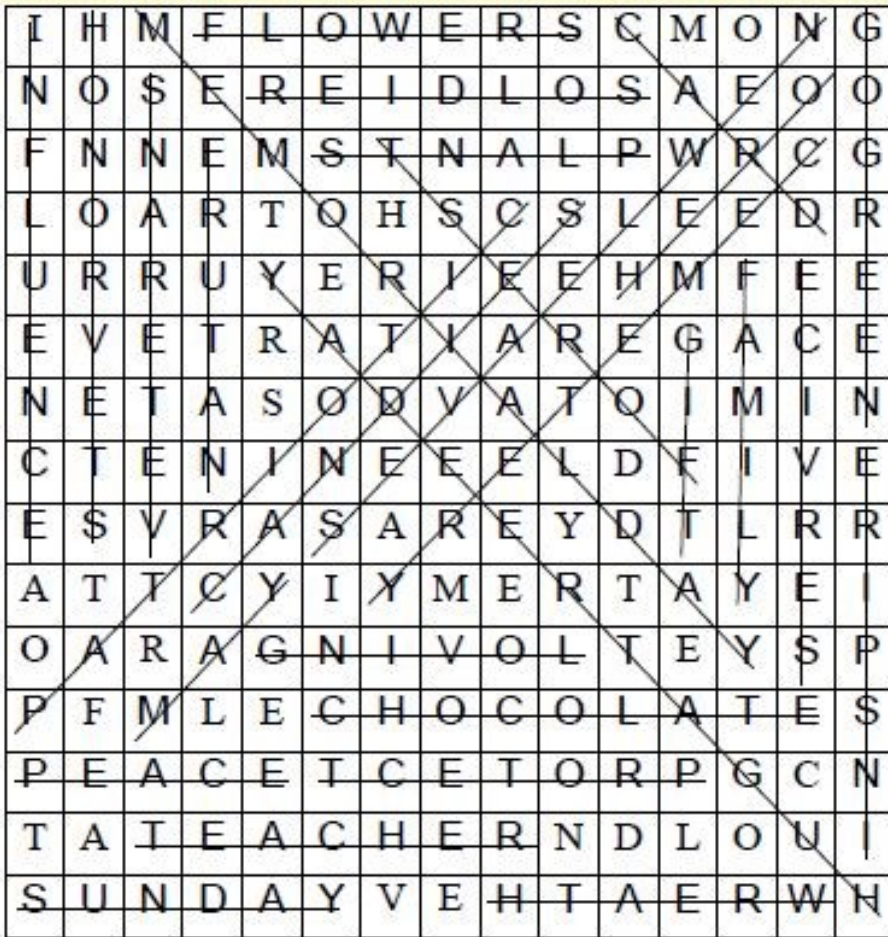
Right to Purchase Agreement

The resident's Right to Purchase Agreement (and therefore Right to Purchase) is in effect as long as the Lease is in effect, and the resident is in compliance with these two agreements.

The Right to Purchase Agreement gives the resident the right to purchase the home from the Non-Profit Organization at a pre-defined price for each year of the Lease, as long as the resident is in compliance with the Lease and the Right to Purchase Agreements. The maximum number of years a resident can rent the home and have the Right to Purchase is five years in most states and three years in Texas. **The Right to Purchase does not obligate the resident to buy the home.**

Prospective residents will have an opportunity to review all documentation, and the Non-Profit Organization encourages all prospective residents to consult with legal and tax advisors to review such documents and the transaction prior to signing any documents.

For more information call: Fred's Cell: 951-348-5234 or Joe's Cell: 951-807-9436 or
For Spanish: Marko 951-318-9220



WORD SEARCH

PUZZLE SOLVED

The phrase below was formed from the unused letters and are shown in the puzzle solutions as light blue boxes.

MOTHER'S DAY: A
 TIME TO REFLECT
 AND LOVE

This newsletter was compiled from facts and figures taken from many sources. I verified every fact, but all of the figures used are hypothetical and do not reflect actual outcomes or projections.

If you have any comments, questions or information to contribute to our newsletters, you can sent them to my email: fdo.editor@aol.com.

The word search puzzles are created by Joe Gauthier and can be used, copied and shared freely.