

**Property Information Worksheet**  
(FAX BACK TO 866-902-3297)

Today's Date: \_\_\_\_\_

Name: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Owner's Name in County Tax Records: \_\_\_\_\_

Phone # 1: \_\_\_\_\_ Phone # 2: \_\_\_\_\_

House Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Bedrooms: \_\_\_\_\_ Full Baths: \_\_\_\_\_ Half Baths: \_\_\_\_\_

Square Footage: \_\_\_\_\_ Style (Ranch, 2 Story, etc): \_\_\_\_\_

# Garage Spaces: \_\_\_\_\_ Garage - Attached, Detached, Covered?: \_\_\_\_\_

Neighborhood / Subdivision: \_\_\_\_\_

Pet Policy: (Cats?) \_\_\_\_\_ (Small Dogs?) \_\_\_\_\_ (Big Dogs?) \_\_\_\_\_

(Note: Your property will lease faster if you allow pets. You can always ask for an extra pet deposit or higher rent for pets.)

Check All Property Features:

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Air Conditioning     | <input type="checkbox"/> Office / Den        | <input type="checkbox"/> Basement                |
| <input type="checkbox"/> Central Heat         | <input type="checkbox"/> Dining Room         | <input type="checkbox"/> Washer                  |
| <input type="checkbox"/> Fireplace            | <input type="checkbox"/> Breakfast Nook      | <input type="checkbox"/> Dryer                   |
| <input type="checkbox"/> High/Vaulted Ceiling | <input type="checkbox"/> Dishwasher          | <input type="checkbox"/> Balcony, Deck or Patio  |
| <input type="checkbox"/> Walk-In Closets      | <input type="checkbox"/> Refrigerator Stays  | <input type="checkbox"/> Yard                    |
| <input type="checkbox"/> Hardwood Floor       | <input type="checkbox"/> Stove / Oven        | <input type="checkbox"/> Swimming Pool           |
| <input type="checkbox"/> Tile Floor           | <input type="checkbox"/> Microwave           | <input type="checkbox"/> Jacuzzi / Whirlpool Tub |
| <input type="checkbox"/> Family Room          | <input type="checkbox"/> Granite Countertops | <input type="checkbox"/> Sauna                   |
| <input type="checkbox"/> Living Room          | <input type="checkbox"/> Stainless Steel     | <input type="checkbox"/> Cable Ready             |
| <input type="checkbox"/> Bonus / Rec Room     | <input type="checkbox"/> Appliances          | <input type="checkbox"/> High-Speed Internet     |
| <input type="checkbox"/> Loft Layout          | <input type="checkbox"/> Attic               |  |

Check all Community Features:

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Garage Parking | <input type="checkbox"/> Swimming Pool | <input type="checkbox"/> Lake           |
| <input type="checkbox"/> Clubhouse      | <input type="checkbox"/> Tennis Courts | <input type="checkbox"/> Playground     |
| <input type="checkbox"/> Fitness Center | <input type="checkbox"/> Golf Course   | <input type="checkbox"/> Gated Property |

Written Property Description – (List Special Features with Descriptive Language):

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School District: \_\_\_\_\_

If property is vacant, what is the lockbox code? If not presently on lockbox, what 4 number combination code will you use when you place the lock box?: \_\_\_\_\_

Minimum Acceptable Monthly Payment: \_\_\_\_\_

Minimum Acceptable Sales Price: \_\_\_\_\_

Monthly Rent Credits if Rent is Paid on Time: \_\_\_\_\_ (Suggest 50% of rent)

Your total monthly mortgage payment (principal, interest, taxes, insurance, HOA's): \_\_\_\_\_

Is mortgage current?: \_\_\_\_\_

Are you living in the home?: \_\_\_\_\_

If so, when will you be able to move? \_\_\_\_\_

Is it okay for us to place a sign in your front yard? \_\_\_\_\_

Can we have your permission to take pictures and a video of your home? \_\_\_\_\_

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**By signing below I hereby attest that I am the legal owner of the aforementioned property or other party with legal equitable interest that would enable me to enter into lease and option agreements and collect rents. I further attest that the property is not presently in foreclosure, that the mortgage is current or will be prior to tenant occupancy.**

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**Owner or Equitable Interest Owner** **Date**

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**Owner or Equitable Interest Owner** **Date**

# OPTION TO LEASE OPTION

Entered into on \_\_\_\_\_ (date), \_\_\_\_\_ (Owners on Title) hereinafter called Optionor(s), and ZMC INVESTMENTS, LLC, Its Successors and/or Assigns as their interest(s) may appear, hereinafter called Optionee, enter into this Option to Lease Option and Sublet Agreement regarding property commonly known as: \_\_\_\_\_ (complete address)

The Optionor and Optionee agree as follows:

- 1. GRANT OF THE OPTION.** In full consideration of the option fee paid by the Optionee to the Optionor, the Optionor grants the Optionee an option to lease option and sublet the real property described above. This Option in no way prevents the Optionor from selling or leasing the property outside of this agreement provided the sale or lease is executed prior to execution and delivery of lease agreement, option agreement and first month's lease payment from ZMC INVESTMENTS, LLC.
- 2. PAYMENT OF THE CONSIDERATION.** Payment in full of the Option consideration in the amount of \$ 1.00 upon execution of this agreement, receipt of which the Optionor hereby acknowledges. The consideration is not refundable to Optionee in whole or part.
- 3. PURCHASE PRICE AND TERMS.** The price and terms of the monthly lease payment and option/sales price are contained in the Property Information Worksheet attached hereto and shall be no less than these amounts unless otherwise agreed upon in writing by the Optionor and Optionee.
- 4. EXERCISE OF THE OPTION.** The Optionee may exercise this option by providing an executed Lease Option Contract and first month's lease payment to the Optionor. The Optionor agrees that the Optionee will be entitled to the Option Money collected as consideration for providing an executed contract.
- 5. INTENTION OF OPTIONEE.** The Optionor understands and agrees that the Optionee intends to market the property described herein as a lease option to an as yet unidentified third party tenant via ZMC INVESTMENTS, LLC "No Credit Qualifying Lease Option Program" within the underwriting parameters defined at ZMC INVESTMENTS, LLC website at [www.leaseoptionstl.com](http://www.leaseoptionstl.com) The Optionor agrees to cooperate fully with the Optionee with marketing and showing of the property, including, but not limited to access for showings, placement of "for lease option" signs (unless otherwise prohibited by the HOA), etc.
- 6. ASSIGNMENT BY OPTIONEE.** Nothing in this Option to Lease Option shall be construed to prevent Optionee from assigning the Optionee's rights under this Agreement and any related documents back to the Optionor or Optionor's designated LLC.
- 7. RISKS.** Optionor understands that there is risk in leasing property. The tenants may not pay their rent on time and may not buy the house. Tenants may damage the property. Optionor understands that it is important to have their property inspected at least once a month. Optionor has been encouraged to start the eviction process the day the rent is late. The Optionor will indemnify, hold harmless, and release ZMC INVESTMENTS, LLC from any and all liability if the tenant-buyer has to be evicted, damages the property or does not buy the house. Optionor understands that Marlin Clark is not a Realtor & this is not a Listing Agreement of any kind.
- 8. CONSTRUCTION.** This agreement shall be construed and governed by the laws of the State of Missouri, Duly executed on the date first above written.

Optionor: \_\_\_\_\_ Date: \_\_\_\_\_

Optionor: \_\_\_\_\_ Date: \_\_\_\_\_

Optionee: \_\_\_\_\_ Date: \_\_\_\_\_