

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) _____ hereby states that with respect to this property (describe property) 1
2 _____, I am acting in the following capacity: (check one) 2
3 (i) Owner/Landlord of the Property; 3
4 (ii) A direct employee of the Owner/Landlord; OR 4
5 (iii) An agent of the Owner/Landlord pursuant to a property management or exclusive leasing agreement. 5

6 I acknowledge that I have received this Notice: 6
7 Date: _____ 7
8 _____ Print (Consumer) _____ Print (Consumer) 8
9 _____ Signed (Consumer) _____ Signed (Consumer) 9
10 _____ Address (Optional) _____ Address (Optional) 10
11 _____ Phone Number (Optional) _____ Phone Number (Optional) 11
12
13
14
15 I certify that I have provided this Notice: _____ 15
16 _____ (Licensee) _____ (Date) 16

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

21 Address _____ 21
22 Utilities Paid By Landlord: _____ 22
23 Utilities Paid By Tenant: _____ 23
24 Move-in Date _____ Term _____ Monthly Rent \$ _____ Application Fee \$ _____ 24
25 Deposits _____ \$ _____ Other _____ \$ _____ 25
26 See Advance Payment Addendum for additional information 26
27

21. APPLICANT INFORMATION (Attach Photo ID)

28 APPLICANT 1 Check here if additional information is attached 28
29 Full Name _____ 29
30 Is Applicant at least 18 years old? Yes No 30
31 Social Security Number _____ 31
32 Driver's License No./State _____ 32
33 Home Phone _____ Work Phone _____ 33
34 Present Address & ZIP _____ 34
35 _____ Own Rent/mo. 35
36 From: _____ To: _____ Rent/Mortgage \$ _____ 36
37 Landlord/Mortgage Co. Name & Phone _____ 37
38 _____ 38
39 Previous Address & ZIP _____ 39
40 _____ Own Rent 40
41 From: _____ To: _____ Rent/Mortgage \$ _____ /mo. 41
42 Landlord/Mortgage Co. Name & Phone _____ 42
43 _____ 43
44 In case of emergency, contact _____ 44
45 Relationship _____ Phone(s) _____ 45
46

APPLICANT INFORMATION (Attach Photo ID)

28 APPLICANT 2 Check here if additional information is attached 28
29 Full Name _____ 29
30 Is Applicant at least 18 years old? Yes No 30
31 Social Security Number _____ 31
32 Driver's License No./State _____ 32
33 Home Phone _____ Work Phone _____ 33
34 Present Address & ZIP _____ 34
35 _____ Own Rent/mo. 35
36 From: _____ To: _____ Rent/Mortgage \$ _____ 36
37 Landlord/Mortgage Co. Name & Phone _____ 37
38 _____ 38
39 Previous Address & ZIP _____ 39
40 _____ Own Rent 40
41 From: _____ To: _____ Rent/Mortgage \$ _____ /mo. 41
42 Landlord/Mortgage Co. Name & Phone _____ 42
43 _____ 43
44 In case of emergency, contact _____ 44
45 Relationship _____ Phone(s) _____ 45
46



2. EMPLOYMENT INFORMATION

APPLICANT 1 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**

Gross Income: \$ _____/hr., for ____ hrs. per week (on average)

Employed From _____ To _____

EMPLOYMENT INFORMATION

APPLICANT 2 Check here if additional information is attached

Employer _____

City/State _____

Phone _____ Supervisor _____

Position _____

Gross Income: \$ _____/mo. **OR**

Gross Income: \$ _____/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**

Gross Income: \$ _____/hr., for ____ hrs. per week (on average)

Employed From _____ To _____

3. OTHER INCOME 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.

23. OTHER INCOME _____ Check here if additional information is attached

Applicant	Source	Monthly Amount

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

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

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

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

6. VEHICLE INFORMATION Check here if additional information is attached

Applicant	Make/Model	Year	Color	License Number/State

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

_____ 18 or older _____ 18 or older

_____ 18 or older _____ 18 or older

8. PETS Check here if additional information is attached

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

97 **9. OTHER INFORMATION**

Check here if additional information is attached 97

98 **Applicant 1 Applicant 2**

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

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

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

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

103 Yes No Yes No Have you at any time on or since January 1, 1998 been obligated to pay support under an order 103

104 on record in any Pennsylvania county? If yes, list the County and the Domestic Relations File or 104

105 Docket Number: _____ 105

106 Amount \$ _____ Are you delinquent? _____ 106

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

108 _____ 108

109 _____ 109

110 _____ 110

111 _____ 111

112 _____ 112

113 **10. CONDITION OF PROPERTY**

114 The Property will be leased in the same condition as it is shown unless otherwise agreed to in writing in paragraph 11 below 114

115 or in an attached addendum. 115

116 **11. SPECIAL PROVISIONS**

117 _____ 117

118 _____ 118

119 _____ 119

120 _____ 120

121 _____ 121

122 _____ 122

123 **12. AUTHORIZATION.** Applicants authorize Landlord or Broker to obtain any information deemed necessary to evaluate 123

124 this Application. This information may include, but is not limited to, credit reports, criminal history, judgments of record, 124

125 rental history, verification of employment and salary, employment history, vehicle records, and licensing records. Broker 125

126 may report to Landlord any information obtained by Broker for evaluation of the Application. Applicants acknowledge 126

127 that all information in the Application is true and correct. Applicants acknowledge that if they present false or incomplete 127

128 information Landlord may reject this Application. Applicants understand that giving false or incomplete information may 128

129 result in forfeiture of any payments made in connection with this Rental Application. 129

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

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

132 **APPLICANT** _____ **DATE** _____ 132

133 **LANDLORD/BROKER (Company Name)** _____ 133

134 **OFFICE ADDRESS** _____, _____ 134

135 **PHONE(S)** _____ **FAX** _____ **E-MAIL** _____ 135

136 **AGENT/RECEIVED BY** _____ **DATE** _____ 136

FOR OFFICE USE ONLY	
Landlord: _____	ACCEPTED REJECTED BY: _____ DATE: _____
Employment: _____	
Credit Report: _____	
ID Verification: _____	
Misc: _____	

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, DIS-ABILITY (physical or mental), FAMILIAL STATUS (children under 18 years of age), AGE (40 or older), NATIONAL ORIGIN, USE OR HAN-DLING/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.