

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 Fee \$ _____
Other _____ \$ _____
Other _____ \$ _____
 See Advance Payment Addendum for additional information

1. 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 _____
Driver's 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 _____
In case of emergency, contact _____
Relationship _____ Phone(s) _____

APPLICANT INFORMATION

APPLICANT 2 Check here if additional information is attached

Full Name _____
Is Applicant at least 18 years old? Yes No
Social Security Number _____
Driver's 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 _____
In case of emergency, contact _____
Relationship _____ Phone(s) _____



NOTICES AND INFORMATION

CIVIL RIGHTS 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.

47 **2. EMPLOYMENT INFORMATION**

48 **APPLICANT 1** Check here if additional information is attached

49 Employer _____

50 City/State _____

51 Phone _____ Supervisor _____

52 Position _____

53 Gross Income: \$ _____ /mo. OR

54 \$ _____ /hr., for _____ hrs. per week (on average)

55 Employed From _____ To _____

56 **PROOF OF INCOME ATTACHED**

57 Previous Employer _____

58 City/State _____

59 Phone _____ Supervisor _____

60 Position _____

61 Gross Income: \$ _____ /mo. OR

62 \$ _____ /hr., for _____ hrs. per week (on average)

63 Employed From _____ To _____

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 _____

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

Check here if additional information is attached

Applicant	Source	Monthly Amount

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

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

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

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

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

Applicant	Make/Model	Year	Color	License Number/State

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

87 _____ 18 or older _____ 18 or older

88 _____ 18 or older _____ 18 or older

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

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

91 _____

92 _____

93 _____

94 _____

96 **9. OTHER INFORMATION**

Check here if additional information is attached

97 **Applicant 1 Applicant 2**

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

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

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

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

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

105 Amount \$ _____ Are you delinquent? _____

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

107 _____

108 _____

109 _____

110 _____

111 _____

112 **10. CONDITION OF PROPERTY**

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

115 **11. SPECIAL PROVISIONS**

116 _____

117 _____

118 _____

119 _____

120 _____

121 _____

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

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

130 **APPLICANT** _____ **DATE** _____

131 **APPLICANT** _____ **DATE** _____

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

133 **OFFICE ADDRESS** _____

134 **PHONE(S)** _____ **FAX** _____ **E-MAIL** _____

135 **AGENT/RECEIVED BY** _____ **DATE** _____

FOR OFFICE USE ONLY

137 **Landlord:** _____

138 **Employment:** _____

139 **Credit Report:** _____

140 **ID Verification:** _____

141 **Misc:** _____

142 _____

ACCEPTED

REJECTED

BY: _____

DATE: _____