



SMART CHOICE PROPERTIES, LLC
SMART CHOICE HOMES, LLC

980 CLOCKTOWER DRIVE | SPRINGFIELD, IL 62704
 217-787-7977 FAX 217-787-5702
 Website: www.smartchoiceproperties.net

SMART CHOICE HOMES LEASE TO OWN APPLICATION

A separate application must be filled out for each person 18 years or greater.

INSTRUCTIONS: Response required for each blank. Use N/A if not applicable. Please print except for signature. Use full names and initials. If more room is needed, use back of page.

APPLICATION for occupancy of _____ Move in date requested _____

I authorize anyone to investigate the facts, obtain and exchange reports regarding this application or resulting account with credit reporting agencies and others. On request, I will be told each agency's name and address.

APPLICANT: _____ **BIRTHDATE:** _____ **SS#** _____

DRIVER LICENSE # _____ **STATE:** _____ **PHONE #** _____ **EMAIL** _____

List all FORMER NAMES and Initials used and dates used _____

ADDITIONAL OCCUPANTS: Names & Birthdates _____

Pets (type, breed, age) _____

Circle applicable answer. Explain "Yes" answers on back with names and details.

Has applicant ever been taken to court for bills? YES NO

Has applicant ever been bankrupt? YES NO

Has applicant been late or taken to collection/court on bills after the bankruptcy? YES NO N/A

Has applicant ever been guilty of a misdemeanor? YES NO Felony? YES NO

Has applicant ever had a wage garnishment? YES NO

Has applicant ever been foreclosed on or evicted? YES NO

How much do you think you could afford for a monthly payment? _____

How much cash do you have for an option fee or down payment? _____

If you are self-employed can you supply your last three years tax returns? Y N

Approximate current credit score? _____

PLEASE COMPLETE 5 YEARS OF HOUSING INFORMATION.

Present _____ **City/** _____ **lease** _____
Address _____ **State/Zip** _____ **Started** _____ **Month\$** _____

Landlord _____ **Address** _____ **Phone** _____

Is rent up to date? Y N Have you given notice to move? Y N

Have you been asked to move? Y N

Why are you moving? _____

Previous _____ **City/** _____ **Rent/** _____ **Rent/** _____
Address _____ **State/zip** _____ **From** _____ **To** _____ **Month\$** _____

Landlord _____ **Address** _____ **Phone** _____

Was rent up to date? Y N Did you give notice to move? Y N Had you been asked to move? Y N

Why did you move? _____

Previous _____ **City/** _____ **Rent/** _____ **Rent/** _____
Address _____ **State/zip** _____ **From** _____ **To** _____ **Month\$** _____

Landlord _____ **Address** _____ **Phone** _____

Was rent up to date? Y N Did you give notice to move? Y N Had you been asked to move? Y N

Why did you move? _____

Previous City/ Rent/ Rent/
Address State/zip From To Month\$

Landlord Address Phone

Was rent up to date? Y N Did you give notice to move? Y N Had you been asked to move? Y N

Why did you move? _____

EMPLOYMENT HISTORY

Current Employer: _____
Address _____ Date started _____
Type of work you do _____ Phone # _____
Hours per week _____ Hourly rate _____
Gross Monthly Income _____ Supervisor _____ Supervisor Phone _____

Previous Employer: _____
Address _____ Date started _____ ended _____
Type of work you do _____ Phone # _____
Hours per week _____ Hourly rate _____
Gross Monthly Income _____ Supervisor _____ Supervisor Phone _____

Previous Employer: _____
Address _____ Date started _____ ended _____
Type of work you do _____ Phone # _____
Hours per week _____ Hourly rate _____
Gross Monthly Income _____ Supervisor _____ Supervisor Phone _____

LOAN INFORMATION

Vehicle 1	License	Lien	
Make/Model/Color _____	Plate # _____	Holder _____	Payment \$ _____
Vehicle 2	License	Lien	
Make/Model/Color _____	Plate # _____	Holder _____	Payment \$ _____

Credit Card: Visa Master Card Discover Other _____	Balance \$ _____	Payment \$ _____
Credit Card: Visa Master Card Discover Other _____	Balance \$ _____	Payment \$ _____
Credit Card: Visa Master Card Discover Other _____	Balance \$ _____	Payment \$ _____
Credit Card: Visa Master Card Discover Other _____	Balance \$ _____	Payment \$ _____

Additional Credit Cards list below.

Other Loans: Name of Creditor _____ Balance _____ Payment \$ _____

Other Loans: Name of Creditor _____ Balance _____ Payment \$ _____

Child Support payments? \$ _____

Additional loans list below. Are payments on all loans current? Y N please indicate which are late.

REFERENCES

Relative _____ Phone _____ Relationship _____
Address _____

Non-Relative Reference _____ Phone _____
Address _____

In Emergency Contact _____ Phone _____ Relationship _____
Address _____

Statements to yes answers or loans should be written here. Give full details: date, location, and what caused the event.

Why would you be a lease to own buyer? _____

I declare the foregoing information is true and correct. I hereby authorize you to conduct an employment, credit, criminal and tenant history check and to verify references. When the lease agreement is made, this form will become part of the lease agreement. Should any of the above statement(s) be significantly inaccurate on this application or any other application associated with this application, that would have caused this rental unit not to be rented to the person or any other person in the rental group, the lease will be terminated and the renters evicted.

I am responsible for any and all legal, attorney, court, and collection costs incurred by that result from not maintaining my account within the terms granted me (us).

ANY PERSON OR FIRM IS AUTHORIZED TO RELEASE INFORMATION ABOUT THE UNDERSIGNED UPON PRESENTATION OF THIS FORM OR A PHOTOCOPY OF THIS FORM AT ANY TIME.
A PHOTOCOPY OF THE DRIVER'S LICENSE, STATE ID AND LAST TWO PAYCHECK STUBS ARE REQUIRED. AS PART OF THIS APPLICATION, IF SELF EMPLOYED, BANK STATEMENTS FROM YOUR CHECKING ACCOUNT ARE REQUIRED AND YOUR MOST RECENT TAX RETURN SHOWING YOUR SELF-EMPLOYMENT INCOME.

Applicant's Signature	Date
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FOR OFFICE USE ONLY

___ I.D. verified by _____ on _____

___ Public record verified by _____ on _____
results _____

___ Sex Offender Site verified by _____ on _____
Results _____

___ Prior rental history verified by _____ on _____
Results _____

___ Income verified by _____ on _____

Application approved by _____ on _____