









	✓	<b><u>Breaking the rent-to-own agreement:</u></b> If client decides to break the rent-to-own agreement, or find the property is not suitable, client may lose their deposit, and depending upon how the contract is written, may lose all the money that was put aside for the deposit and/or down payment.
 	✓	<b><u>Lack of Security:</u></b> Client's agreement may be null and void if client is late on rent at any time – meaning not only client may get evicted but may lose all the money that was put aside for the deposit and/or down payment.
 	✓	<b><u>Change in life circumstances:</u></b> Whether personally or financially, it can have a huge impact on clients' ability to continue paying that rent premium or sticking to rent-to-own lease obligations. Should anything happen, the consequences can be devastating, and client may lose all the money that was put aside for the deposit and/or down payment.
 	✓	<b><u>Financing Not Guaranteed:</u></b> After the lease expires and the client chooses to purchase the property, client still needs to secure financing, and there is no guarantee that client will be able to obtain the financing. Securing a mortgage is the sole responsibility of the client, and if client still cannot afford a mortgage and/or credit history is still insufficient for consideration and/or there is decline in the property price for any reasons, client may lose all the money that was put aside for the deposit and/or down payment.
 	✓	<b><u>Potential Loss of Investment:</u></b> In a typical rent-to-own arrangement, the client may pay more than the actual fair market rent each month. The additional rent money actually goes toward the eventual down payment for the purchase of the property. When the lease expires, the tenant then seeks financing to secure the purchase of the property. At this point, it then becomes the lender's decision what amount may be applied toward the down payment. If the lender decides that a smaller or larger portion of the rent applies toward the down payment, then either the tenant or the landlord stands to lose money at the time of sale.
 	✓	<b><u>Market Decline:</u></b> Understand that if the market declines, client will still have to pay the higher price stipulated in the contract to own the property. And, failure to secure a financing, client may lose their deposit, and depending on how the contract is written, may lose all the money that was put aside for the deposit and/or down payment.

**By signing below, I/We acknowledge that I/We have Read and Understood material risks associated with the rent-to-own offered to me/us by mortgage agent/broker.**

**Borrower's Name (Print)**

**Signature**

**Date**

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