

CONSUMER NOTICE FOR TENANTS

RA

THIS IS NOT A CONTRACT

(Not to be used when licensee is subagent for the landlord, agent for the tenant or transaction licensee. In these situations the full Consumer Notice must be used.)

1 (Licensee) _____ hereby states that with respect to this
2 property (describe property)

3 , I am acting in the following capacity: (check one)

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

9 I acknowledge that I have received this Notice:

10 Date: _____
11 Print (Consumer) _____ Print (Consumer) _____
12 Signed (Consumer) _____ Signed (Consumer) _____
13 Address (Optional) _____ Address (Optional) _____
14 Phone Number (Optional) _____ Phone Number (Optional) _____

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

20 RENTAL APPLICATION

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

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

25 PROPERTY INFORMATION

26 Address _____
27 Utilities Paid by Landlord: _____
28 Utilities Paid by Tenant: _____
29 Move-in Date _____ Term _____
30 Monthly Rent \$ _____ Application Fee \$ _____
31 Deposits \$ _____ Other \$ _____
32 [] See Advance Payment Addendum for additional information

35 1. APPLICANT INFORMATION (Attach Photo ID)

36 APPLICANT 1 [] Check here if additional information
37 is attached

38 Full Name _____
39 Is Applicant at least 18 years old? [] Yes [] No
40 Social Security Number _____
41 Drivers License No./State _____
42 Home Phone _____
43 Work Phone _____
44 Present Address & ZIP _____
45 [] Own [] Rent
46 From: _____ To: _____
47 Rent/Mortgage \$ _____ /mo.
48 Landlord/Mortgage Co.Name & Phone _____

APPLICANT INFORMATION (Attach Photo ID)

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 _____



50 _____
 51 Previous Address & ZIP _____
 52 _____
 53 Own Rent _____
 54 From: _____ To: _____
 55 Rent/Mortgage \$ _____ /mo.
 56 Landlord/Mortgage Co. Name & Phone _____
 57 _____

58 In case of emergency, contact _____
 59 _____
 60 Relationship _____
 61 Phone(s) _____

62 **2. EMPLOYMENT INFORMATION**

63 **APPLICANT** Check here if additional information
 64 is attached
 65 Employer _____
 66 City/State _____
 67 Phone _____
 68 Supervisor _____
 69 Position _____
 70 Gross Income: \$ _____ /mo. **OR**
 71 \$ _____ /hr., for _____ hrs. per week
 72 (on average)
 73 Employed From _____ To _____

74 **PROOF OF INCOME ATTACHED**

75 Previous Employer _____
 76 City/State _____
 77 Phone _____
 78 Supervisor _____
 79 Position _____
 80 Gross Income: \$ _____ /mo. **OR**
 81 \$ _____ /hr., for _____ hrs. per week
 82 (on average)
 83 Employed From _____ To _____

84 **3. OTHER INCOME** Alimony, child support, or separate maintenance income need not be revealed if Applicant does not
 85 wish to have it considered as a basis for paying this obligation.

86 Check here if additional information is attached

87	Applicant	Source	Monthly Amount
88			
89			
90			
91			

93 **4. BANK ACCOUNT INFORMATION**

94 Check here if additional information is attached

94	Applicant	Bank/Credit Union	Address/Branch	Account Number	Account Type	Balance
95						
96						
97						
98						

Previous Address & ZIP _____

 Own Rent _____
 From: _____ To: _____
 Rent/Mortgage \$ _____ /mo.
 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 _____

Alimony, child support, or separate maintenance income need not be revealed if Applicant does not wish to have it considered as a basis for paying this obligation.

Check here if additional information is attached

100 5. LIABILITIES/MONTHLY PAYMENTS

Check here if additional information is attached

101	Applicant	Lender/Creditor	Loan Number	Loan Type	Balance Due	Monthly Payment
102						
103						
104						
105						
106						

108 6. VEHICLE INFORMATION

Check here if additional information is attached

109	Applicant	Make/Model	Year	Color	License Number/State
110					
111					
112					
113					

115 7. OTHER OCCUPANTS (FULL NAME)

Check here if additional information is attached

116 _____ 18 or older 18 or older

117 _____ 18 or older 18 or older

119 8. PETS

Check here if additional information is attached

120 Does any Applicant or Occupant own any pets? Yes No

121 If yes, list and describe: (type, name, breed, age, weight, gender, etc):

123 9. OTHER INFORMATION

Check here if additional information is attached

124 **Applicant 1** **Applicant 2**

125 Yes No Yes No Have you ever declared bankruptcy or suffered foreclosure?

126 If yes, list any payments: \$ _____

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

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

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

130 Yes No Yes No Have you at any time on or since January 1, 1998 been obligated to pay support under an order on record in any Pennsylvania county? If yes, list the County and the Domestic Relations File or Docket Number: _____

131 _____

132 _____

133 Amount \$ _____ Are you delinquent? _____

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

135 10. CONDITION OF PROPERTY

136 The Property will be leased in the same condition as it is shown unless otherwise agreed to in writing in paragraph 11 below in attached addendum.

138 11. SPECIAL PROVISIONS

139 12. AUTHORIZATION Applicants authorize Landlord or Broker to obtain any information deemed necessary to evaluate this Application. This information may include, but is not limited to, credit reports, criminal history, judgments of record, rental history, verification of employment and salary, employment history, vehicle records, and licensing records. Broker may report to Landlord any information obtained by Broker for evaluation of the Application. Applicants acknowledge that all information in the Application is true and correct. Applicants acknowledge that if they present false or incomplete information Landlord may reject this Application. Applicants understand that giving false or incomplete information may result in forfeiture of any payments made in connection with this Rental Application.

146
147 I HAVE READ AND AGREE TO THE PROVISIONS AS STATED.
148

APPLICANT _____ DATE _____

149
150 LANDLORD/BROKER (Company Name)

151 OFFICE ADDRESS _____

152 PHONES(S) _____ FAX _____

153 E-MAIL _____

154 AGENT/RECEIVED BY _____ DATE _____

155

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 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.