

CONSUMER NOTICE FOR TENANTS
THIS IS NOT A CONTRACT

RA

(Not to be used when licensee is subagent for the landlord, agent for the tenant or transaction licensee.)

(Licensee) hereby states that with respect to this property (describe property)
, I am acting in the following capacity: (check one)

- (i) Owner/Landlord of the Property;
(ii) A direct employee of the Owner/Landlord; OR
(iii) An agent of the Owner/Landlord pursuant to a property management or exclusive leasing agreement.

I acknowledge that I have received this Notice:

Date:
Print (Consumer)
Signed (Consumer)
Address (Optional)
Phone Number (Optional)

I certify that I have provided this Notice:
(Licensee) (Date)

RENTAL APPLICATION

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of REALTORS® (PAR).

Provide at least two years of history in Sections 1 & 2. Fill out all sections completely.
Attach additional sheets if more space is needed. Please type or print all information clearly.

LANDLORD/BROKER INFORMATION
Landlord/Broker (Company)
Agent
Office Address
Phone(s)
FAX E-mail

PROPERTY INFORMATION
Address
Move-in Date Term
Monthly Rent \$ Application Fees
Other \$
Other \$
See Advance Payment Addendum for additional information

1. APPLICANT INFORMATION

APPLICANT INFORMATION

APPLICANT 1 Check here if additional information is attached
Full Name
Is Applicant at least 18 years old? Yes No
Social Security Number
Drivers License No./State
Home Phone Work Phone
Present Address & ZIP Own Rent
From: To: Rent/Mortgage \$ /mo.
Landlord/Mortgage Co. Name & Phone
Previous Address & ZIP Own Rent
From: To: Rent/Mortgage \$ /mo.

APPLICANT 2 Check here if additional information is attached
Full Name
Is Applicant at least 18 years old? Yes No
Social Security Number
Drivers License No./State
Home Phone Work Phone
Present Address & ZIP Own Rent
From: To: Rent/Mortgage \$ /mo.
Landlord/Mortgage Co. Name & Phone
Previous Address & ZIP Own Rent
From: To: Rent/Mortgage \$ /mo.

PREPARED BY AGENT: Jonathan M. Tori, sew

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Applicant(s)

45 Landlord/Mortgage Co. Name & Phone _____
 46 _____
 47 In case of emergency, contact _____
 48 Relationship _____ Phone(s) _____
 49 _____
 50 **2. EMPLOYMENT INFORMATION**
 51 **APPLICANT 1** **Check here if additional information is attached**
 52 Employer _____
 53 City/State _____
 54 Phone _____ Supervisor _____
 55 Position _____
 56 Gross income: \$ _____ /mo. **OR**
 57 \$ _____ /hr., for _____ hrs. per week (on average)
 58 Employed From _____ To _____
 59 **PROOF OF INCOME ATTACHED**
 60 Previous Employer _____
 61 City/State _____
 62 Phone _____ Supervisor _____
 63 Position _____
 64 Gross Income: \$ _____ /mo. **OR**
 65 \$ _____ /hr., for _____ hrs. per week (on average)
 66 Employed From _____ To _____

Landlord/Mortgage Co. Name & Phone _____

 In case of emergency, contact _____
 Relationship _____ Phone(s) _____

EMPLOYMENT INFORMATION
APPLICANT 2 **Check here if additional information is attached**
 Employer _____
 City/State _____
 Phone _____ Supervisor _____
 Position _____
 Gross Income: \$ _____ /mo. **OR**
 \$ _____ /hr., for _____ hrs. per week (on average)
 Employed From _____ To _____
 PROOF OF INCOME ATTACHED
 Previous Employer _____
 City/State _____
 Phone _____ Supervisor _____
 Position _____
 Gross Income: \$ _____ /mo. **OR**
 \$ _____ /hr., for _____ hrs. per week (on average)
 Employed From _____ To _____

67 **3. OTHER INCOME** Alimony, child support, or separate maintenance income need not be revealed if Applicant does not wish
 68 (attach documentation) to have it considered as a basis for paying this obligation. **Check here if additional information is attached**
 69

70	Applicant	Source	Monthly Amount
71			
72			
73			
74			

75 **4. BANK ACCOUNT INFORMATION** **Check here if additional information is attached**

76	Applicant	Bank/Credit Union	Address/Branch	Account Number	Account Type	Balance
77						
78						
79						
80						

81 **5. LIABILITIES/MONTHLY PAYMENTS** **Check here if additional information is attached**

82	Applicant	Lender/Creditor	Loan Number	Loan Type	Balance Due	Monthly Payment
83						
84						
85						
86						

87 **6. VEHICLE INFORMATION** **Check here if additional information is attached**

88	Applicant	Make/Model	Year	Color	License Number/State
89					
90					
91					
92					

93 **7. OTHER OCCUPANTS (FULL NAME & RELATIONSHIP)** **Check here if additional information is attached**

94 _____ Under 18 _____ Under 18

95 _____ Under 18 _____ Under 18

96 **8. PETS** Check here if additional information is attached

97 Does any Applicant or Occupant own any pets? Yes No If yes, list and describe: (type, name, breed, age, weight, gender, etc):

98 _____

99 **9. OTHER INFORMATION** Check here if additional information is attached

100 **Applicant 1** **Applicant 2**

101 Yes No Yes No Have you ever declared bankruptcy or suffered foreclosure? If yes, list any payments: \$ _____

102 Yes No Yes No Have you been evicted or sued for unpaid rent or damages to leased property?

103 Yes No Yes No Have you ever refused to pay rent for any reason?

104 Yes No Yes No Have you ever been convicted of a felony or misdemeanor?

105 Yes No Yes No Have you at any time on or since January 1, 1998 been obligated to pay support under an order on

106 record in any Pennsylvania county? If yes, list the County and the Domestic Relations File or
107 Docket Number: _____

108 Amount \$ _____ Are you delinquent? _____

109 If you answered "yes" to any of the above questions, please explain:

110 _____

111 **10. CONDITION OF PROPERTY**

112 The Property will be leased in the same condition as it is shown unless otherwise agreed to in writing.

113 **11. SPECIAL PROVISIONS**

114 _____

115 **12. AUTHORIZATION**

116 Applicants acknowledge that the above information is true and correct and hereby authorize _____ ,

117 (Landlord or Broker) to obtain a consumer report (credit report) and to verify the information contained here and to report any

118 information obtained to Landlord. Applicants social security numbers are provided for that purpose. Applicants acknowledge

119 that if they present false information Landlord may reject this application. Applicants understand that giving false or incomplete

120 information may result in forfeiture of any payments made in connection with this Rental Application.

121 **I HAVE READ AND AGREE TO THE PROVISIONS AS STATED.**

122

Applicant(s) _____

DATE _____

123 **LANDLORD/BROKER (Company Name)** _____

124 **RECEIVED BY** _____ **DATE** _____

FOR OFFICE USE ONLY

Landlord: _____

Employment: _____

Credit Report: _____

ID Verification: _____

Misc: _____

ACCEPTED
 REJECTED

BY: _____

DATE: _____

**NOTICES AND INFORMATION
CIVIL RIGHT ACTS NOTICE**

Federal and state laws make it illegal for a landlord, broker, or anyone to use RACE, COLOR, RELIGION or RELIGIOUS CREED, SEX, DISABILITY (physical or mental), FAMILIAL STATUS (children under 18 years of age), AGE (40 or older), NATIONAL ORIGIN, USE OR HANDLING/TRAINING OF SUPPORT OR GUIDE ANIMALS, or the FACT OF RELATIONSHIP OR ASSOCIATION TO AN INDIVIDUAL

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KNOWN TO HAVE A DISABILITY as reasons for refusing to sell, show, or rent properties, loan money, or set deposit amounts, or as reasons for any decision relating to the sale or lease of property. It is also an unlawful discriminatory practice to evict or attempt to evict an occupant of a housing accommodation before the end of the term of the lease because of the pregnancy or birth of a child.

FAIR CREDIT REPORTING ACT NOTICE
15 U.S.C. § 1681 et. seq.

If the Landlord or Broker denies your application based in whole or in part on any information contained in the consumer report authorized by paragraph 12 of this Application, the Landlord or Broker must provide you with oral, written or electronic notice of the denial, and must provide to you: (1) the name, address, and telephone number of the consumer reporting agency (including a toll-free telephone number established by the agency if the agency compiles and maintains files on consumers on a nationwide basis) that furnished the report, (2) a statement that the consumer reporting agency did not make the decision to deny the application and is unable to provide you with the specific reasons why your application was denied, (3) information about how to obtain a free copy of your consumer report from the consumer reporting agency, and (4) information about how to dispute the accuracy or completeness of any information in a consumer report furnished by the agency. If the Landlord or Broker denies your application because of information from a person other than a credit reporting agency (for example, an employer or prior landlord), the Landlord or Broker must provide you with notice about your right to make a written request to discover the nature of that information.

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Applicant(s) _____