



**WEST OFFICE**  
 6060 Renaissance Place  
 Suite A  
 Toledo, Ohio 43623  
 Office: 419-537-0090

**SOUTH OFFICE**  
 6546 Weatherfield Court  
 Building E-Suite 5  
 Maumee, Ohio 43537  
 Office: 419-794-0090

**MICHIGAN OFFICE**  
 4348 S. 5<sup>th</sup> Street  
 P.O. Box 393  
 Luna Pier, Michigan 48157  
 Office: 734-847-2200

**LEASE OPTION PURCHASE AGREEMENT ADDENDUM**

The undersigned parties hereby agree to execute a Lease Agreement for the property known as:

\_\_\_\_\_ Street Address

\_\_\_\_\_ City State Zip

for a term of \_\_\_\_\_, beginning \_\_\_\_\_,  
 at a rate of \$ \_\_\_\_\_ per month. A non-refundable deposit in the amount  
 of \$ \_\_\_\_\_, plus the first month's rent, are payable at the time of Lease  
 execution to be held by Lessor/Seller. If the Lessee/Purchaser agrees to purchase said property,  
 they will be credited with the non-refundable deposit plus \$ \_\_\_\_\_ (rent credit)  
 of each month's paid rent toward the agreed upon purchase price of \$ \_\_\_\_\_.

The Lessee/Purchaser will be allowed to purchase said property at any time during the term of the Lease. If the Lessee/Purchaser does not exercise the option to purchase at the end of the lease term, all monies paid will be retained by the Lessor/Seller, including the non-refundable deposit.

Upon execution of the Lease, the Lessor/Seller agrees to pay LOSS REALTY GROUP a brokerage fee equal to one (1) month's rent. If the Lessee/Purchaser exercises the option to purchase said property, an additional fee of \_\_\_\_\_ of the agreed upon sale price, less the above-stated amount paid to LOSS REALTY GROUP at the time of Lease execution, shall be paid by the Lessor/Seller to LOSS REALTY GROUP at the time of the purchase closing.

*Purchaser/Lessee agrees to the above terms and acknowledges receipt of a copy of this Agreement*

*Seller/Lessor agrees to the above terms and acknowledges receipt of a copy of this Agreement.*

\_\_\_\_\_  
 Purchaser/Lessee Date

\_\_\_\_\_  
 Seller/Lessor Date

\_\_\_\_\_  
 Purchaser/Lessee Date

\_\_\_\_\_  
 Seller/Lessor Date

By: \_\_\_\_\_  
 Agent - Loss Realty Group

Date: \_\_\_\_\_