

**First Right of Refusal for \_\_\_\_\_**

I, Henry Carter (hereafter called Seller), hereby issue to \_\_\_\_\_ (hereafter called Buyers) the first right of refusal to participate in the Carter Rent To Own lease option program for the property located at \_\_\_\_\_.

The Buyers agree to put down \$500 toward the option fee for this right of first refusal. This Rent To Own program is outlined in the attached flyer which is also on the Carter Rent To Own website. On or around \_\_\_\_\_ the Seller will allow the Buyers in the home and at that time they will say either yes they want the home or no they do not. If they say yes then any money they have put down will become nonrefundable and treated as earnest money. If they say no then I will immediately refund any monies paid. If they say yes then at that time they will need to put at least another \$500 toward the option fee. All funds paid on this Right of First Refusal will be subtracted from the total Option fee due.

The total option fee on this home will be \$\_\_\_\_\_. (Includes ROFR money paid)  
The rent on this home will be \$\_\_\_\_\_ a month.  
It is expected the move in will take place on or around \_\_\_\_\_. Rent will be prorated upon move in. The balance of the option fee will be due along with the prorate rent upon move in.

If at any time for any reason prior to the first inspection of the home by the Buyers the Buyers may contact me in writing and decide to cancel this right of first refusal and all money paid to date will be refunded with no penalty.

All walls will be painted the color of choice of the Buyers. All trim will be white. Any other agreements on what will be done to the home are to be worked out at the time of the first inspection. If the parties cannot work out those details at that time then all money paid will be refunded back to Buyers by Seller.

As long as the Buyers pay all the money as outlined in the program and are not in a current eviction then they will be accepted into this program without further credit checks.

The Buyers put down \$500 today.

Agreed to this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

\_\_\_\_\_  
Seller (615)202-5228

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Buyer