

HOME PARTNERS OF AMERICA

Converting Rental Leads to \$\$\$

1. Rental Post

Find a listing in an approved Community (Use address checker on HPOA website) either your own or get permission from listing agent in writing to Create a Rental post on Facebook Marketplace (Ideal monthly rent between \$2K & \$2500 & no more than \$3K. Use Zillow comps to find monthly rental price) Use the following as post template:

Available for showings starting NOW!

*****THIS ONE WILL NOT LAST LONG!*****

Rental options got you down? Find A Home You Really Want!

Discover a wider range of rental options available through eXp Realty and Home Partners of America's Lease with a Right to Purchase program.

It's a great option if you:

- Want to live in a single-family home, in a great community with quality schools**
- Are a first-time homebuyer who's cautious about buying a home now, but may want to buy in the future**
- Are a home seeker in the process of relocating but aren't sure where you want to settle down**
 - Can't obtain a mortgage right now**
 - Rent with the Right to Purchase (No Obligation)**

Contact me today for more information and details about the program. This property and many others are available for rent or sale!

This home is also listed for sale.

MLS #6274342 - Courtesy of Stacy Gerrety & Servion Realty

This listing is subject to prior sale or removal from sale. This property is available for sale and is subject to Home Partners of America or third party investor purchasing this property before it can be leased to a potential renter. All potential renters will need to submit an application via Home Partners of America or a third party investor and meet their min application requirements. *Inquire for more info*

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Part 2*

2. Qualifying Email

After Someone shows interest send this message:

Hi (name),

Thanks for reaching out and letting me know. Prior to showing the house as we get a lot of requests, we have a few minimum requirements that I share with people. If all of them sound good, I would be more than happy to take the next steps. We require a 45K+ combined income, a 620+ credit score, and lastly no bankruptcies or felonies on your record. If all of that sounds good, I can let you know more about the application and next steps.

(Other qualifications to keep in mind: No violent crimes, Section 8 is accepted but need to make at least 40K without Section 8)

3. Application

If all checks out and is good to go (from what they say), then get their email and full name and can look to send them over the application through Home Partners of America. Get their phone number and call them and offer to help them with the application. The application should only take 10 minutes as they will need to upload a photo ID and then a W2 or 1099 form.

(\$71 application fee refunded after closing, Application is good for life unless adding someone)

4. Action

Once they get approved, go show them the home or homes and get them set up on a search.

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Part 3*

Other Restrictions & things to keep in mind:

Home Partners will not purchase any home with a pool

600K Max purchase price

Pet restrictions: 3 animals total weight of pets not to exceed 180lbs

Champlin, Maple Grove, St. Paul, Minneapolis are not accepted

HPOA does not accept condos

HPOA accepts townhomes where the HOA dues are less than \$400/month Keep rental restrictions in mind

Requires 1 month rent & security deposit total is approx. 2 months rent that goes to an escrow account & can be used towards down payment & closing costs

Portion of Monthly rent also goes to Escrow account that can be used towards down payment & closing costs