



**Jacob David Properties**  
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**To: Tenant**  
**From: Jacob David Properties**  
**Subject: Renter to Homeowner Program**

Jacob David Properties has a program for potential home buyers that are not quite ready to purchase a home now but in the future. What the program does is allow potential buyers to rent a Jacob David Properties rental. If the tenant successfully purchases a house using a realtor approved by Jacob David Properties, then they are allowed to terminate their lease early without paying the early termination fee.

Rules to participating in this program:

1. **Pre-Approval:** Before looking for homes the potential buyer needs to get a pre-approval letter from a mortgage lender showing their max purchase price and emailed to: [jacobdavidproperties@gmail.com](mailto:jacobdavidproperties@gmail.com)
  - a. If you need recommendations, we can guide you in the right direction.
2. **Purchase price:** must be over \$150,000 to qualify for the program.
3. **Location:** The house needs to be within San Antonio or surrounding areas unless authorized by property management.
4. **Turnover:** Tenant is required to pay 14 days of rent after closing of the property in which 4 days is allotted for tenant to move out and rental property ready for turnover. 10 days is allotted to the property management company to turnover any outstanding issues and get ready for new tenant.
  - a. If a tenant needs more time to move out, tenant will give notice of what date they will be moving out and will be liable for 14 days of rent past the date of move out.

This program is to help buyers find the right house without being a slave to their lease. This gives the renter flexibility to find what you want without having to worry about your lease expiring or paying extra to go month to month.

***Disclaimer: Jacob David Properties has the right to refuse this program to anyone for any reason.***

I have read and would like to participate renter to homeowner program.

\_\_\_\_\_  
Tenant's signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tenant's signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Broker/Property manager signature

\_\_\_\_\_  
Date