



# CASH & STAY PROGRAM

## Cash & Stay Overview

**Cash & Stay** from Independence HomeLand allows people who own a mobile home and the land it sits on an option to unlock the value of their real estate that hasn't existed before.

With Cash & Stay, you **get cash now and stay home**.

Our customers enjoy **financial freedom** and **stable households**.



## Cash & Stay — How Does It Work?

We pay you **cash** to buy your property. You can use that cash however you choose.

You **stay home** and rent it back with a stable, affordable lease.

You can **renew your lease annually** subject to terms.\*

You can enjoy, maintain, and improve the home on your terms — just as you always have.



## Why You Should Consider Cash & Stay

### Not a Loan

The money is yours. You don't need to pay us back.

### Pay Down Debt

You can pay down mortgage, credit card, or medical debt.

### Avoid Agent Fees

Independence HomeLand will reimburse your agent's commission.

### Reduce Homeowner Expenses

You can eliminate home insurance costs and property taxes.

### Stay in Your Home

You can stay comfortable in your home.\*

\*Rental agreements require background and credit checks with security deposit, first and last month's rent, and other fees due at closing. Tenants are responsible for all maintenance and repair (interior and exterior) including but not limited to structures, electrical, plumbing, AC, heat, appliances, pest control, utilities, and waste. Renewals subject to lease terms and conditions. All transactions subject to negotiation; purchase price may not match appraisal.



# FREQUENTLY ASKED QUESTIONS

## **How quickly do I get my cash?**

We offer cash at closing, by check or wire transfer. We will work to close our purchase as quickly as possible to accommodate your needs. You get your money the day you close.

## **Do I have to pay a broker fee?**

Independence HomeLand does not charge a broker fee and we generally do not work with buyers' brokers that charge a fee to Independence HomeLand or our customers. If you work with a broker in offering your home for sale, you may be obligated to pay a fee to your broker, but you do not need to retain a broker to sell your home to Independence HomeLand.

## **If I sell my home to Independence HomeLand, how long can I stay in my home?**

As part of our Cash-&-Stay program, we offer one- and two-year leases. After the initial lease period, IHL offers market-rate annual renewals. You can stay in your home so long as you abide by the terms of your lease and other obligations, including by maintaining your home in habitable condition, and so long as you and Independence HomeLand agree to future lease terms.

## **If I sell my home, who pays for taxes, maintenance, and other expenses?**

If we buy your home, we take over paying property taxes and property insurance (our renters are free to purchase rental insurance for their belongings if they wish). Independence HomeLand's tenants are responsible for maintaining their homes in habitable condition, paying for their utilities, and for complying with all local zoning, building, and other codes and regulations, including landscaping and other maintenance obligations.

## **How can Independence HomeLand help with my insurance payments?**

Many Florida homeowners are struggling with sky-high and ever-increasing insurance payments, which are often required by home lenders.

If your lender requires you to pay for insurance you can't afford, Independence HomeLand may be able to pay off your mortgage, giving you the option to stop paying for unaffordable insurance.

## **Is Independence HomeLand's Cash & Stay program a loan?**

IHL does not offer loans or financing and, if IHL buys your home and makes a cash payment to you, you do not

need to repay it. You have the freedom to use the money IHL pays for your home as you wish.

## **What if I need to leave?**

Tenants may terminate their lease at the end of any lease term by providing 60-day notice and at any time with 90-day notice, subject to a one-month termination fee. Tenants may also terminate their lease following certain catastrophic events outside of a tenant's control, such as major storm damage, with no penalty or notice.

## **Under what circumstances can Independence HomeLand terminate my lease?**

As with other landlords, Independence HomeLand can terminate your lease if you do not pay rent or meet the other terms of your lease. Our tenants must also maintain their homes, landscaping, and other structures and improvements as required by local codes and regulations. IHL may terminate your lease if you fail to do so.

## **Can I transfer my lease to a friend or relative?**

We value our relationships with our tenants and enter into agreements with people we trust. We also welcome referrals of friends and family members. But because we don't yet have a relationship with whoever may take over a lease, we can't guarantee that we can give your rights and affordable rents to someone else.

## **What kind of homes does Independence HomeLand buy?**

Independence HomeLand offers its Cash & Stay program to people who live in mobile and manufactured homes on owned land. To see if you qualify, call us or fill out the form on our website.

## **Why is Independence HomeLand interested in "Manufactured Housing?"**

We see particular value in "manufactured" housing, meaning high-quality, factory-built homes that provide the same quality as traditional "site-built" housing. Modern, factory-built homes have similar quality to traditional homes, but – just as a factory-built car is less expensive to manufacture than a hand-built custom vehicle – factory-built homes can be constructed for around half the cost of traditional homes while offering the same quality and pride of ownership.