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Introduction and Purpose

This Rent-to-Own Agreement (the "Agreement") is made and entered into as of August 9, 2025, by and between Docupal Demo, LLC, a United States company with an address at 23 Main St, Anytown, CA 90210 ("Docupal Demo"), and Acme Inc., a United States business with an address at 3751 Illinois Avenue, Wilsonville, Oregon - 97070 ("ACME-1").

Objective

This Agreement sets forth the terms and conditions under which Docupal Demo agrees to lease to ACME-1, with an option to purchase, the commercial property located at 123 Main Street, Anytown, USA (the "Property").

Scope

The purpose of this Agreement is to grant ACME-1 the option to rent the Property from Docupal Demo, LLC, with the possibility of purchasing the Property at a later date. It outlines the rental payments, the timeline for exercising the purchase option, the responsibilities of both parties regarding maintenance and repairs, the conditions that would constitute a default and lead to termination, and the methods for resolving any disputes that may arise. This document aims to establish a transparent and legally sound framework for the rent-to-own arrangement between Docupal Demo and ACME-1.

Terms of Lease and Purchase Option

This section outlines the lease terms and purchase option granted to ACME-1. The lease will be for a period of 36 months, beginning on the effective date of this agreement.

Rental Payments

ACME-1 will pay Docupal Demo, LLC a monthly rent of \$5,000. Payments are due on the first day of each month. All payments must be made in United States Dollars (USD).



Purchase Option

ACME-1 has the option to buy the property. This option is available between the 24th and 36th month of the lease term. The purchase price will be determined as per *Exhibit A*. To exercise this option, ACME-1 must provide written notice to Docupal Demo, LLC within the specified timeframe.

Conditions for Purchase

ACME-1 must be current on all rental payments to exercise the purchase option. Failure to maintain current payments will void the purchase option. All other terms and conditions related to the purchase will be outlined in a separate Purchase Agreement, which both parties will negotiate in good faith.

Payment Structure and Financial Obligations

Upfront Payments

ACME-1 must make certain payments to Docupal Demo, LLC before the start of the lease. These upfront payments include a security deposit of \$10,000 USD. ACME-1 also needs to pay a non-refundable option fee of \$5,000 USD.

Rental Payments and Rent Credit

ACME-1 will pay rent as detailed in this agreement. Docupal Demo, LLC will credit 25% of each rental payment towards the final purchase price of the property. The specifics of the payment schedule, including amounts and due dates, are outlined in *Exhibit A*.

Late Payment Penalties

If ACME-1 fails to make a rental payment on time, a late fee will be applied. The late fee is equal to 5% of the monthly rent amount. If a payment is more than 15 days late, it will be considered a breach of this agreement. Docupal Demo, LLC may then pursue remedies as described in the "Default and Termination" section.



Rights and Responsibilities of Tenant-Buyer

Tenant-Buyer Rights

Acme, Inc. holds the right to occupy and use the property in accordance with all applicable laws and the terms outlined in this agreement. Acme, Inc. also has the exclusive option to purchase the property during the term of this agreement, subject to the conditions detailed herein.

Tenant-Buyer Responsibilities

Acme, Inc. is responsible for several key obligations during the term of this Rent-to-Own Agreement. These responsibilities include:

- **Property Maintenance:** Maintaining the interior of the property in good condition and performing minor repairs. Acme, Inc. will handle repairs costing no more than \$500.
- **Payment Obligations:** Ensuring timely and accurate rental payments to DocuPal Demo, LLC. Acme, Inc. must immediately notify DocuPal Demo, LLC of any payment-related issues that may arise.
- **Purchase Option Exercise:** If Acme, Inc. intends to exercise its purchase option, it must provide written notice to DocuPal Demo, LLC at least 60 days before the intended purchase date.
- **Compliance:** Adhering to all local, state, and federal laws and regulations related to the use and occupancy of the property.
- **Notification of Issues:** Promptly informing DocuPal Demo, LLC of any significant property damage or issues that require attention beyond routine maintenance.

Rights and Responsibilities of Property Owner

As the property owner, DocuPal Demo, LLC retains certain rights and holds specific responsibilities throughout this Rent-to-Own Agreement.



Rights of the Property Owner

DocuPal Demo, LLC maintains the right to receive timely rental payments from Acme, Inc. as outlined in the payment schedule. We also retain the right to access the property for inspections and necessary repairs, provided reasonable notice is given to Acme, Inc. Furthermore, DocuPal Demo, LLC holds the right to enforce the terms of this agreement, including addressing any breaches or defaults by Acme, Inc.

Responsibilities of the Property Owner

DocuPal Demo, LLC is responsible for maintaining the property's structural integrity. This includes major structural repairs and maintaining the exterior of the property. We will provide Acme, Inc. with payment receipts within 5 business days of receiving each payment. DocuPal Demo, LLC is also responsible for disclosing any known environmental hazards and providing information regarding the current condition of the property as required by law. We are committed to complying with all applicable laws and regulations related to this Rent-to-Own Agreement.

Inspection and Maintenance Terms

Property Inspections

DocuPal Demo, LLC retains the right to inspect the property. These inspections will occur no more than once every six (6) months. We will provide ACME-1 with at least forty-eight (48) hours' notice prior to any inspection.

Maintenance Responsibilities

ACME-1 is responsible for maintaining the property in good condition. This includes performing minor repairs. Minor repairs are defined as those costing up to \$500. ACME-1 will bear the financial responsibility for these repairs. DocuPal Demo, LLC will handle major repairs. Major repairs are those exceeding \$500.



Property Standards

The property must meet all applicable local and federal safety and building codes throughout the term of this agreement. ACME-1 agrees to operate the property in a manner that complies with these standards.

Default and Remedies

Events of Default

ACME-1 will be considered in default of this Rent-to-Own Agreement under the following circumstances:

- Failure to pay rent when due.
- Subletting the property without Docupal Demo, LLC's written consent.
- Causing significant damage to the property.
- Violation of any other material term or condition of this Agreement.

Docupal Demo, LLC's Remedies

Upon the occurrence of any event of default, Docupal Demo, LLC will have the following remedies, in addition to any other remedies available at law or in equity:

- **Termination:** Docupal Demo, LLC may terminate this Agreement if ACME-1 fails to cure the default within thirty (30) days of written notice of the default.
- **Eviction:** Docupal Demo, LLC may evict ACME-1 from the property in accordance with applicable law.
- **Specific Performance:** Docupal Demo, LLC may seek a court order requiring ACME-1 to perform its obligations under this Agreement.
- **Monetary Damages:** Docupal Demo, LLC may recover monetary damages from ACME-1 for any losses resulting from the default. This includes, but is not limited to, unpaid rent, costs of repairing damage to the property, and expenses incurred in re-renting the property.

ACME-1's Remedies

If Docupal Demo, LLC defaults on any of its obligations under this Agreement, ACME-1 will have the following remedies, in addition to any other remedies available at law or in equity:



- **Specific Performance:** ACME-1 may seek a court order requiring Docupal Demo, LLC to perform its obligations under this Agreement.
- **Monetary Damages:** ACME-1 may recover monetary damages from Docupal Demo, LLC for any losses resulting from the default.

Termination Conditions

This agreement can be terminated under the following circumstances:

- **Breach of Agreement:** If ACME-1 fails to meet its obligations as outlined in this agreement, Docupal Demo, LLC may terminate the agreement.
- **Mutual Written Consent:** This agreement may be terminated by mutual written consent of both Docupal Demo, LLC and ACME-1.

Termination Procedures

- **Termination Due to Breach:** The terminating party must provide written notice of the breach to the other party. ACME-1 will have thirty (30) days from the date of the notice to cure the breach. If the breach is not cured within this period, the agreement will terminate automatically.
- **Termination by Mutual Consent:** Both parties must agree in writing to terminate the agreement. The written agreement must specify the effective date of termination and the disposition of any payments made.

Effect of Termination

Upon termination due to default by ACME-1, all payments made to Docupal Demo, LLC will be forfeited. The disposition of payments upon termination by mutual consent will be determined through negotiation and documented in the termination agreement.

Dispute Resolution

Docupal Demo, LLC and ACME-1 agree to resolve any disputes related to this Rent-to-Own Agreement through good-faith negotiations. If a resolution cannot be reached through negotiation, the parties will first attempt to settle the dispute through mediation.



Mediation

Both parties will select a mutually acceptable mediator. The costs of mediation will be shared equally.

Arbitration

If mediation is unsuccessful, any remaining dispute will be settled by binding arbitration in accordance with the rules of the American Arbitration Association. The arbitration decision will be final and legally binding. It can be entered as a judgment in any court having jurisdiction. This arbitration clause applies to any claim arising out of or relating to this agreement.

Legal and Regulatory Compliance

This Rent-to-Own Agreement is governed by the laws of the State of [State Name]. Both Docupal Demo, LLC and Acme, Inc. must comply with all applicable federal, state, and local laws and regulations.

Zoning and Property Use

Acme, Inc.'s use of the property must adhere to all local zoning regulations. It is Acme, Inc.'s responsibility to verify that their intended use of the property complies with these regulations. Docupal Demo, LLC makes no warranty or representation regarding the suitability of the property for any specific use by Acme, Inc.

Required Disclosures

Docupal Demo, LLC will provide Acme, Inc. with all legally required disclosures. These disclosures include information about the property's condition, any known environmental hazards, and lead-based paint, if applicable, as per federal and state law. These disclosures are provided separately and are incorporated by reference into this Agreement.



Jurisdictional Notes

This agreement is intended to comply with all applicable rent-to-own regulations. Rent-to-own agreements are subject to specific legal requirements that vary by jurisdiction. These requirements often include mandatory disclosures, limitations on fees, and specific procedures for termination and repossession. Both parties acknowledge that they have the right to seek independent legal advice to ensure compliance with all relevant laws. This agreement shall be interpreted and enforced in accordance with the laws of the State of [State Name], without regard to its conflict of laws principles.

Signatures and Acknowledgments

Signatures

This Rent-to-Own Agreement is effective as of August 9, 2025. By signing below, both parties acknowledge they have read, understood, and agree to all terms and conditions.

Docupal Demo, LLC

By: _____

Name:

Title:

Date: _____

Acme, Inc

By: _____

Name:

Title:

Date: _____



Acknowledgments

Notarization

It is highly recommended that each party have their signature on this Agreement notarized by a qualified notary public.

Docupal Demo, LLC Notarization

State of: _____

County of: _____

On this _____ day of _____, 2025, before me, a notary public in and for said county and state, personally appeared _____, known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the entity upon behalf of which the person acted, executed the instrument.

Witness my hand and official seal.

Notary Public

My Commission Expires: _____

Acme, Inc Notarization

State of: _____

County of: _____

On this _____ day of _____, 2025, before me, a notary public in and for said county and state, personally appeared _____, known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the entity upon behalf of which the person acted, executed the instrument.



Witness my hand and official seal.

Notary Public

My Commission Expires: _____

