



Office: 228-392-0085
Fax: 228-392-0153

11050 Lamey Bridge Rd
D'Iberville, MS 39540

RESIDENTIAL LEASE APPLICATION

\$25.00 non-refundable application fee (Money Order) & photo identification per applicant over the age of 18 is required to process application.

Date _____ Unit Requested _____ Move In Date Requested _____

BASIC INFORMATION

Applicant Full Name: _____ Social Security # _____

Date of Birth: _____ Driver's License # _____ Phone #: _____

Email Address: _____

Marital Status: _____ Single _____ Married _____ Divorced _____ Widowed

Co Applicant Full Name: _____ Social Security # _____

Date of Birth: _____ Driver's License # _____ Phone #: _____

Email Address: _____

Marital Status: _____ Single _____ Married _____ Divorced _____ Widowed

List Full names & ages of all residents under the age of 18 occupying this property:

EMERGENCY CONTACT INFORMATION

Name: _____ Address: _____

Phone: _____ Relationship: _____

PETS (\$200 non-refundable pet fee per 2 pets)

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 Number: _____ Location: _____

How Long Employed? _____ Position: _____ Hourly Wage \$ _____ Hours per week: _____

Previous Employer _____ Supervisor: _____

Contact Phone Number: _____ Location: _____

How Long Employed? _____ Position: _____ Hourly Wage \$ _____ Hours per week: _____

CO APPLICANT:

Current Employer: _____ Supervisor: _____

Contact Phone Number: _____ Location: _____

How Long Employed? _____ Position: _____ Hourly Wage \$ _____ Hours per week: _____

Previous Employer _____ Supervisor: _____

Contact Phone Number: _____ Location: _____

How Long Employed? _____ Position: _____ Hourly Wage \$ _____ Hours per week: _____

PLEASE ANSWER THE BELOW QUESTIONS AND IDENTIFY APPLICANT OF 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: _____

RENTAL HISTORY FOR THE LAST 5 YEARS

(Family/ Friends do not constitute as rental history)

APPLICANT:

Current Address: _____ From _____ to _____
Property Managers Name & Phone# _____ Rent Amount \$ _____
Previous Address: _____ From _____ to _____
Property Managers Name & Phone# _____ Rent Amount \$ _____
Previous Address: _____ From _____ to _____
Property Managers Name & Phone# _____ Rent Amount \$ _____

COAPPLICANT:

Current Address: _____ From _____ to _____
Property Managers Name & Phone# _____ Rent Amount \$ _____
Previous Address: _____ From _____ to _____
Property Managers Name & Phone# _____ Rent Amount \$ _____
Previous Address: _____ From _____ to _____
Property Managers Name & Phone# _____ Rent Amount \$ _____

BANKING INFORMATION

Bank Name: _____ Phone # _____
Type of Account: _____ Checking _____ Savings
Bank Name: _____ Phone # _____
Type of Account: _____ Checking _____ Savings

VEHICLES (MAX AT RESIDENCE IS 3)

Type: _____ Year: _____ Model: _____ Tag # _____
Type: _____ Year: _____ Model: _____ Tag # _____
Type: _____ Year: _____ Model: _____ Tag # _____

PERSONAL REFERENCES (PROFESSIONAL ONLY)

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

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 authorize 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 offense under the laws of the state.

DISCLOSURE

By signing below you agree to allow **CHRISTINE WEBER REALTY** to pull a complete credit and criminal history using Credit Retriever, a division of Trans Union. 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 Trans Union at 1-888-966-8607 for more information. 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 pet shot records and a photo 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. Tenants has **24 hours 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:** _____

COAPPLICANT: _____ **DATE:** _____

PROPERTY MANAGER: _____ **DATE:** _____



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TENANT RELEASE AND CONSENT FORM

Applicant authorizes Christine Weber Realty to contact past & present landlords, employers, creditors, credit bureaus, neighbors & any other sources deemed necessary to investigate the applicant. Applicant further authorizes Christine Weber Realty or it's assigns to collect any information deemed necessary from past & present landlords, employers, creditors, credit bureaus, neighbors & 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 started above. The original of this authorization is on file and will stay in effect while a resident at Christine Weber Realty or until the account is paid in full.

Signature

Date

Signature

Date



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LANDLORD REFERENCE

APPLICANT TO SIGN BOTTOM PORTION ONLY.

LANDLORD TO PLEASE FILL OUT COMPLETELY AND FAX BACK TO (228) 392-0153

Tenant Name(s): _____

Subject Property Address: _____

Tenant Move out Date Stated on the Application: _____

What is the unit size? ___ Studio ___ 1BR ___ 2Br ___ 3BR ___ 4BR ___ 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 yes, how? _____

How many occupants living in the property? _____

Does this include any unauthorized occupants? ___ YES ___ NO

If known, who? _____

Did residents ever pay rent late? ___ YES ___ NO

If yes, how many times? _____

Did residents have a check return? ___ YES ___ NO

If yes, 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 yes, how many? _____

Was resident ever evicted? ___ YES ___ NO

If yes, why? _____

Does resident owe any money? ___ YES ___ NO

If yes, how much & what for? _____

Did resident have a pet? ___ YES ___ NO

If yes, how many? _____ Breed(s)? _____

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 _____



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:

- Client (Seller's or Landlord's Agent)
- Client (Buyer's or Tenants Agent)
- Client (Disclosed Dual Agent)
- Customer (Not as my 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.

(Date)

(Client)

(Licensee)

(Customer)

(Client)

(Company)

(Customer)

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