



Phone: 228-392-0085 office
228-392-0153 fax

Address: 11050 Lamey Bridge Road
D'Iberville, MS 39540

RESIDENTIAL LEASE APPLICATION

\$25.00 non-refundable application fee (Money Order) and photo identification per applicant over the age of 18 is required to process application. If an MDA/SRAP property requirements may differ. MDA/SRAP?: Yes/No
Date _____ Unit Requested _____ Move in Date Requested _____

BASIC INFORMATION

Full Name: _____ Date of Birth: _____
Phone Number: _____ E-Mail Address: _____

Spouse/ Co Tenant Full Name _____ Date of Birth: _____
Phone Number: _____ E-Mail Address: _____

List full names and ages of all residents under the age of 18 occupying this property:

PET fees are set by individual owners. One fee per 2 pets and non-refundable-Non Vicious Breeds ONLY)

Do you plan to have pet(s)? Yes/No If yes what type (dog/cat)? _____ How Many? _____ Breed(s)? _____

EMPLOYMENT HISTORY (please provide proof of employment for faster approval)

Applicant:

Current Employer: _____ Supervisor _____

Contact Phone # _____ Location _____

How long Employed? _____ Position _____ Hourly Wage \$ _____ Hours Per Week _____

Previous Employer: _____ Supervisor _____

Contact Phone # _____ Location _____

How long Employed? _____ Position _____ Hourly Wage \$ _____ Hours Per Week _____

Co Applicant:

Current Employer: _____ Supervisor _____

Contact Phone # _____ Location _____

How long Employed? _____ Position _____ Hourly Wage \$ _____ Hours Per Week _____

Previous Employer: _____ Supervisor _____

Contact Phone # _____ Location _____

RENTAL HISTORY FOR THE LAST 5 YEARS (Family/friends do not constitute as rental history)

Applicant:

Current Address: _____ Property Managers Name and Phone # _____

How long have you lived here? From _____ To _____ Monthly Rent Amount \$ _____

Previous Address: _____ Property Managers Name and Phone # _____

How long have you lived here? From _____ To _____ Monthly Rent Amount \$ _____

Previous Address: _____ Property Managers Name and Phone # _____

How long have you lived here? From _____ To _____ Monthly Rent Amount \$ _____

Co Applicant:

Current Address: _____ Property Managers Name and Phone # _____

How long have you lived here? From _____ To _____ Monthly Rent Amount \$ _____

Previous Address: _____ Property Managers Name and Phone # _____

How long have you lived here? From _____ To _____ Monthly Rent Amount \$ _____

Previous Address: _____ Property Managers Name and Phone # _____

How long have you lived here? From _____ To _____ Monthly Rent Amount \$ _____

PLEASE ANSWER THE BELOW QUESTIONS AND IDENTIFY APPLICANT OR CO APPLICANT

Have you ever been evicted? Yes/No If yes, please explain:

Have you ever broken a lease? Yes/No If yes, please explain:

Have you ever been convicted of a crime? Yes/No If yes, please explain:

PERSONAL INFORMATION

Applicant: DL# _____ Social Security # if different _____
Marital Status: Single Married Divorced Widowed
Co Applicant: DL # _____ Social Security # if different _____
Marital Status: Single Married Divorced Widowed

BANKING INFORMATION

Bank Name: _____ Phone: _____
Type of Account: _____ Checking _____ Savings
Bank Name: _____ Phone: _____
Type of Account: _____ Checking _____ Savings
Do you have any major Credit Cards? If yes what type? _____

VEHICLES (MAX AT RESIDENCE IS 3)

Type: _____ Year _____ model _____ Tag Number _____
Type: _____ Year _____ model _____ Tag Number _____
Type: _____ Year _____ model _____ Tag Number _____

PERSONAL REFERENCES (professional only)

Name: _____ Address _____
Phone: _____ Relationship _____
Name: _____ Address _____
Phone: _____ Relationship _____
Name: _____ Address _____
Phone: _____ Relationship _____
Name: _____ Address _____
Phone: _____ Relationship _____

Emergency Contact Information

Name: _____ Address: _____
Relationship: _____ Cell #: _____

APPLICANT INDEMNIFICATION AGREEMENT

Owner or Broker is not liable to the applicant, his heirs, executors, administrators or assigns for any damage of any kind, actual or consequential by reason of the verification by the owner, his agents, employees and or representatives from any and all action of any kind or nature that may arise by virtue of the execution of the agreement provided herein.
Applicant represents that all of the forgoing statements are true and complete and hereby authorizes verification of said information, references, criminal background, employment verification and credit check. Applicant acknowledges that false information herein may constitute grounds for rejection of this application, termination of occupancy and or forfeiture of security deposit and may constitute as a criminal offence under the laws of this state.

DISCLOSURE

By signing below you agree to allow **CHRISTINE WEBER REALTY** to pull a complete credit and criminal history using Straight Arrow Screening. The reports will not be provided to applicant or any other persons outside Christine Weber Realty at any time. Please refer to privacy laws or contact Straight Arrow Screening (877) 542-8966 for more information. The property owner is represented by Christine Weber Realty and has the authority to view and use all application information to their benefit within legal boundaries.

Note: There is a non-refundable pet fee when pets are allowed and residing at this leased dwelling. This fee depends on the property owner. Please ask for amount of pet fee prior to paying application fee. You must also provide a copy of all vet records and a photo of the pet(s) at or before the time of lease signing. Limit of 2 pets per pet fee. No vicious breeds.

SECURITY DEPOSIT

The Security Deposit **MUST** be paid in full before move in. Security deposit **MUST** be paid by money order. Security Deposits will vary depending on the outcome of your application. Tenant has **24hours from date of application** to decline rental or full security deposit will be forfeited. **Security Deposits paid to hold units for any given time will not be refunded unless the property manager rejects application.**

Applicant: _____ Date: _____

Co Applicant: _____ Date: _____

Property Manager: _____ Date: _____ Revised 02-14



11050 Lamey Bridge Road, P. O. Box 7387, Diberville MS 39540

(228) 392-0085 Office

www.cwr.ms

Tenant to sign bottom portion ONLY. Landlord to please fill out completely and fax back to (228) 392-0153.

Fax To Landlord @: _____

RENTAL REFERENCE REQUEST FORM

Tenant Name(s): _____

Subject Property Address _____

Tenant Move Out Date Stated on the Application: _____

What is unit size? Studio – 1 bedroom – 2 bedroom – 3 bedroom – 4 bedroom – 5 bedroom – 6 bedroom - More

What was residents move in date? _____

If resident has moved, what is the move out date? _____

Did resident give proper written notice to vacate? Yes – No

Is landlord reference related to resident? Yes – No If so, how? _____

How many occupants living in the property? _____

Does this include any unauthorized occupants? Yes – No If known, who? _____

Did resident ever pay rent late? Yes – No if so, how many times? _____

Did resident have a check returned? Yes – No if so, how many times? _____

Did resident ever damage common areas or unit that you know of to date? Yes – No If yes, please explain:

Does resident have any lease violations on file? Yes – No If so, how many? _____

Was resident ever evicted? Yes – No If so, why? _____

Does resident owe any money? Yes – No If so, how much and what for? _____

Did resident have a pet? Yes – No If so, how many? _____ Breed(s) _____

Would you rent to this resident again? Yes – No

What was the monthly rent? \$ _____

Why is resident moving/moved out of your property? _____

I, _____

give you permission to release requested information above.

Applicant Signature _____ **Date** _____

Applicant Signature _____ **Date** _____

Applicant Signature _____ **Date** _____

“Activity Begets Activity”

TENANT RELEASE AND CONSENT FORM

Applicant authorizes Christine Weber Realty to contact past & present landlords, employers, creditors, credit bureaus, neighbors and any other sources deemed necessary to investigate the applicant. Applicant further authorizes Christine Weber Realty or its assigns to collect any information deemed necessary from past & present landlords, employers, creditors, credit bureaus, neighbors and any other sources in the collection of monies owed to Christine Weber Realty.

I, _____, the undersigned hereby authorize all person or companies to release without liability, information regarding employment, income, and/or assets to Christine Weber Realty or its assigns for the purpose of verifying information on my rental application or renewal of a lease or for the collection of a debt. I agree that a photocopy of this authorization may be used for the purposes stated above. The original of this authorization is on file and will stay in effect while a resident of Christine Weber Realty or until the account is paid in full.



Signature

Date



WORKING WITH A REAL ESTATE BROKER

Approved 01/2003 By
MS Real Estate Commission
P. O. Box 12685
Jackson, MS 39232

****THIS IS NOT A LEGALLY BINDING CONTRACT****

GENERAL

Before you begin working with any real estate agent, you should know whom the agent represents in the transaction. Mississippi real estate licensees are required to disclose which party they represent in a transaction and to allow a party the right to choose or refuse among the various agency relationships.

There are several types of relationships that are possible and you should understand these at the time a broker or salesperson provides specific assistance to you in a real estate transaction.

The purpose of the Agency Disclosure is to document an acknowledgement that the consumer has been informed of various agency relationships, which are available in a real estate transaction.

For the purpose of this disclosure, the term seller and/or buyer will also include those other acts specified in Section 73-35-3 (1), of the Miss. Code, "...list, sell, purchase, exchange, rent, lease, manage, or auction any real estate, or the improvements thereon including options."

SELLER'S AGENT

A seller can enter into a "listing agreement" with a real estate firm authorizing the firm and its agent(s) to represent the seller in finding a buyer for his property. A licensee who is engaged by and acts as the agent of the Seller only is known as a Seller's Agent. A Seller's agent has the following duties and obligations:

To the Seller:

- * The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting and the duty to use skill, care and diligence.

To the Buyer and Seller:

- * A duty of honesty and fair dealing.
- * A duty to disclose all facts known to the Seller's agent materially affecting the value of the property which are not known to, or readily observable by, the parties in a transaction.

BUYER'S AGENT

A buyer may contract with an agent or firm to represent him/her. A licensee who is engaged by and acts as the agent of the Buyer only is known as the Buyer's Agent.

If a Buyer wants an agent to represent him in purchasing a property, the buyer can enter into a Buyer's Agency Agreement with the agent.

A Buyer's Agent has the following duties and obligations:

To the Buyer:

- * The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting and the duty to use skill, care and diligence.

To the Seller and Buyer:

- * A duty of honesty and fair dealing.

DISCLOSED DUAL AGENT

A real estate agent or firm may represent more than one party in the same transaction. A Disclosed Dual Agent is a licensee who, with the informed written consent of the Seller and Buyer, is engaged as an agent for both Seller and Buyer.

As a disclosed dual agent, the licensee shall not represent the interests of one party to the exclusion or detriment of the interests of the other party. A disclosed dual agent has all the fiduciary duties to the Seller and Buyer that a Seller's or Buyer's agent has except the duties of full disclosure and undivided loyalty.

A Disclosed Dual Agent may not disclose:

- To the Buyer that the Seller will accept less than the asking or listed price, unless otherwise instructed in writing by the Seller.
- To the Seller that the Buyer will pay a price greater than the price submitted in a written offer to the Seller, unless otherwise instructed in writing by the Buyer.
- The motivation of any party for selling, buying, or leasing a property, unless otherwise instructed in writing by the respective party, or
- That a Seller or Buyer will agree to financing terms other than those offered, unless otherwise instructed in writing by the respective party.

IMPORTANT NOTICE!

"Customer" shall mean that person not represented in a real estate transaction. It may be the buyer, seller, landlord or tenant.

A Buyer may decide to work with a firm that is acting for the Seller (a Seller's Agent or subagent). If a Buyer does not enter into a Buyer Agency Agreement with the firm that shows him properties, that firm and its agents may show the buyer properties as an agent or subagent working on the seller's behalf. Such a firm represents the Seller (not the Buyer) and must disclose that fact to the Buyer.

When it comes to the price and terms of an offer, the Seller's Agent will ask you to decide how much to offer for any property and upon what terms and conditions. They can explain your options to you, but the final decision is yours, as they cannot give you legal or financial advice. They will attempt to show you property in the price range and category you desire so that you will have information on which to base your decision.

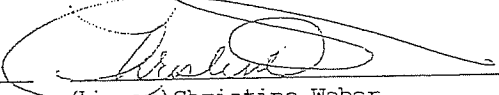
The Seller's Agent will present to the Seller any written offer that you ask them to present. You should keep to yourself any information that you do not want the Seller to know (i.e. the price you are willing to pay, other terms you are willing to accept, and your motivation for buying). The Seller's agent is required to tell all such information to the Seller. You should not furnish the Seller's agent anything you do not want the Seller to know. If you desire, you may obtain the representation of an attorney or another real estate agent, or both.

THIS IS NOT A CONTRACT. THIS IS AN ACKNOWLEDGEMENT OF DISCLOSURE

The below named Licensee has informed me that brokerage services are being provided me as a:

- | | | | |
|---------------------------------|--------------------------------|--|-------------------|
| <input type="checkbox"/> Client | (Seller's or Landlord's Agent) | | |
| <input type="checkbox"/> Client | (Buyer's or Tenants Agent) | <input checked="" type="checkbox"/> Customer | (Not as my Agent) |
| <input type="checkbox"/> Client | (Disclosed Dual Agent) | | |

By signing below, I acknowledge that I received this informative document and explanation prior to the exchange of confidential information which might affect the bargaining position in a real estate transaction involving me.

_____		_____
(Client)	(Licensee) Christine Weber	(Date)
_____	Christine Weber Realty	(Customer)
(Client)	(Company)	(Customer)

Handwritten note: Sign here

LICENSEE - Provide a copy of disclosure acknowledgement to all parties and retain signed original for your files.