

RENTAL APPLICATION

RA

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

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

3 **LANDLORD/BROKER INFORMATION**
4 **Landlord/Broker (Company)** _____
5 _____
6 **Agent** _____
7 **Office Address** _____
8 _____
9 **Phone(s)** _____
10 **FAX** _____ **E-mail** _____

PROPERTY INFORMATION
Address _____

Move-in Date _____ **Term** _____
Monthly Rent \$ _____ **Application Fee \$** _____
Other _____ **\$** _____
Other _____ **\$** _____
 See Advance Payment Addendum for additional information

11 **1. APPLICANT INFORMATION**
12 **APPLICANT 1** **Check here if additional information is attached**
13 **Full Name** _____
14 **Is Applicant at least 18 years old?** **Yes** **No**
15 **Social Security Number** _____
16 **Driver's License No./State** _____
17 **Home Phone** _____ **Work Phone** _____
18 **Present Address & ZIP** _____ **Own** **Rent**
19 **From:** _____ **To:** _____ **Rent/Mortgage \$** _____ **/mo.**
20 **Landlord/Mortgage Co. Name & Phone** _____
21 _____
22 **Previous Address & ZIP** _____
23 _____ **Own** **Rent**
24 **From:** _____ **To:** _____ **Rent/Mortgage \$** _____ **/mo.**
25 **Landlord/Mortgage Co. Name & Phone** _____
26 _____
27 **In case of emergency, contact** _____
28 **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)** _____

29 **2. EMPLOYMENT INFORMATION**
30 **APPLICANT 1** **Check here if additional information is attached**
31 **Employer** _____
32 **City/State** _____
33 **Phone** _____ **Supervisor** _____
34 **Position** _____
35 **Gross Income: \$** _____ **/mo. OR**
36 **\$** _____ **/hr., for** _____ **hrs. per week (on average)**
37 **Employed From** _____ **To** _____
38 **PROOF OF INCOME ATTACHED**
39 **Previous Employer** _____
40 **City/State** _____
41 **Phone** _____ **Supervisor** _____
42 **Position** _____
43 **Gross Income: \$** _____ **/mo. OR**
44 **\$** _____ **/hr., for** _____ **hrs. per week (on average)**
45 **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** _____

46 **Broker/Licensee Initials:** _____

Buyer Initials: _____



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

49 Check here if additional information is attached

Applicant	Source	Monthly Amount

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

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

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

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

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

Applicant	Make/Model	Year	Color	License Number/State

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

70 _____ 18 or older _____ 18 or older
71 _____ 18 or older _____ 18 or older

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

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

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

79 **Applicant 1** **Applicant 2**
80 Yes No Yes No Have you ever declared bankruptcy or suffered foreclosure? If yes, list any payments: \$ _____
81 Yes No Yes No Have you been evicted or sued for unpaid rent or damages to leased property?
82 Yes No Yes No Have you ever refused to pay rent for any reason?
83 Yes No Yes No Have you ever been convicted of a felony or misdemeanor?
84 Yes No Yes No Have you at any time on or since January 1, 1998 been obligated to pay support under an order on
85 record in any Pennsylvania county? If yes, list the County and the Domestic Relations File or
86 Docket Number: _____
87 Amount \$ _____ Are you delinquent? _____
88 If you answered "yes" to any of the above questions, please explain: _____
89 _____
90 _____
91 _____
92 _____
93 _____

94 **10. CONDITION OF PROPERTY**
95 The Property will be leased in the same condition as it is shown unless otherwise agreed to in writing in paragraph 11 below or
96 in an attached addendum.

97 **Broker/Licensee Initials:** _____ **RA Page 2 of 3** **Buyer Initials:** _____

98 **11. SPECIAL PROVISIONS**

99 _____
100 _____
101 _____
102 _____
103 _____
104 _____

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

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

113 **APPLICANT** _____ **DATE** _____

114 **APPLICANT** _____ **DATE** _____

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

116 **OFFICE ADDRESS** _____

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

118 **AGENT/RECEIVED BY** _____ **DATE** _____

119	FOR OFFICE USE ONLY	
120	Landlord: _____	<input type="checkbox"/> ACCEPTED <input type="checkbox"/> REJECTED BY: _____ DATE: _____
121	Employment: _____	
122	Credit Report: _____	
123	ID Verification: _____	
124	Misc: _____	
125	_____	

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.