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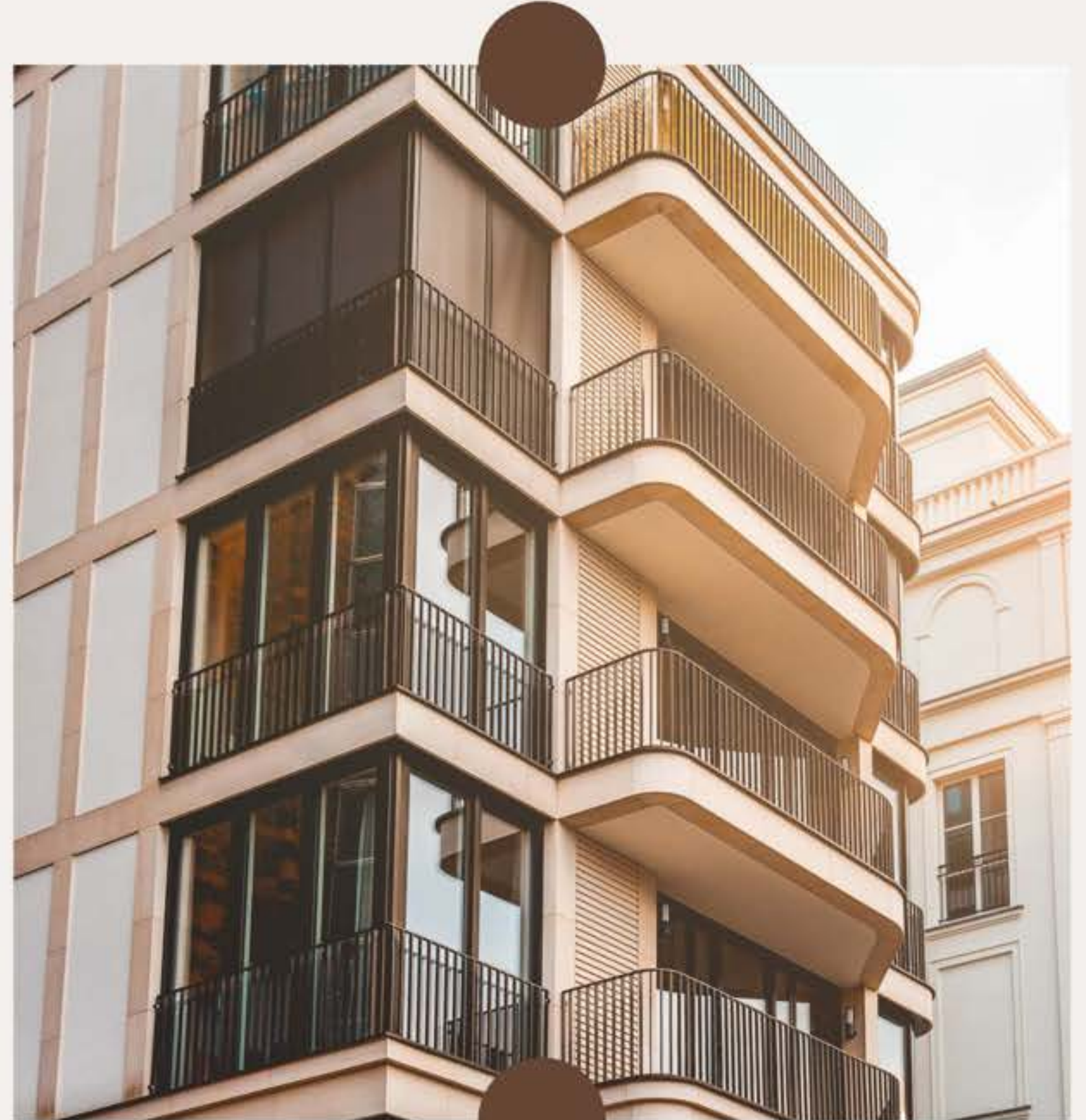


NEXT





HOW TO GET STARTED IN THE RENT-TO-OWN PROGRAM AND COMPLETE IT SUCCESSFULLY



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WHAT ARE THE REQUIREMENTS FOR A TENANT BUYER TO QUALIFY FOR THE RENT-TO-OWN PROGRAM?

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FIRST REQUIREMENT

STATUS IN CANADA

THE FIRST STEP TO QUALIFY FOR THIS PROGRAM IS TO BE PERMANENT RESIDENT IN CANADA OR A CITIZEN.



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SECOND REQUIREMENT

CREDIT SCORE

ONCE YOUR STATUS IN CANADA IS VERIFIED, THE NEXT STEP WILL BE TO DETERMINE YOUR CREDIT SCORE. BASED ON THE HEALTH OF YOUR CREDIT SCORE, A STRUCTURE WILL BE PUT IN PLACE TO IMPROVE YOUR CREDIT IF NEEDED.



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THIRD REQUIREMENT



AMOUNT OF INCOME

APPROXIMATELY, YOUR INCOME AND DEBT WOULD BE DIRECTLY DEPENDENT ON THE AMOUNT OF HOUSE YOU WOULD BE QUALIFIED TO PURCHASE.

FORMULA TO DETERMINE THE HOUSE VALUE = (ANNUAL INCOME - DEBT (CAR PAYMENT ETC.) * 4

EXAMPLE: SAM HAS AN ANNUAL INCOME OF \$100,000 PER ANNUM AND A CAR LOAN OF \$30,000.

FOR THE RENT-TO-OWN PROGRAM SAM CAN ONLY QUALIFY TO APPLY FOR A HOUSE WITH A MAXIMUM VALUE OF $(\$100,000 - \$30,000) * 4 = \$280,000$.



FOURTH REQUIREMENT



INITIAL DEPOSIT OR INITIAL OPTION CONSIDERATION

TO GET STARTED IN THE PROGRAM AN INITIAL DEPOSIT OF \$10,000 - \$15,000 WILL BE REQUIRED. THIS INITIAL DEPOSIT WILL BE CREDITED BACK TO YOU AS A PART OF YOUR DOWN PAYMENT AT THE END OF THE PROGRAM



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FIFTH REQUIREMENT

SETTING UP OF MONTHLY PAYMENT

ONCE AN INITIAL DEPOSIT HAS BEING AGREED ON, A MONTHLY PAYMENT WILL BE ESTABLISHED.

MONTHLY PAYMENT = MONTHLY RENT + MONTHLY OPTION CONSIDERATION.

MONTHLY OPTION CONSIDERATION IS MONIES PAID BY THE TENANT BUYER THAT IS SET ASIDE AND ADDED UP OVER THE TENURE WHICH IS LATER CREDITED BACK TO THE TENANT BUYER AS DOWNPAYMENT TO BUY THEIR HOME.



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SIXTH REQUIREMENT

COMPLETE PAYMENTS RECEIVED AT THE
END OF TENURE

ONCE THE TENURE HAS ENDED AND ALL THE MONTHLY
PAYMENTS HAVE BEEN MADE. YOU NOW HAVE THE REQUIRED
MONEY TO PAY AS DOWN PAYMENT FOR THE HOUSE & YOUR
CREDIT SCORE IS ALSO VERY HEALTHY. YOU CAN NOW BE
ELIGIBLE TO QUALIFY FOR A TRADITIONAL MORTGAGE WITH THE
BANK WHEN YOU APPLY.



SEVENTH REQUIREMENT

APPLY FOR MORTGAGE WITH THE BANK &
GET THE KEYS TO YOUR NEW HOME



ONCE YOUR TRADITIONAL MORTGAGE WITH THE BANK IS
APPROVED ALONGSIDE ALL NECESSARY DOCUMENTATIONS,
THE HOUSE WILL BE CLOSED ON & YOU WILL HAVE YOUR
NAME ON THE TITLE AS A HOMEOWNER.



THANK YOU!

LETS HELP YOU START YOUR HOME OWNERSHIP PROCESS

