



## TENANT PURCHASE PROGRAM

*A homeownership pathway available to qualified Timberline residents.*

This program may allow eligible tenants to purchase a home while receiving valuable lease-termination benefits or purchase credits through Timberline Property Management.



### 1 PROGRAM OVERVIEW

Qualified Timberline tenants may purchase a home using Timberline as their buyer's agent. The home may be a resale listed in the Multiple Listing Service or a new-construction home offered for sale.



### 2 EARLY LEASE TERMINATION BENEFIT

If approved for the program and the tenant signs a Buyer Agency Agreement with Timberline, Timberline may waive the early lease termination fee. Timberline will also cover rent after the tenant vacates until a new tenant is located, relieving the tenant of that obligation.



### 3 TENANT RESPONSIBILITY BEFORE MOVE-OUT

Tenants remain responsible for rent through the last day of the month in which they vacate and move out. Standard move-out requirements, property condition expectations, and all other lease obligations still apply unless otherwise agreed in writing.



### 4 ELIGIBILITY REQUIREMENTS

- Buyer must use Timberline as the buyer's agent and sign a Buyer Agency Agreement.
- Timberline must receive a minimum commission equal to 2.5% of the home purchase price at closing.
- Home purchase price must be \$400,000 or greater.
- Program availability depends on move-out timing, current rental market conditions, and other transaction variables.



### 5 PURCHASE CREDIT OPTION

If a tenant does not plan to vacate early but still purchases a home through Timberline, the tenant may receive a purchase-program credit at closing. The credit equals \$100 multiplied by the number of months rented from Timberline, up to 24 months, for a maximum possible credit of \$2,400, or 0.5% of the purchase price of the new home, whichever is less.



### 6 IMPORTANT NOTES

- Program is offered on a case-by-case basis.
- Approval is subject to Timberline's review of timing, market conditions, and transaction details.
- This flyer is a summary only and does not replace the lease, Buyer Agency Agreement, or any separate written program terms.
- Additional conditions or limitations may apply.

## KEY BENEFITS



Potential waiver of early lease termination fee



Potential rent relief after approved move-out until re-leased



Home purchase assistance through Timberline representation



Loyalty credit for qualifying tenants who buy without moving out early

*Program details are subject to change and may be offered only when all qualifying conditions are met. Please contact Timberline Property Management for current terms and eligibility review.*