

RENTAL APPLICATION

Wood Properties, LLC 4.25.20

PO Box 11561

Charleston, WV 25339

woodpropertiesonline@gmail.com

www.woodpropertiesonline.com Phone # to Call: _____ Dated: _____

Application Fee: \$15 for 1 adult; \$30 for 2 adults; \$45 for 3 adults. Please submit with application.

THIS APPLICATION IS FOR EQUAL HOUSING OPPORTUNITY

Name: Last: _____ First: _____ M: _____

Birth Date: _____ Social Security #: _____ Drivers Lic. #: _____

Cell: _____ Text: ___ Y/N, E-mail: _____

Present Address: _____ City, St., Zip: _____

C0-Tenant: Last: _____ First: _____ M: _____

Birth Date: _____ Social Security #: _____ Drivers Lic. #: _____

Cell: _____ Text: ___ Y/N, E-mail: _____

Occupants: _____ Relationship: _____ Age: _____

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Occupants: _____ Relationship: _____ Age: _____

Landlord or Agent: _____ Phone: _____ How Long: _____

Address: _____ City, St., Zip: _____

Previous Landlord: _____ Phone: _____ How Long: _____

	PRESENT OCCUPATION	PRIOR OCCUPATION	CO-TENANT'S OCCUPATION
Occupation			
Employer			
Self-employed, Name of Bus			
Business Address			
Business Phone			
Type of Business			
Position held			
Name and Title of Supervisor			
How long			
Monthly Gross Income			

Bank Reference

Address:

Phone:

CREDIT REFERENCE	ACCOUNT NO.	ADDRESS	City	Contact	
Name	COMPLETE MAILING ADDRESS		PHONE	Relationship	OCCUPATION
Emergency Contact	Emergency Contact				
Close by Relative	Close by Relative				
PERSONAL REFERENCES	PERSONAL REFERENCES				
PERSONAL REFERENCES	PERSONAL REFERENCES				
PERSONAL REFERENCES	PERSONAL REFERENCES				

Have you ever filed a petition for bankruptcy? _____

Have you had Wrongful Occupation filed against you? _____

Have you ever been convicted of committing a crime? _____

Have you ever been evicted from any tenancy? _____

Have you ever willfully and intentionally refused to pay any rent when due? _____

I DECLARE THAT THE FOREGOING INFORMATION IS TRUE AND CORRECT, AUTHORIZE ITS VERIFICATION AND THE OBTAINING OF CONSUMER CREDIT REPORT AND BACKGROUND CHECK. IN COMPLIANCE WITH ALL THE PROVISIONS OF THE FAIR CREDIT REPORTING ACT I CERTIFY HTAT I UNDERSTAND THE PERMISSIBLE PURPOSES FOR OBTAINING AND GIVE NOTICE THAT THE ABOVE NAMED FIRM OR INDIVIDUAL MAY REQUEST A CREDIT REPORT FOR RENTAL PURPOSES. I HAVE READ AND UNDERSTAND THIS CONTRACT.

I agree that Landlord may terminate any agreement entered into in reliance on any misstatement made above.

Applicant: _____

Applicant: _____

(Print)

(Print)

This application for property located at: _____



WOOD PROPERTIES, LLC

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Dear Prospective Tenant,

The application has two sides. Please fill out the application and return it to the address listed above. Under Personal Reference, please include a relative who lives nearby. You will need to enclose a \$15.00 application fee for each adult. If paying by check or money order, please make it out to Eric Wood. If you hand deliver your application, you may pay cash. Other requirements: 1. Copy of ID with picture. 2. Proof of income or financial assistance (pay stubs, S.S. statement, food stamps, etc.). and 3. Documentation showing S.S.#. After lease is signed landlord may periodically require updated employment information. (paystubs).

Deposit is \$100 more than the rent. Payment of first month's rent and deposit are required before you receive a key. The first month's rent is prorated. In other words, if you move in on the 15th of the month, you will only be charged for half a month's rent. Rent is due on the first. We give you a grace period until the 5th of the month. Your payment envelope must be postmarked by the fifth of each month. Late payments will be assessed a late fee of \$35.00.

When you receive a key, we call each utility. We give you have three (3) business days to have the utilities placed in your name.

We also add to your rent 10% of your total rent to each invoice for 10 months. This will give you your last month's rent and extra money when you leave. Consider this a savings plan. This guideline cannot be applied to applicants receiving housing assistance.

We no longer furnish refrigerators. If there is one in the unit and working, you are welcome to use it. If not, you may call A-1 Furniture & Appliance (304-342-4305). They will help you decide whether to repair or replace the current refrigerator in your unit with a reconditioned one. Wood Properties will not repair or replace any refrigerators.

We will process applications as soon as we receive them. We do a background check and a credit check for all prospective tenants. We process your application in 3 days to a week.

If you have a pet or plan to get a pet, you are required to discuss any and all pets with your landlord first. Monthly pet fees apply. We currently charge a pet of \$25 a month for the first pet.

Eric F. Wood
304-542-3836

I have read Wood Properties policies and understand them. Date: _____

Signature: _____ Print: _____