

4647 Schoolhouse Road
Batavia, Ohio 45103

Rent-To-Own

12-month Lease with option to buy!

Or

Rental Only

Very nice and clean! Lots of room!

MUST SEE!

Great for a growing family!

DCRE

Phone 513-608-2120



www.dcreonline.com

Special Features and Updates for: 4647 Schoolhouse Road

- ◆ Over-sized parking area
 - ◆ 2 car attached garage
- ◆ 2 Parks within walking distance
- ◆ Willowville Elementary School within walking distance
 - ◆ 2 full bathrooms
 - ◆ 3 bedrooms upstairs
 - ◆ 1 bedroom or office downstairs
 - ◆ Finished Basement
 - ◆ Fresh/new paint whole house
 - ◆ Updated carpet whole house
 - ◆ New fence in back yard
 - ◆ Close to Eastgate Mall

DCRE



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4647 Schoolhouse Rd



Lease/Option Single Family Home

Rooms: 8
Bedrooms: 3/4
Baths: 2-0
Levels: Bi-Level
Basement: Lower Level
Garage: 2 (Attached)

Suburb: Union Twp. (Clermont County)
School Dist: West Clermont Local

Great home with great new features

DCRE 513-608-2120



Additional Features		Room	Dimension	Level	Room	Dimension	Level
Construction:	Brick, Aluminum	Entry	6.5 x 6.5	1	Master	13 x 10.5	1
Heating:	Electric, Forced Air	Living	11.5 x 13.5	1	Bedroom 2	11 x 10	1
Cooling:	Central Air	Dining	11.5 x 9	1	Bedroom 3	9 x 9	1
Fireplace:	None	Kitchen	8.5 x 10.5	1	Bedroom 4		Lower
Gas:	None	Breakfast			Bedroom 5		
Water:	Public	Family	11 x 14.5	Lower	Bath 1	Full	1
Sewer:	Public	Study	9.5 x 9.5	Lower	Bath 2	Full	1
Lot Dimensions:	.32 acre	Recreation Rm			Bath 3		
Condo Level:		Laundry	8.5 x 9.5	Lower	Bath 4		
HOA Fee:		Directions: Ohio 32 to (L) Elick, (L) Old Oh 74, (R) Schoolhouse					
SemiAnnual Taxes:	OF RECORD						



“Always Buying Houses”

DCRE
PMB #281
1081-B State Route 28
Milford, Ohio 45150
Voice: 513-608-2120
Fax: 513-947-1508
www.dcreonline.com
info@dcreonline.com

4647 Schoolhouse Road Batavia, Ohio 45103 Lease/Option Terms

\$145,000.00	Lease option purchase price
- \$1,200.00	12-month rent credit (\$100 per month)
- <u>\$3,000.00</u>	Non-refundable option fee
\$ 140,800.00	Refinance purchase price after 12 months

\$960.00 Monthly lease option payment

Note: The lease/option fee and 1st month's rent are due before moving in. 1st month's rent may be prorated based on move-in date.

Pets Welcome!!! - \$30.00 additional each month for each pet

Call 513-608-2120 For details!

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**4647 Schoolhouse Road
Batavia, Ohio 45103
Rental Only Terms**

\$990.00 Monthly Rental Price

\$1,500.00 Move in fee

Note: Move in fee and 1st month's rent are due before moving in. 1st month's rent may be prorated based on move-in date.

Pets Welcome!!! - \$30.00 additional each month for each pet

**Call 513-608-2120
For details!**

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HOUSE APPLICATION

1. There is a **\$35 per applicant application fee** which must be paid BEFORE this application is processed. This must be paid by cash or money order. **NO personal checks will be accepted.**
2. All adults who will be living in the house must fill out and sign this application.
3. Answer completely all questions truthfully. All information will be carefully checked. False information will result in **automatic rejection** of this application. If you have questions, call 513-608-2120.

Address of the house you are applying for 4647 Schoolhouse Road

APPLICANT

Full Name _____
 Date of Birth _____
 Social Security # _____
 Phone # Daytime (____) _____
 Phone # Evening (____) _____
 Drivers License # _____ State _____
 # of People who will live in the house _____
 E-mail address _____
 Fax # (____) _____

CO-APPLICANT

Full Name _____
 Date of Birth _____
 Social Security # _____
 Phone # Daytime (____) _____
 Phone # Evening (____) _____
 Drivers License # _____ State _____
 # of People who will live in the house _____
 E-mail address _____
 Fax # (____) _____

PRESENT ADDRESS Own ___ Rent ___

Street _____
 Apt. No _____ City _____
 State _____ Zip _____
 Number of years at present address _____
 Name of owner/manager _____
 Phone # of owner/manager (____) _____
 WHY ARE YOU MOVING? _____

PRESENT ADDRESS Own ___ Rent ___

Street _____
 Apt. No _____ City _____
 State _____ Zip _____
 Number of years at present address _____
 Name of owner/manager _____
 Phone # of owner/manager (____) _____
 WHY ARE YOU MOVING? _____

FORMER ADDRESS (if at present address less than 2 years)

Street _____
 Apt. No _____ City _____
 State _____ Zip _____
 Number of years at this address _____
 Name of owner/manager _____
 Phone # of owner/manager (____) _____
 WHY DID YOU MOVE? _____

FORMER ADDRESS (if at present address less than 2 years)

Street _____
 Apt. No _____ City _____
 State _____ Zip _____
 Number of years at this address _____
 Name of owner/manager _____
 Phone # of owner/manager (____) _____
 WHY DID YOU MOVE? _____

EMPLOYMENT INFORMATION

Name of Employer _____
 Street _____ Phone (____) _____
 City _____ State _____ Zip _____
 Title _____ # of years at job _____
 Type of business _____
 Self employed? _____

EMPLOYMENT INFORMATION

Name of Employer _____
 Street _____ Phone (____) _____
 City _____ State _____ Zip _____
 Title _____ # of years at job _____
 Type of business _____
 Self employed? _____

Previous employer if at current position for less than 2 years

Name of Employer _____
 Street _____ Phone (____) _____
 City _____ State _____ Zip _____
 Title _____ # of years at job _____
 Type of business _____

Previous employer if at current position for less than 2 years

Name of Employer _____
 Street _____ Phone (____) _____
 City _____ State _____ Zip _____
 Title _____ # of years at job _____
 Type of business _____



WEEKLY INCOME BEFORE TAXES			MONTHLY HOUSING EXPENSES		
	APPLICANT	CO-APPLICANT	TOTAL	Rent/House Payment	
Base Income				House/Renters Insurance	
Overtime				Utilities	
Bonuses				Other	
Other*					
Total				Total Monthly Payment	
DESCRIBE OTHER INCOME					
Applicant/Co-applicant	*Alimony, child support, or separate maintenance income need not be revealed if the applicant or co-applicant does not wish to have it considered.				Monthly Income
Please list CHECKING Account Numbers and Approximate Balances			Please list SAVINGS Account Numbers and Approximate Balances		
Account Number	Approximate Balance		Account Number	Approximate Balance	
_____	_____		_____	_____	
_____	_____		_____	_____	
_____	_____		_____	_____	
APPLICANT AND CO-APPLICANT MUST BOTH ANSWER THESE QUESTIONS					
Please answer "yes" or "no" to the following questions. If "yes" please explain in the space provided and use back if necessary.		Applicant	Co-Applicant	Explanation	
Have you declared bankruptcy in the last 2 years?					
Have you ever been evicted or asked to leave a property for any reason?					
Do you have any unpaid JUDGEMENTS or COLLECTIONS?					
Have you ever been involved in a lawsuit as a PLANTIFF or DEFENDANT?					
Have you been convicted of a felony or misdemeanor in the last 5 years? (Except for minor traffic violations)					
I certify under penalty of legal action that I have answered all of the above questions to the best of my ability. I hereby authorize <u> DCRE </u> or its agents to use the provided information for purposes of verifying my qualifications and obtain either a consumer or investigative credit report to lease this property. I understand that the application fee paid for verifying the rental application is not a deposit, will not be applied toward any rent, or refunded even if the application to rent is declined.					
Applicant's Signature				Date:	
Co-Applicant's Signature				Date:	

