

**BEAVER COAL COMPANY LTD.
APPLICATION FOR TENANCY**

- VISUAL PROOF OF DRIVER'S LICENSE OR STATE I.D. BACKGROUND CHECK FORM
 PROOF OF INCOME FEE PAID

IF YOUR APPLICATION IS APPROVED ONE FULL YEAR LEASE PAYMENT IS DUE AT TIME OF LEASE SIGNING!

PROPERTY LOCATION REQUESTED:

*INCOMPLETE OR INACUURATE INFORMATION MAY RESULT IN PROCESS DELAY OR DENIAL OF TENANCY.
MANAGEMENT RESERVES THE RIGHT TO REFUSE TO CONSIDER THIS APPLICATION UNLESS IT IS FILLED OUT
COMPLETLEY, DATED AND SIGNED.*

APPLICANT NAME: _____

MAILING ADDRESS _____

CITY _____ **STATE** _____ **ZIP** _____

SOCIAL SECURITY # _____ - _____ - _____ **DATE OF BIRTH** _____

DRIVER'S LICENSE # _____ **TELEPHONE #** _____

EMAIL ADDRESS _____ **ALT. PHONE #** _____

HAVE YOU EVER USED ANOTHER NAME (FORMER NAME, ECT.)? IF SO, PLEASE LIST:

HAVE YOU EVER LEASED OR PREVIOUSLY LIVED ON BEAVER COAL COMPANY PROPERTY? IF SO, PLEASE LIST:

PLEASE LIST ALL OTHER TO OCCUPY PROPERTY, INCLUDING PETS:

Name:

Age:

Relationship:

1.

2.

3.

4.

5.

VEHICLES (YEAR/MAKE/MODLE/LICENSE #)

1.

2.

CURRENT PHYSICAL ADDRESS

LANDLORD NAME _____

RENT AMOUNT \$ _____

LANDLORD PHONE # _____

DATES RENTED FROM _____ **TO** _____

PLEASE LIST THREE REFERENCES BELOW:

NAME _____ PHONE NUMBER _____

RELATIONSHIP _____

NAME _____ PHONE NUMBER _____

RELATIONSHIP _____

NAME _____ PHONE NUMBER _____

RELATIONSHIP _____

CURRENT EMPLOYEER _____ PREVIOUS EMPLOYEER _____

ADDRESS _____ ADDRESS _____

OCCUPATION/TITLE _____ OCCUPATION/TITLE _____

WAGE \$ _____ WAGE \$ _____

FROM _____ TO _____ FROM _____ TO _____

FULL TIME PART TIME

FULL TIME PART TIME

CONTACT _____ CONTACT _____

EMPLOYEER PHONE NUMBER _____ EMPLOYEER PHONE NUMBER _____

EMERGENCY CONTACT

NAME _____ RELATIONSHIP _____

ADDRESS _____ PHONE NUMBER _____

TENANT SCREENING NOTICE:

I certify that to the best of my/our knowledge, all statements made on this application for tenancy are true and complete. I further authorize management of Beaver Coal Company, Ltd. And its agents to obtain character reports, civil and or criminal records, tenant history, employment and income verification, bank information, and any other type of information needed to verify all information put forth in this application or information that would reflect upon my desirability as a tenant. I am aware that an incomplete application causes a delay in processing and may result in denial of tenancy. I understand that false, fraudulent or misleading information may be ground for denial of tenancy and/or forfeiture of my rental or lease agreement.

Applicant's Signature _____ Date _____

BEAVER COAL COMPANY LIMITED TENANT SCREENING CRITERIA – REVISED 1.1.2022

- All applicants are required to present a WV State Issued Photo Identification
- All applicants and tenants are subject to a background and credit check. The fee is \$25/per person and is non refundable.
- All applicants must provide proof of income for a minimum of a 2 month period immediately prior to date of application.
- All applicants must provide a copy of identification, utility bill, proof of insurance or other approved proof of residency as listed on their Application for Tenancy.
- All applicants must provide a copy of the Mobile Home title in the name of the person applying for the lease.
- Application may be denied if:
 - Applicant has previous evictions
 - Applicant credit score is less than 580 or income to lease expense is less than a 10:1 ratio per month.
 - Has previously filed bankruptcy
 - Lacks sufficient rental history
 - Receives negative feedback from references
 - Any section of the application is determined to be false or incomplete
 - The applicant has previous history of disturbance of the peace, prostitution, dealing or manufacturing of drugs, damage to property of others, or of violence or threats against others.
 - The applicant has had a court ordered eviction or any judgement for financial delinquency.