

Civil Rights Acts Notice

Federal and state laws makes 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 reason 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 compile and maintains files on consumers on a nationwide basis) that furnished the report, (2) a statement that the consumer reporting agency did not the decision to deny the application and is unable to proved 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.

CONSUMER NOTICE FOR TENANTS

(Licensee) _____ hereby state that with respect to this property
_____, I am acting in the following capacity:

- _____ (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.

Date: _____

Print (Consumer)

Print (Consumer)

Signed (Consumer)

Signed (Consumer)

Address (Consumer)

Address (Consumer)

Phone (Consumer)

Phone (Consumer)

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

Date

Rental Application

1. Applicant Information

Name:		Cell Phone:
Date of birth:	SSN:	Home Phone:
Current address:		
City:	State:	ZIP Code:
Own Rent (Please circle)	Monthly payment or rent:	How long?
Previous address:		
City:	State:	ZIP Code:
Owned Rented (Please circle)	Monthly payment or rent:	How long?

Emergency Contact

Name of a person not residing with you:			
Address:			
City:	State:	Zip:	Phone:
Relationship:			

Employment Information

Current employer:		
Employer address:		How long?
Phone:	E-mail:	Fax:
City:	State:	ZIP Code:
Position:	Hourly Salary (Please circle)	Annual income:

2. Co-applicant Information

Name:		Cell Phone:
Date of birth:	SSN:	Home Phone:
Current address:		
City:	State:	ZIP Code:
Own Rent (Please circle)	Monthly payment or rent:	How long?
Previous address:		
City:	State:	ZIP Code:
Owned Rented (Please circle)	Monthly payment or rent:	How long?

Co-applicant Employment Information

Current employer:		
Employer address:		How long?
Phone:	E-mail:	Fax:
City:	State:	ZIP Code:
Position:	Hourly Salary (Please circle)	Annual income:

3. References

Name:	Address:	Phone:

I authorize the verification of the information provided on this form as to my credit and employment. I have received a copy of this application.

Signature of applicant:	Date:
Signature of co-applicant:	Date:

Rental Application

4. Other Income

Applicant:	Source:	Monthly Amount

5. Liabilities/Monthly Payments

Applicant:	Lender/Creditor:	Loan Number:	Loan Type:	Balance Due:	Monthly Payment:

6. Vehicle Information

Applicant:	Make/Model	Year	Color	License No./State

7. Other Occupants (Full Names)

Name:	Under 18:	Over 18:	Cell Phone:

8. Pets

Type:	Breed:	Weight:	Age:	Name:	Vet:

9. Other Information

Applicant 1		Applicant 2		
Yes	No	Yes	No	
				Have you ever declared bankruptcy foreclosure?
				Have you been evicted or sued for unpaid rent or damages to leased property?
				Have you ever refused to pay rent for any reason?
				Have you ever been convicted of a felony or misdemeanor?
				Have you at any time on since 01/01/1998 been obligated to pay support Under an order on record in any PA county? If yes, see below:
				County: Amount:
				DR File # or Docket #: Months delinquent:

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

Rental Application

10. Condition of Property

The property will be leased in the same condition as it is shown unless otherwise agreed to in writing in paragraph 11 below, or in an attached addendum.

11. Special Provisions

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 or 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 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 the Rental Application.

Date: _____

Print (Consumer)

Print (Consumer)

Signed (Consumer)

Signed (Consumer)

Print (Landlord/Broker/Agent)

Address (Landlord/Broker/Agent)

Signed (Landlord/Broker/Agent)

Phone (Landlord/Broker/Agent)