

Home Partners of America
Broker Web Template Instructions

June 06, 2015

Instructions:

1. Each template is labeled.
 - Template 1
 - Template 2
 - **Template 3**
2. Inside each template look for comments to show what needs edited.

Example below.

```
<!-- *****
```

```
/* ***** EDIT THE LINE BELOW: ***** */
```

1. Replace **[three/five]** with new duration

```
***** -->
```

3. All the user needs to do is replace the **highlighted red code** with their new code or text.
4. All images need to be hosted on a server. Once they are hosted you will need the URL for each image to paste into the image tag source.

The two images that need replaced need to the following sizes:

1. Agent logo size - 330px X 79px
2. Head shot size - 226px X 201px

SEE NEXT PAGE FOR CODE INSTRUCTIONS

1

2

3


4


5

6

7


AGENT LOGO HERE





WELCOME TO A NEW PATH FOR HOME OWNERSHIP?

Are you close to being able to buy a home but aren't quite there? Did you just move to **(INSERT LOCATION)** and aren't sure where you want to live? Do you need to rent right now but really want to buy a home in a couple years? Home Partners' Lease with a Right to Purchase Program may be right for you.



Sheila Jones
WPA - Cold Agent
[contact me >](#)

HOW THE PROGRAM WORKS

PROGRAM SUMMARY

Home Partners provides responsible households with a clear and transparent path to homeownership through its Lease with a Right to Purchase Program. This program provides **(three/five) years** of rent certainty with only a one-year financial commitment on the lease.

APPLYING

If you want to own a home but cannot currently qualify for a mortgage, or if you would prefer to rent a home now with the goal of purchasing it in the next three to five years, then this program may be for you. Home Partners doesn't focus exclusively on your credit score. The full credit profile of your entire household is taken into account when they review your application to the Home Partners program.

ADVANTAGES

As with a standard lease agreement, Home Partners requires you to sign a lease for a year and make a security deposit. Unlike a standard lease agreement, you will have renewal options providing **(three/five) years** of rent certainty and the right to purchase the home at a price established when you enter the Right to Purchase Agreement, in accordance with the terms of the Agreement. You can also select the home that you want to live in from all homes included from time to time in Home Partners program as shown on their website.

KEY CONSIDERATIONS

Home Partners buys homes in specific approved communities, so you can go to their website to see what communities are currently in their program. We will guide you in finding the right home in the right community in the Home Partners' program. Once you approve the purchase price in your Right to Purchase Agreement, that is the price at which you may purchase the home during the term of the lease, in accordance with the terms of the Agreement, whether the home is later appraised at a higher or lower value. If you do not purchase the home as provided in the Agreement, Home Partners may rent or sell the home to others when your lease ends.

LEASE AGREEMENT

Your initial lease is for one year, so your **financial commitment** is limited to one year. Your lease is renewable every year for **(three/five) one-year** periods, and you have the right to notify Home Partners if you don't want to renew the lease. Your full security deposit will be returned as provided in the lease if you decide to leave the home at the end of a lease period and have been in full compliance with the lease.

RIGHT TO PURCHASE AGREEMENT


Your Right to Purchase Agreement gives you the right to purchase the home you selected from Home Partners at a predetermined price for every year of your lease, as long as you have been in compliance with the lease, Agreement and other documents. You are under no obligation to buy the home from Home Partners.

FIND HOMES IN YOUR AREA >

APPLY TO THE LEASE WITH A RIGHT TO PURCHASE PROGRAM >

FOR A LIST OF FREQUENTLY ASKED QUESTIONS >

CONTACT HOME PARTNERS FOR MORE INFORMATION >



Information on Home Partners' website is not a guarantee. It is provided exclusively for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties or services only for themselves. Home Partners is not a mortgage company, does not have any obligation to provide and does not provide financing and cannot guarantee or in any way ensure that a resident will be able to obtain a mortgage if and when he/she wishes to exercise the Right to Purchase.

©2014 Home Partners of America, Inc. All rights reserved. Home Partners and the Home Partners of America, Inc. logo and "A New Path to Homeownership" are pending or registered trademarks and service marks of Home Partners of America, Inc. or its affiliates.

03. BROKER TEMPLATE - HOMEPARTNERS.COM

03. BROKER WEB TEMPLATE CODE CHANGES:

```
<!-- ***** EDIT THE LINE BELOW: ***** */
```

```
1. Replace [Name of Partner/agent] with partner/agent's name
```

```
***** -->
```

```
<title>[Name of Partner/agent] | Home Partners of America</title>
```

```
<!-- ***** EDIT THE LINE BELOW: ***** */
```

```
1. Replace [URL you want the client logo to link to] with URL e.g. http://www.google.com
```

```
2. Replace lib/img/img-client-logo-fpo.jpg with the image URL of the hosted Client Logo
```

```
***** -->
```

```
<a href="[URL you want the client logo to link to]" target="_blank"></a>
```

```
<!-- ***** EDIT THE LINE BELOW: ***** */
```

```
1. Replace [INSERT LOCATION] with partner/agent's Location
```

```
***** -->
```

```
<p>Are you close to being able to buy a home but aren't quite ready? Did you just move to [INSERT LOCATION] and aren't sure where you want to live? Do you need to rent right now but really want to buy a home in a couple years? Home Partners' Lease with a Right to Purchase Program may be right for you.</p>
```

```
<!-- ***** EDIT THE LINES BELOW: ***** */
```

```
1. Replace lib/img/img-headshot.png with the image URL of the hosted headshot image
```

```
2. Replace Sheila Jones with new with partner/agent's name
```

```
3. Replace HPA - Gold Agent with new with partner/agent's title
```

```
4. Replace [Link to contact Partner/Agent] with Partner/Agent's URL e.g. http://www.google.com
```

```
***** -->
```

```

```

```
<p>Sheila Jones</br>
```

```
HPA - Gold Agent</br>
```

```
<a href="[Link to contact Partner/Agent]" target="_blank" title="contact me">contact me <i class="fa fa-angle-double-right"></i></a></P>
```

```
<h2>PROGRAM SUMMARY</h2>
```

```
<!-- ***** EDIT THE LINE BELOW: ***** */
```

```
1. Replace [three/five] with new duration
```

```
***** -->
```

```
<p>Home Partners provides responsible households with a clear and transparent path to homeownership through its Lease with a Right to Purchase Program. This program provides [three/five] years of rent certainty with only a one-year financial commitment on the lease.</p>
```

```
<h2>ADVANTAGES</h2>
```

```
<!-- ***** EDIT THE LINE BELOW: ***** */
```

```
1. Replace [three/five] with new duration
```

```
***** -->
```

```
<p>As with a standard lease agreement, Home Partners requires you to sign a lease for a year and make a security deposit. Unlike a standard lease agreement, you will have renewal options providing [three/five] years of rent certainty and the right to purchase the home at a price established when you enter the Right to Purchase Agreement, in accordance with the terms of the Agreement. You can also select the home that you want to live in from those eligible and available for sale in communities Home Partners serves &ndash; enabling you to live in a neighborhood today where you might not otherwise find a suitable home to rent.</p>
```

03. BROKER TEMPLATE - HOMEPARTNERS.COM

03. BROKER WEB TEMPLATE CODE (continued)

<h2>LEASE AGREEMENT</h2>

<!-- *****

/* ***** EDIT THE LINE BELOW: ***** */

1. Replace [three/five] with new duration

***** -->

<p>Your initial lease is for one year, so your financial commitment is limited to one year. Your lease is renewable every year for [three/five] oneyear periods, and you have the right to notify Home Partners if you don't want to renew the lease. Your full security deposit will be returned as provided in the lease if you decide to leave the home at the end of a lease period and have been in full compliance with the lease.</p>

<!-- *****

/* ***** EDIT THE LINE BELOW: ***** */

1. Replace [UTM LINK] with the created UTM link.

***** -->

Apply to the Lease

with a Right to Purchase Program <i class="fa fa-caret-right"></i>

6

7