

**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!
**You are required to contact The health department prior to moving in
the new mobile home to have the septic inspected.**

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 EMPLOYER _____ PREVIOUS EMPLOYER _____

ADDRESS _____ ADDRESS _____

OCCUPATION/TITLE _____ OCCUPATION/TITLE _____

WAGE \$ _____ WAGE \$ _____

FROM _____ TO _____ FROM _____ TO _____

FULL TIME PART TIME

FULL TIME PART TIME

CONTACT _____ CONTACT _____

EMPLOYER PHONE NUMBER _____ EMPLOYER 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

BACKGROUND AND CREDIT CHECK AUTHORIZATION

Print Name: _____

Former Names and Dates Used: _____

Current Address: _____

Previous Address: _____

Social Security Number: _____ Date of Birth: _____

Telephone Number: _____ Email: _____

Drivers License Number/State: _____

The information contained in this application is correct to the best of my knowledge. I hereby authorize Beaver Coal and/or its designated agents, assigns and representatives to conduct a comprehensive background and credit check for the purpose of entering into a rent to own contract. I understand the scope of the reports pursuant to the background and credit check may include: verification of social security number, current and previous addresses, employment history, character references, drug testing, civil and criminal history records in any and all federal, state, and county jurisdictions, and any other public records.

I authorize any individual, company, firm, corporation, or public agency (including the Social Security Administration and law enforcement agencies) to divulge any and all information, verbal or written, pertaining to me, to Beaver Coal and/or its designated agents, assigns and representatives. I further authorize the complete release of any records or data pertaining to me which the individual, company, firm, corporation, or public agency may have, to include information or data received from other sources.

I hereby release Beaver Coal, the Social Security Administration, and its designated agents, assigns and representatives, or assigned agencies, including officers, employees, or related personnel both individually and collectively, from any and all liability for damages of whatever kind, which may, at any time, result to me, my heirs, family, or associates because of compliance with this authorization and request to release.

Signature: _____ Date: _____

BEAVER COAL

BACKGROUND AND CREDIT CHECK AUTHORIZATION

Print Name: _____

Former Names and Dates Used: _____

Current Address: _____

Previous Address: _____

Social Security Number: _____ Date of Birth: _____

Telephone Number: _____ Email: _____

Drivers License Number/State: _____

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I hereby release Beaver Coal, the Social Security Administration, and its designated agents, assigns and representatives, or assigned agencies, including officers, employees, or related personnel both individually and collectively, from any and all liability for damages of whatever kind, which may, at any time, result to me, my heirs, family, or associates because of compliance with this authorization and request to release.

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.