



September 18, 2006

Dear Resident,

Are you planning to buy a home?

As a free benefit to you, DFWCityhomes is offering a Rent to Own Program to qualified residents.

Our Rent to Own Program is a way you can earn needed cash and assistance with your next home purchase. If you are leasing an apartment or duplex you can accrue a cash incentive of up to 1% of the purchase price of your home. If you are leasing a single family residence you can accrue a cash incentive of up to a 3% of the purchase price of the home. You can use this money to pay for anything you wish including closing costs, improvements, furniture or even a summer vacation.

Here is how the program works:

- ✓ You notify us that you plan to buy a house using the attached form.
- ✓ DFWCityhomes represents you as your Real Estate Agent and helps you find your new home.
- ✓ Your move out date and the return of your deposit are coordinated with your closing date and move in date for your new home.
- ✓ Up to 3% of the contract price of your new home is paid to you at closing.

It is that simple! To receive this benefit you must lease or have leased a property from us for the full term of your lease and be current on your rental payments. Restrictions apply, please read the attached form.

If you are planning to purchase a home call me at (214) 207-0210 for a free consultation.

Sincerely,

A handwritten signature in blue ink that reads "Tod".

Tod G. Franklin
DFWCityhomes LLC



**DFWCITYHOMES
RENT TO OWN AGREEMENT**

Date

(Names of all residents)

(Street address and dwelling unit number, if applicable)

(City, State, Zip)

Contact Phone Number

Re: Participation in DFWCityhomes Rent to Own Program

Dear Resident:

Submit this form to notify DFWCityhomes of your intent to participate in the rent to own program. After this form is received you will be contacted to set up an in person meeting to discuss next steps. Participation is non-binding until a contract is signed to buy a property. For the resident to receive the incentive payment the following conditions must be met:

- Residents of leased apartments and duplexes can accrue and receive a cash incentive of up to 1% of the purchase price of the property. Residents of single family residences can accrue and receive a cash incentive of up to a 3% of the purchase price of the property if the property is owned by DFWCityhomes and offered for sale. Otherwise, tenants can receive a cash incentive of up to 1% for any other qualifying property.
- The property must be listed in the Metrotex Multiple Listing Service with a buyer's agent commission of 3% or more (almost all properties are listed this way).
- Residents must provide proof of qualification for a mortgage loan. DFWCityhomes will provide assistance with obtaining proof of qualification.
- The offer is void if the property leased from DFWCityhomes is vacated.
- Residents must fulfill the lease obligation for the full term of the lease and be in good standing. Although, planning for your move may begin prior to the end of your lease term. Residents may decide to discontinue looking for a house at any time and continue to live in their current residence without any penalty. Lease terms remain in effect at all times.
- Residents must meet with a representative of DFWCityhomes to plan your purchase and execute a Buyer's Representation Agreement.