



Lease/Purchase Contract Worksheet

(Basic information to be agreed upon by parties and provided to legal counsel drafting a residential lease.)

Because a Lease Purchase Contract is a legally binding contract between the parties, it must be drafted by an attorney. The purpose of this form is to only identify some of the basic information necessary for legal counsel to draft this document.



A. Basic Information:

Landlord(s)	Tenant(s)
Name(s)	Name(s)
Address	Address
Property Address <i>(legal description if available)</i>	
Occupants	
_____	_____
_____	_____
_____	_____

B. Lease Terms:

Term	Commencement Date
Monthly Rent \$	Security Deposit \$
Late Fee \$	Right to Assign/Sublet Yes _____ No _____
Pets No _____ Yes _____ Pet Fee \$ _____	

C. Utilities/Maintenance: *(check responsible party during lease term)*

	Landlord	Tenant
Electric		
Gas		
Water		
Sewage & Storm Water		
Trash		
Cable/Internet		
Lawn/Snow Removal		

D. Purchase Terms:

Purchase Price \$	Earnest Money \$
Financing Terms	Credits Toward Purchase Price Rent Yes ____ No ____ Security Deposit Yes ____ No ____ Other _____
Right to Inspect Yes ____ No ____ Inspection Period _____ days Commencement Date _____	Payment of Closing Costs
Closing Date	

E. Brokerage Commissions:

Listing Brokerage	Buyer Brokerage
Fee	Fee
Paid by	Paid By
Payment Due Date	Payment Due Date