



Orecchio Properties

PO Box 3131
Weirton, WV 26062
304-723-RENT
Fax: 304-723-7367
WeirtonProperty.com

LEASE QUALIFICATION GUIDELINES

Rental homes will be held off the market only upon receipt of a completed Application from every occupant and co-applicant over the age of 18, application fees of \$35 per applicant and co-applicant (nonrefundable) and the Holding Deposit equal to one months rent. Upon the receipt of these items, we will guarantee that the selected rental home will not be offered to anyone else unless the reservation is cancelled by the applicants or the application is denied.

We may investigate the following:

(1) Resident History. We may verify your present and past residence, the length of time of residency, the record of your rental payments, the condition of your home upon your vacating, noise complaints, any other complaints, written notice given, the rental amount and your general reputation and mode of living.

(2) Income / Employment Reference. We may verify your gross income and employment, name of the employer, length of employment, satisfactory or unsatisfactory performance, and if a layoff is anticipated within 90 days. Occupants applying must be able to prove they have an income which is at least three (3) times the rent per month.

(3) Credit Report. We may check your credit. We are not looking for perfection but we do grade on honesty. We may check for judgments from landlords and power companies. If your income is borderline in qualifying, we may also look at your outstanding balances. We may also check your credit for prior residences and compare the addresses to those you have given us.

(4) Criminal Background. We may investigate your background for any criminal activity. It is imperative that you complete the application thoroughly with full legal name(s), telephone numbers, etc. (to help process the application quickly and easily). If you foresee a problem, please discuss it with us since the application fee is non-refundable. Any false or omitted information submitted on the application will constitute grounds for rejection of your application. We reserve the right to reject an application for any reason other than race, color, creed, sex, religion, handicap, familial status, place of nature, origin, or age.

*Each property may have qualification standards and/or minimum requirements for residency that apply in addition to the above listed information. If you have any questions regarding a property's individual requirements, contact us directly and someone will be able to assist you with that information.



Residential and Commercial Real Estate

Orecchio Properties

PO Box 3131

Weirton, WV 26062

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Rental Application

Today's Date _____ Date of anticipated move in _____

Property address _____

Monthly rent _____ Security deposit _____

Applicant (Please include a photo copy of current drivers license)

Full name of applicant _____

First Middle Initial Last (Jr. Sr. II or III) Maiden Name

Present Address _____ City _____ State _____ Zip _____

Telephone number (home) _____ (work) _____

(Cell Phone Number) _____

D.O.B. _____ Social security # _____

Driver's License# and State _____ Email _____

Are you a smoker? Yes No How long do you plan on living here? 1 year 2 years 3 years+

Applicant's employment

Name of present employer _____

Address _____ City _____ State _____ Zip _____

Position _____ Date started _____ Monthly income _____

Supervisor's name _____ Phone _____

Name of previous employer _____

Address _____ City _____ State _____ Zip _____

Position _____ Date started _____ Ended _____ Monthly income _____

Supervisor's name _____ Phone _____

Reason for leaving _____

Other sources of income

Present Landlord or Mortgage Company

Present Landlord or mortgage company _____

Property Address _____

Landlords Telephone number (home) _____ (work) _____

Monthly rent or mortgage payment _____ Date of move-in _____ Date of move-out _____

Reason for Moving _____ Are you current with rent? _____

Previous Landlord or Mortgage Company

Previous Landlord or Mortgage Company _____

Property Address _____

Landlords' Telephone number (home) _____ (work) _____

Monthly rent or mortgage payment _____ Date of move-in _____ Date of move-out _____

Reason for Moving _____ Balance Owed? _____

Personal References

Name _____ phone _____

Address _____ City _____ State _____ Zip _____

Name _____ phone _____

Address _____ City _____ State _____ Zip _____

Emergency Contact (Nearest family members not residing with you)

1. In case of emergency contact _____

Address _____

Relationship _____ phone _____

2. In case of emergency contact _____

Address _____

Relationship _____ phone _____

List all occupants that will reside with you _____

What kind of Pets do you have?

List all pets: Type _____ breed _____ weight _____ age _____
Type _____ breed _____ weight _____ age _____

Vehicles

List vehicles to be parked at premises: _____
Including Motorcycles Make model color year License #State
Make model color year License #State

Bank Information

Bank name _____ phone _____
Address _____ City _____ State _____ Zip _____
Bank 2 name _____ phone _____
Address _____ City _____ State _____ Zip _____

Any “yes” or “no” question unanswered shall be considered a “yes”

Have you ever been arrested for or convicted of any criminal offense including misdemeanors?
_____yes _____no

Have you ever been arrested for or convicted of a sexual offense or are listed on any registry of sexual offenders?
_____yes _____no

Have you ever been arrested for or convicted of any drug related criminal offense?
_____yes _____no

Have you ever broken a lease, been evicted, or sued for nonpayment of rent or damages?
_____yes _____no

Have you ever sued or been a part of a lawsuit against a Landlord?
_____yes _____no

Have you ever declared bankruptcy?
_____yes _____no

Are you behind on your rent and or utilities now? Can you have utilities in your name?
_____yes _____no _____yes _____no

Are you court ordered to pay child support?
_____yes _____no If yes how much is your monthly child support? \$ _____

If you answer Yes to any of the above questions, please explain:

Date: Offense: Arresting Jurisdiction: Disposition:

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I authorize Mark Orecchio, Orecchio Properties, Background Info USA and or their employees or subcontractors at any time before, during or after tenancy, to verify my past and present landlord references, past and present employment, criminal records, earnings records, and credit information including ordering a credit report and verifying all other credit information. It is understood that a photocopy or fax of this document shall serve as authorization to provide information requested. I declare that the statements above are true and correct. If applicant or applicant’s co-tenant has given any false information Landlord is entitled to reject the application, and retain all application fees as liquidated damages for Landlord’s time and expenses in processing this application. This application will become part of the lease agreement if approved If any information is found to be false or incorrect, at any time during the application process or during occupancy, any subsequent rental agreement or lease may become void at the discretion of the landlord and will be sufficient reason for immediate termination of any subsequent rental or lease agreement and grounds for eviction and loss of all deposits paid.

Information obtained is only to be used for application of rental property and for any future collections.

Signature of applicant _____ Date _____



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Information Release

I, _____ (Applicant)

As the Applicant I am aware that my entire background is to be investigated as part of the rental application and I hereby voluntarily consent and authorize Orecchio Properties (Landlord), and or their employees or subcontractors at any time before, during, or after any tenancy, to verify and investigate my past and present landlord references, past and present employment, criminal records, earnings records, drug testing results, personal references, and credit information including ordering a credit report and verifying any and all other information provided on the application. In addition my general reputation, mode of living, and character could be investigated. I understand and consent to the Landlord using sources and persons not listed on the application during the investigation. It is understood that a photocopy or fax of this document shall serve as authorization to provide information requested. The Landlord is not liable or responsible in any way to any other person, property or entity for any failure by us to verify or disclose any information that we receive. The Landlord is not liable to the Applicant, their heirs, executors, administrators, or assigns for any damages of any kind, actual or consequential by reason of the verification by the Landlord of the information provided by the Applicant, and Applicant hereby releases the Landlord, his agent, employees and representatives for any and all actions. The causes of action of any kind or nature that may arise by virtue of the execution or implementation of the agreement provided herein.

I authorize and request to release any and all information you have concerning me to Orecchio Properties, or Background Info USA or its agent. I hereby release anyone who gives information about me in the course of any investigation covered by this authorization from any liability for damages of whatever kind to me or my family as a result of giving such information that he/she knows is true or false, or deliberately intending to harm me or one of my family members.

I declare that the statements above are true and correct. If applicant or applicant's co-tenant has given any false information Landlord is entitled to reject the application, and retain all application fees as liquidated damages for Landlord's time and expenses in processing this application. This application will become part of the lease agreement if approved. If any information is found to be false or incorrect, at any time during the application process or during occupancy, any subsequent rental agreement or lease may become void at the discretion of the landlord and will be sufficient reason for immediate termination of any subsequent rental or lease agreement and grounds for eviction and loss of all deposits paid. Information obtained is only to be used for application of rental property and for any future collections.

Social Security Number _____/_____/_____

Drivers License # _____ State _____

Date of Birth _____/_____/_____

Signature

Printed Name

Date



Holding Deposit Agreement

As the applicant I request that the Landlord accept a holding deposit equal to one months rent for the premises applied for. I understand that if approved the Holding deposit will be credited against my security deposit when I sign the Lease Agreement. I also understand and agree that if I should change my mind or become unable to move in for any reason, the holding deposit will be forfeited and I will receive no refund.

Acceptance of Application. Upon notification by the Landlord to the Applicant that their rental application has been approved, the Applicant agrees to execute all lease or rental agreement and related documents at the rental rate listed on the first page of this application for the full lease term. Applicant agrees to pay any balance still due for the first month's rent. If the Applicant and Landlord sign the Lease by the move in date, the holding deposit shall be used as payment towards a security deposit according to the terms of a lease agreement.

Denial of Application Deposit Refund If Applicant's application is not approved Landlord will refund to Applicant the entire holding deposit amount within 15 business days from the date the Applicant was notified that the application was not approved (subject to Applicant's check clearing the bank). The Application fee of \$35 per person partially defrays the cost of administrative paperwork and is non refundable.

If Applicant is Approved but Doesn't Perform Applicant understands that once their rental application has been approved, the rental unit is being taken off the rental market and reserved for the Applicant and any or all other potential Applicants will be turned away. If after acceptance of the Applicant's rental application, the Applicant fails to comply, or if for any reason the applicant decides not to sign the lease and or move into the premises, the holding deposit will be forfeited and the Applicant will receive no refund. All holding deposits or portions thereof will be used to compensate the Landlord for loss of rents and expenses due the removal of the property from the list of the properties available for rent and since other prospective tenants may have been turned away and it may be necessary for Landlord to re-advertise the property and evaluate other applicants.

Applicant understands that the submittal of this application to the Landlord does NOT imply that a formal rental commitment has been created. Only the approval of the application and the acceptance of a holding deposit and the execution of a lease agreement constitute a formal commitment to lease the property to the applicant(s). These fees and deposits are not assignable to any other applicant or party, even in case of default by applicant, regardless of which party paid such deposits/fees. If the property is not available within (14) days of lease commencement, the Applicant will have the option to have the deposit returned minus the Application fee or they may continue to wait for the unit to be available. Neither applicant nor Landlord shall have any further claim on the holding deposit.

Signature. Our reception of this application is consent only to this Application Agreement. It does not bind us to accept applicant or to sign the proposed Lease Contract.

Signature

Print Name

Date

Other Comments or Explanations

Feel free to write anything you want to tell us, explain or any additional information you feel we should know.
