

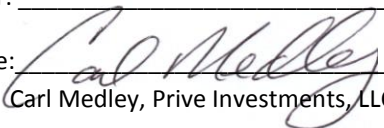
OPTION TO LEASE PURCHASE AND SUBLET AGREEMENT

Entered into on _____ (date), _____
(Owners on Title) hereinafter called Optionor(s), and Prive Investments, LLC, Its Successors and/or
Assigns as their interest(s) may appear, hereinafter called Optionee, enter into this Option to Lease
Purchase and Sublet Agreement regarding Property commonly known
as: _____
_____ (complete address)

The Optionor and Optionee agree as follows:

- 1. GRANT OF THE OPTION. In full consideration of the option fee paid by the Optionee to the Optionor, the Optionor grants the Optionee an Option to Lease Purchase and Sublet the real Property described above. This Option in no way prevents the Optionor from selling or leasing the Property outside of this agreement, provided the sale or lease is executed prior to execution and delivery of lease agreement, option agreement and first month's lease payment from **Prive Investments LLC**.
- 2. PAYMENT OF THE CONSIDERATION. Payment in full of the Option consideration in the amount of **\$ 1.00**, upon execution of this agreement, receipt of which the Optionor hereby acknowledges. The consideration is not refundable to Optionee in whole or part.
- 3. PURCHASE PRICE AND TERMS. The price and terms of the monthly lease payment and option/sales price are contained in the Property Information Worksheet attached hereto and shall be no less than these amounts unless otherwise agreed upon in writing by the Optionor and Optionee.
- 4. EXERCISE OF THE OPTION. The Optionee may exercise this Option by providing an executed Lease Option Contract and first month's lease payment to the Optionor. The Optionor agrees that the Optionee will be entitled to the Option Money collected as consideration for providing an executed contract.
- 5. INTENTION OF OPTIONEE. The Optionor understands and agrees that the Optionee intends to market the Property described herein as a Lease Option to an as yet unidentified third party Tenant-Buyer via Chamberlain Holding's underwriting parameters as defined at <http://priveinvestment.com/free-application/>. The Optionor agrees to cooperate fully with the Optionee with marketing and showing of the Property, including, but not limited to access for showings, placement of "for lease option" signs (unless otherwise prohibited by the HOA), etc.
- 6. ASSIGNMENT BY OPTIONEE. Nothing in this Option to Lease Option shall be construed to prevent Optionee from assigning the Optionee's rights under this Agreement and any related documents back to the Optionor.
- 7. RISKS. Optionor understands that there is risk in leasing Property. Tenants may not pay their rent on time, they may not pay their rent at all, and may not buy the house. Tenants may damage the Property. Optionor understands that it is important to have their Property inspected at least once a month. Optionor has been encouraged to start the eviction process the day the rent is late. The Optionor will indemnify, hold harmless, and release Prive Investments, LLC from any and all liability if the tenant-buyer has to be evicted, damages the Property or does not buy the house. Optionor understands that Carl Medley is not a Realtor & this is not a Listing Agreement of any kind.
- 8. CONSTRUCTION. This agreement shall be construed and governed by the laws of the State of Ohio, Duly executed on the date first above written. Optionor understands that it is their sole responsibility to make sure the house passes all local and state occupancy & code requirements before leasing the property.

Optionor: _____ Date: _____

Optionee:  _____ Date: _____
Carl Medley, Prive Investments, LLC