

JACKSON MOBILE HOME COMMUNITY

operated by Sterling Acceptance Corp

phone (770) 466-8809

fax (404) 351-1513

Dear Applicant:

Stop paying apartment rent and own your own home, with nice neighbors, a yard and a clean environment for you and your family. We will finance your purchase of a home in our community. We have several to choose from. The pad rent is \$310/month. The down payment and monthly payment terms are flexible. NO BANKS REQUIRED!

Stop paying rent and throwing your money away. **Call for more information at 404-408-4161** or call our hot line 24 hours a day for information and directions at 1-800-390-4432 x8556.

Thank you for your interest in our community. If you are interested in renting one of the lots and/or buying one of the homes in the community, you must complete the following items.

1. Complete the attached application. Return it as soon as possible (by fax is the best way) so that we can review it quickly and give you exact details of the home that fits your needs and your budget.
2. Prior to signing any papers to occupy the Community, you must provide a Criminal Report for each occupant over 18 years of age. You can get this from many County Sheriff or Police Departments for around \$15.
3. If you are only renting a lot in the community, there is a \$300 start-up fee due on the day you sign your lot lease. There will be no security deposit required. There will be no initial start-up fee if you are purchasing a home from the Community in addition to renting a lot. Once again, this start-up fee does not apply if we finance your home purchase.

Once approved to occupy a lot in the community, you will need to sign a "Lease Agreement" and the "Rules & Regulations," and you will need to provide the Park with a copy of your Bill of Sale and your Homeowner's Insurance Policy.

Thank you, STERLING ACCEPTANCE CORP
operator of Jackson MHC

LOT LEASE or HOME FINANCING APPLICATION
JACKSON MOBILE HOME COMMUNITY

PLEASE PRINT - ALL information must be completed. All blanks must be filled in. The decision to lease or extend credit to you will depend in great part on your credit history and references. Only clean, responsible people who pay rent on time need apply.

Date: _____

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Applicant 1:

Name _____ Date of Birth _____
 ___married ___unmarried ___separated ___of dependents including self

Social Security # _____ Drivers License # _____ (State?)

Present Address _____
 ___own ___rent ___live with relative

Years at Present Address _____ Cell Phone # _____ email _____

Landlord Name _____ Phone # _____ Mo Rent/Mtg _____

Current Employer _____ Phone # _____

Address of Employer _____ Supervisor _____

Position _____ Salary _____ Years at Job _____

Applicant 2:

Name _____ Date of Birth _____
 ___married ___unmarried ___separated ___of dependents including self

Social Security # _____ Drivers License # _____ (State?)

Present Address _____
 ___own ___rent ___live with relative

Years at Present Address _____ Cell Phone # _____ email _____

Landlord Name _____ Phone # _____ Mo Rent/Mtg _____

Current Employer _____ Phone # _____

Address of Employer _____ Supervisor _____

Position _____ Salary _____ Years at Job _____

Other Occupants - All persons occupying premises must be listed.

Name	Relationship	Age
_____	_____	_____
_____	_____	_____
_____	_____	_____

Vehicles - List Vehicles to be parked on the premises.

Type _____ Color _____ Year _____ License No. _____ State _____
Type _____ Color _____ Year _____ License No. _____ State _____

Pet Information (list ALL pets) **Note: We can not accept dogs over 25 lbs or certain breeds.**

Breeds, ages & weights: _____

Mobile Home Information

Make of Home _____ Size _____
Year _____ #bed/bath _____ Serial # _____
Sold by _____ Financed by _____ Mo. Payment _____
Owner of Home _____

Credit References/Accounts - List all obligations, attach a separate sheet if necessary

Checking Account
Bank _____ Account # _____ City _____

Credit Card _____ Account # _____ Expires _____

Car Loan
Lender _____ Account # _____ Mo. Payment _____

Car Loan
Lender _____ Account # _____ Mo. Payment _____

Personal References (other than family)

Name _____ Address _____ Phone _____

Name _____ Address _____ Phone _____

In case of emergency notify

Name _____ Relationship _____ Phone _____

Address _____ City _____ State _____

Why are you leaving your present residence? _____

Have you ever been evicted? Yes [] No [] If yes, explain:

Have you ever had a foreclosure/repossession Yes [] No [] If yes, explain:

Have you ever filed for bankruptcy? Yes [] No [] If yes, give date:

Have you ever been convicted of a crime, other than a traffic violation? Yes [] No []

If yes, explain: _____

How did you find out about us? Sign : Newspaper : Internet : Other _____

You are required to provide Sterling Acceptance Corp ("Management") with a State or National criminal report for every occupant 18 years or older prior to signing any papers. This may be obtained from many County sheriffs or police departments for about \$15.

Please attach a photostatic copy of your driver's license or picture identification card, or bring it when you turn in your criminal report.

I declare that the application is complete, true and correct and I herewith give my permission for anyone contacted to release the credit or personal information of the undersigned applicant to Sterling Acceptance Corp or their authorized agents, at any time, for the purposes of entering into and continuing to offer or collect on any agreement and/or credit extended. I further authorize Management or their Authorized Agents to obtain and verify the application information including but not limited to obtaining criminal records, obtaining copies of credit reports, contacting credit reporting agencies, contacting creditors, present or former landlords, employers and personal references, whether listed or not, at the time of the application and at any time in the future, with regard to any agreement entered into with Management. Management may, so long as any lease or occupancy agreement remains in effect, conduct periodic credit report checks on the applicants. Any false information will constitute grounds for rejection of this application, or Management may at any time immediately terminate any agreement entered into in reliance upon misinformation given on this application.

Signature (Applicant 1) _____(Seal) Date _____

Printed Name (Applicant 1) _____

Signature (Applicant 2) _____(Seal) Date _____

Printed Name (Applicant 2) _____