

# RESIDENTIAL LEASE APPLICATION

Landlord/Lessor: Robert L. Akers, Jr. Date of Application: \_\_\_\_\_

Location of Residence: 1171 Emerald Rd

---

Name of Tenant #1: \_\_\_\_\_

Current Home Phone Number: \_\_\_\_\_

Current Address: \_\_\_\_\_

Marital Status: \_\_\_\_\_ Spouse Name: \_\_\_\_\_

Children Names: \_\_\_\_\_

Name of Tenant #2: \_\_\_\_\_

Current Home Phone Number: \_\_\_\_\_

Current Address: \_\_\_\_\_

Marital Status: \_\_\_\_\_ Spouse Name: \_\_\_\_\_

Children Names: \_\_\_\_\_

Who will live in residence except applicant(s) and children?  
\_\_\_\_\_

Do you have any pets that you would like to occupy the residence?

Yes  No - If so, please describe: \_\_\_\_\_

(Note: This provision does not imply that pets are allowed)

**(Continued on Page 2)**

### Conditions & Information

All pages of this lease application must be signed by all persons who will sign the lease agreement. Additional tenant information is on page 2.

The completing of this application by Tenant and the acceptance of this application by Landlord creates no obligation of Landlord to approve the application.

This application will be approved or rejected usually within one week of being submitted to Landlord. However, there is no obligation of Landlord to notify tenant unless the application is approved.

If this application is approved, Tenant must make the security deposit and sign the lease before the tenancy begins.

Landlord complies with all Federal and State laws regarding discrimination and does not discriminate based upon age, sex, race, marital status, religion, national origin, or other prohibited classifications.

<b>For Landlord's Use Only</b>
Rent Amount:
Deposit:
Date Lease to begin:
Date Lease to end:
Number of Occupants:

By your signature hereon, you agree that the information disclosed by you herein is true, complete, and accurate to the best of your knowledge, and you agree that the information disclosed by you herein is material to the potential Lessor's decision with respect to granting or denying your application to enter into a lease.

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

Have you ever been evicted from a rental unit?  Yes  No

If yes, please provide reason for eviction: \_\_\_\_\_

Person to notify in case of emergency: \_\_\_\_\_ Phone: \_\_\_\_\_

Person to notify in case of emergency: \_\_\_\_\_ Phone: \_\_\_\_\_

**DISCLOSURE OF MANAGER:**

The Manager of the Premises is: **Robert L. Akers, Jr.** Phone: **304-610-6782**  
Address: **1171 Emerald Rd #1** City: **Charleston** State: **WV** ZIP: **25314-4201**

**DISCLOSURE OF OWNER:**

The Owner of the Premises is: **Robert L. Akers, Jr.** Phone: **304-610-6782**  
Address: **1171 Emerald Rd #1** City: **Charleston** State: **WV** ZIP: **25314-4201**

**RADON GAS DISCLOSURE:** Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in every state of the United States. Additional information regarding radon gas may be obtained from your county public health unit. See also: <http://www.epa.gov/iag/radon/>

By your signature hereon, you agree that the information disclosed by you herein is true, complete, and accurate to the best of your knowledge, and you agree that the information disclosed by you herein is material to the potential Lessor's decision with respect to granting or denying your application to enter into a lease.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

# Accurate

## Credit Bureau

Phone 626 798-6670 Fax 626 398-0642

[www.accuratecredit.com](http://www.accuratecredit.com)

### APPLICANT DISCLOSURE FORM

Address of Rental: 1171 Emerald Rd # \_\_\_\_

Applicant's Name: \_\_\_\_\_

Day Phone: \_\_\_\_\_ Home Phone: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Social Security Number: \_\_\_\_\_

Date of Birth: \_\_\_\_\_ Driver's License # / State: \_\_\_\_\_

I authorize **Robert L. Akers, Jr.** to obtain my consumer credit report and public records from Accurate Credit Bureau and to investigate any personal information on me necessary to arrive at an applicant decision.

Signature: \_\_\_\_\_ Date \_\_\_\_ / \_\_\_\_ / \_\_\_\_

\*\*\*\*WARNING/CONFIDENTIAL\*\*\*\*

This message is intended for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is prohibited. If you have received this communication in error, please notify the sender by telephone immediately (626 798-6670). Thank you for your cooperation.

*IMPORTANT DECISIONS DEMAND ACCURATE INFORMATION*

[www.accuratecredit.com](http://www.accuratecredit.com)