

## Pure Option Agreement – Sandwich Option

This agreement concerning real property held by the “Owner/Optionor”

\_\_\_\_\_ whose email is: \_\_\_\_\_ and

“Optionee” **Trident Investments Group** .

Person of contact: **Kevin A. Dunlap (702) 591-1784** .

1.) **The Premises:** Located at: \_\_\_\_\_ (city), **NV** (state) \_\_\_\_\_ (zip code).

Street Address: \_\_\_\_\_ Unit #: \_\_\_\_\_

2.) **Optionee’s Basic Rights:** Optionee has the right to exercise this Pure Option and convert this into either a purchase (via a Purchase and Sales Agreement) or a lease (via a Lease Option Contract). In addition, to these terms Optionee has the right to sub-lease (via a sandwich lease option) or assign this agreement (via a Lease Option Contract) to a third party of his choosing. In accordance to these rights, and at Optionee’s sole expense, Optionee reserves the right to advertise, market, place a sign in the yard, and do any means necessary to find a third party resident for the above premises. Optionee also has the right to enter the premises in making determinations of personally exercising this Pure Option or in order to show the premises to a respective third party.

3.) **Sandwich Rights:** Optionee is notifying Owner/Optionor that he may remain involved with the Premises after a third party has agreed to occupy Premises. At said time of occupancy Optionee will be in charge of collection of rents and all other requirement to landlord the Premises.

4.) **Consideration:** Consideration for these rights will be the services provided by Optionee to include advertising, marketing, and all other in-house costs and time provided at Optionee’s sole expense. None of these costs will be transmitted to Owner at any time.

5.) **Marketing Terms:** The financial terms that the Owner will receive, if this agreement is exercised, is as follows:

**Lease Option or Rent - To - Own**

Down Payment to Owner: \_\_\_\_\_, Amount to be Credited: \_\_\_\_\_,

Monthly Payment: \_\_\_\_\_ Rent Credit: \_\_\_\_\_. Time \_\_\_\_\_.

Sales Price:

Set at \_\_\_\_\_, or

Set at Market Value, or



**Seller Financing / Owner Financing / Owner Will Carry / AITD:**

Purchase Price: \_\_\_\_\_ . (Taxes and Insurance may be extra.)  
Down Payment: \_\_\_\_\_, Loan Type \_\_\_\_\_ (I.O. or P& I)  
Interest Rate: \_\_\_\_\_, Number of Years in Term: \_\_\_\_\_, Balloon in \_\_\_\_\_,  
Bonus Payment to T.I.G.: \_\_\_\_\_.

**Taking Over Payments:**

Estimated Current Loan Balance: \_\_\_\_\_ . Down Payment from Buyer: \_\_\_\_\_,  
Estimated Current Interest Rate: \_\_\_\_\_ . Current Payment(s): \_\_\_\_\_ .  
Buyer must sell or refinance the loan within \_\_\_\_\_ .  
(Buyer is to assume payments and all conditions of current loan on property. A copy of the note and recent mortgage payment stub will be needed from Owner.)

6.) **Cancellation & Non-Exclusivity:** This is a non-exclusive agreement between Optionee and Owner. If this agreement is cancelled by Owner, none of the normal costs provided by Optionee will be transferred. Owner is obligated to fulfill this agreement with Optionee until one of the following occurs:

- a.) Pure Option is exercised or assigned to a third party by Optionee; or
- b.) Property is sold or rented by another party outside of Optionee; or
- c.) One or both parties decide to cancel this contract. Either party may cancel at any time.

7.) **Service Package Desired:** We now offer two different packages for all of our Owner clients. All clients are automatically enrolled into the Basic Service Plan.

**Basic Service Plan (Bronze or Silver Program only)**

- Photos to be promoted on our Marketing Webpage.
- Narrated or Un-narrated video to be placed on Marketing webpage and linked to YouTube and possibly Daily Motion and Meta Cafe.
- General marketing campaign to include group posting of homes on one ad and placed on Craig's List, and other real estate websites.
- The use of a mechanical lock box to be placed on the premises for ease of showing.

Initial Cost: ~~\_\_\_\$300\_\_\_~~ **FREE** .

8.) **Notification of Agency:** The person of contact Kevin Dunlap . is a licensed real estate agent and Realtor in the state of Nevada . With Public ID # 229970 . And is currently hanging his license at VIP Realty .

9.) **Exercising of Option:** If this option is exercised and results in a sale of The Premises then a real estate commission will be paid in the amount of 3% of final purchase price.

10.) **Expiration of Pure Option Agreement:** This Pure Option Agreement will remain in effect for a duration of 6 months after dates of signature, unless option has been converted (as stated in Line Item #2 above) or canceled (as described in Line Item #6 above).



**OWNER**

**OPTIONEE**

\_\_\_\_\_ (SEAL)

\_\_\_\_\_ (SEAL)

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

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

SAMPLE

