



7150 W. Potomac Drive, Boise, Idaho 83704
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INTRODUCING FIRST RATE PROPERTY MANAGEMENT'S HOME OWNERSHIP PROGRAM

FRPM has a program where you can receive \$500 immediately towards the purchase of a new home, closing costs, or down payment. This new home can be any home listed on the Ada County Multiple Listing Service, not just the homes managed by FRPM. Additionally, you can earn a credit of 5% of your monthly rent towards the purchase of a new home or closing costs.

If you enrolled today, you would earn a credit of \$500. Then, let's say that your rent is \$1,000 per month and you have been renting from FRPM for 2 years. That would mean that your total earned credit could be as much as **\$1,700** towards the purchase price or closing costs of a new home. $\$500 + (\$1,000 \times .05 \times 24) = \$1,700$. There is a one-time enrollment fee of \$20 to cover administration, set-up and mailing expenses.

- \$20 set-up fee to cover the administrative costs associated with the program. Once the fee is paid and you are enrolled, you will automatically receive a \$500 credit towards the purchase of a home.
- Rent is not marked up. This is a credit you can earn each month you rent from FRPM and paid through the commissions that Tony Drost, owner of FRPM and Associate Broker with Swope Investment Properties, otherwise would have received. In order to receive these amazing credits, tenants must purchase the home by having Tony Drost as your exclusive agent.
- Tenants are eligible to receive an additional credit equivalent to 5% of that month's rent (excluding utilities, maintenance, etc.) to be applied towards the closing costs, down payment, or purchase price of a home purchased through Tony Drost.
 - Rent must be paid on time, and there cannot be any lease violations in or on the rental property during that calendar month in order to be eligible for the credit.
- Tenants may transfer earned credits between rental properties managed by FRPM.
- If a Tenant moves away from an FRPM managed rental property, or if a managed property is removed from our inventory, credits will not continue to accumulate and are forfeited. If a lease is terminated early in order to purchase a home, tenants are required to pay rent until the unit is re-rented, advertising costs, and all other costs as specified in the FRPM rental agreement.
- Tenants must be pre-approved for financing through any lender of their choosing before viewing any homes for sale. Tony Drost is happy to refer a number of lenders and review any rate and fee quotes you receive to make sure you are getting a good rate at the lowest cost.

To learn more about the program, feel free to call or email us. To enroll, please contact a member of the Leasing Team or by emailing Info@frpmrentals.com. It will take about 20 minutes to review all of the paperwork. Some restrictions and stipulations apply.

Investment Benefits

- You build equity over time, which you take in cash when you sell your home
- The profits from home investments are often greater than many other Investments
- Because you can borrow against your equity, home equity can be a source of emergency funding
- Land appreciation adds to the value of your home
- For many, home ownership is an important part of retirement planning

Personal Satisfaction

- You gain more living space
- You enjoy the satisfaction and pride of home ownership
- You can decorate however you want because IT'S YOURS!!!
- Home ownership helps you put down roots and achieve stability
- Home ownership is, for many people, a sign of independence and achievement



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WHY OWN?

You wouldn't have signed up for this program if you thought owning your own home wasn't worth the effort. After all, you won't have a landlord to call to fix things, you have to plan to replace roofs, floor coverings, concrete, appliances, etc., and it is more cumbersome to move when you own your own home. So why have the hassles?

No question about it, home ownership is a big investment, maybe the largest you'll ever make. But over time, it's an investment that pays for itself many times over. Here's how:

Tax and Financial Advantages

- Mortgage interest is tax deductible
- Real estate taxes are tax deductible
- Local tax benefits are available in many areas
- Your monthly payment, while it may change due to escrows, typically remains less than average rent increases
- You can enjoy tax-free profits up to \$500,000 from the sale of a primary residence that you have occupied for two of the last five years, if you are married and filing jointly
- Rent is an expense which will never be recovered, monthly payments on your own home will stop once your loan is paid off
- Interest on home equity loans is also deductible



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HOME OWNERSHIP PROGRAM

Throwing your money out the window?

By renting from FRPM, you can apply some of that rent towards the purchase of a home.

First Rate Property Management's **Home Ownership Program** can help you save to buy the home of your dreams.



RENT
IS TEMPORARY

EARN MONEY TOWARDS THE PURCHASE PRICE, DOWN PAYMENT, OR CLOS- ING COSTS OF YOUR DREAM HOME

If you're like most people, the need to rent is only temporary. Most of our tenants dream about buying their dream home some day. By renting from First Rate Property Management, we make dreams come true.

You can **instantly earn \$500** towards the purchase price or closing costs of your dream home the very first day of becoming one of our tenants.

Additionally, you can qualify **to receive 5% of each month's rent** towards the purchase price, down payment, or closing costs of your home purchase by simply making your payment on time and no lease violations. All of our properties qualify for this amazing program.

We hope you will be a tenant of ours for a long time, and when it comes time for you to buy a home, we will reward you for your business.

Stop throwing money down the drain. Sign up for FRPM's Home Ownership Program and start saving money for your dream home!

Once Enrolled and ready to buy, contact Tony Drost at Tony@FRPMrentals.com or 208-794-6424 to start the search for your very own home.

