

EXHIBIT "D"

Down Payment Assistance Program

The lender may require the buyer to have a minimum of 5% (and prefer 10 – 20 %) as a down payment. We elect to take advantage of your Down Payment Assistance Program structured as follows:

1. Rent on the home located at _____, Province of _____
City of _____, is \$ _____. Per month.
2. We elect to pay \$ _____ per month in addition to our rent to be applied to our down payment when we purchase. The lender must have proof the down payment has been paid by the buyer. Therefore, Tenant / Buyer agrees to write two checks monthly as stated below;
 - a. One check in the amount of \$ _____ shall be designated for "Rent"
 - b. One check in the amount of \$ _____ shall be designated for "Down Payment". Additional payment above this amount will be applied directly to the down payment.
 - c. Both checks are due on the 1st of each month.
 - d. Each time a payment is made toward the down payment as described above, we will receive an additional credit of \$ _____ which will be deducted from the purchase price.
3. After the down payment has been paid in, there will be a new Purchase and Sales contract written to reflect all the monies received.
4. All money received for rent or down payment is non-refundable.
5. The Option To Purchase may "VOID" if the Tenant / Buyer elects not to abide by the terms of this Down Payment Assistance Program. However, in the interest of fairness the Tenant / Buyer may elect not to pay toward his / her down payment for any two (2) months during the term of the lease agreement without voiding the option portion of the Agreement. If the Tenant / Buyer does not elect to receive the down payment credit for any month the above stated rent amount of \$ _____ is still due on the 1st.
6. In the event any check given by Resident to Management is returned by the bank unpaid, Resident shall pay a \$50.00 return check fee to Management. All subsequent payments thereafter shall be due and payable in certified funds.

7. Additional provisions:

Tenant/Buyer has read, understands and agrees to the above. Tenant/Buyer also understands this program is here to help him / her buy their own home and will only work if they use it.

Date _____

Landlord / Seller _____ Tenant / Buyer _____

Landlord / Seller _____ Tenant / Buyer _____