

Hamilton Rent-to-Own Homes							
Examples of buyout prices and monthly payment options based on the initial purchase price (300K to 500K)							
Last updated: September 2019							
Please note: 1: All monthly payments below are estimations. Final numbers may differ slightly and will be provided to you before you make a decision to commit to a property. 2: Monthly payments in this table are based on \$3,000 annual property tax. If the tax is higher then 1/12th of the difference will be added. 3: Monthly payments shown in this table do not include utilities. All utilities as well as all maintenance, repairs, and a tenant content insurance policy are tenants' responsibility. 4: Besides the downpayment shown in the table you will need to pay Ontario land transfer tax and your lawyer fees when buying out the house.							
RTO annual appreciation: 6% for years 1-2, 5% for years 3-4. Closing/setup for the initial purchase: 1K per 50K of the purchase price							
Initial purchase price	Payment programs	Monthly rent	Credits per month	Credits in 2 years	Credits in 3 years	First two years buyout & minimum downpayment	3rd year buyout & minimum downpayment
300,000						343,822	361,013
						17,191	18,051
	Base rent	1890	0	0	0		
	RTO Program 1	1990	200	4,800	7,200		
	RTO Program 2	2090	400	9,600	14,400		
325,000						372,473	391,097
						18,624	19,555
	Base rent	1985	0	0	0		
	RTO Program 1	2085	200	4,800	7,200		
	RTO Program 2	2185	400	9,600	14,400		
350,000						401,125	421,182
						20,056	21,059
	Base rent	2080	0	0	0		
	RTO Program 1	2180	200	4,800	7,200		
	RTO Program 2	2280	400	9,600	14,400		
375,000						429,777	451,266
						21,489	22,563
	Base rent	2175	0	0	0		
	RTO Program 1	2275	200	4,800	7,200		
	RTO Program 2	2375	400	9,600	14,400		
400,000						458,429	481,350
						22,921	24,068
	Base rent	2270	0	0	0		
	RTO Program 1	2370	200	4,800	7,200		
	RTO Program 2	2470	400	9,600	14,400		
425,000						487,081	511,435
						24,354	26,144
	Base rent	2370	0	0	0		
	RTO Program 1	2470	200	4,800	7,200		
	RTO Program 2	2570	400	9,600	14,400		
450,000						515,732	541,519
						26,573	29,152
	Base rent	2475	0	0	0		
	RTO Program 1	2575	200	4,800	7,200		
	RTO Program 2	2675	400	9,600	14,400		
475,000						544,384	571,603
						29,438	32,160
	Base rent	2590	0	0	0		
	RTO Program 1	2690	200	4,800	7,200		
	RTO Program 2	2790	400	9,600	14,400		
500,000						573,036	601,688
						32,304	35,169
	Base rent	2699	0	0	0		
	RTO Program 1	2799	200	4,800	7,200		
	RTO Program 2	2899	400	9,600	14,400		