

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. In these situations the full Consumer Notice must be used.)

1 (Licensee) Sam Wilsker hereby states that with respect to this property (describe property)
2 Historic East Side Residences, I am acting in the following capacity: (check one)
3 [] (i) Owner/Landlord of the Property;
4 [] (ii) A direct employee of the Owner/Landlord; OR
5 [X] (iii) An agent of the Owner/Landlord pursuant to a property management or exclusive leasing agreement.
6
7 I acknowledge that I have received this Notice:
8 Date:
9 Print (Consumer) Print (Consumer)
10 Signed (Consumer) Signed (Consumer)
11 Address (Optional) Address (Optional)
12 Phone Number (Optional) Phone Number (Optional)
13
14 I certify that I have provided this Notice:
15 (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.

PROPERTY INFORMATION

Address 141-159 East King Street
Utilities Paid by Landlord: Water, Sewer, Trash
Utilities Paid by Tenant: Electric, Gas, phone, internet
Move-in Date Term Monthly Rent \$ Application Fee \$ 35.00/appli
Deposits \$ Other \$
[] See Advance Payment Addendum for additional information

1. APPLICANT INFORMATION (Attach Photo ID)

APPLICANT INFORMATION (Attach Photo ID)

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.
Landlord/Mortgage Co. Name & Phone

PREPARED BY: John Meeder, Owner

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Applicant(s)

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

_____ 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 _____

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

Applicant	Source	Monthly Amount

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

Applicant	Bank/Credit Union	Address/Branch	Account Number	Account Type	Balance

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

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

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

Applicant	Make/Model	Year	Color	License Number/State

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

92 _____ 18 or older _____ 18 or older

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93 _____ 18 or older _____ 18 or older

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

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

96 _____

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

98 **Applicant 1** **Applicant 2**

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

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

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

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

103 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: _____

104
105
106 Amount \$ _____ Are you delinquent? _____

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

108 _____

109 **10. CONDITION OF PROPERTY**

110 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 attached addendum.

112 **11. SPECIAL PROVISIONS**

113 _____

114 **12. AUTHORIZATION** Applicants authorize Landlord or Broker to obtain any information deemed necessary to evaluate this Application.

115 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.

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

121
Applicant(s)

DATE _____

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

123 **OFFICE ADDRESS** _____

124 **PHONES(S)** _____ **FAX** _____ **E-MAIL** _____

125 **AGENT/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,

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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.

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Applicant(s) _____