

Date: \_\_\_\_\_ Address Applying for: \_\_\_\_\_ Last Name: \_\_\_\_\_

# RENTAL APPLICATION

NO FEE



Please return to Dawn Fazio, in person or fax: 215-875-1167 CALL to let us know you're faxing.

Dear Future Tenant,

**CONGRATULATIONS** on your decision to begin the application process for one of our properties! We're excited about the possibility of providing you with your next residential experience.

Please complete the enclosed application materials fully, ensuring that you answer each question to the best of your ability. Only completed materials submitted with the \$35 credit check fee and holding deposit will be processed.

First Name:	MI:	Last Name:	Jr., Sr?
SSN:	Date of Birth:	Phone:	
Email:		Cell Phone # :	

## Addresses for the previous 5 years

<b>Current Address:</b>		City, State, Zip:	
Own/rent?	Moved In date:	Home Phone:	Monthly Rent/Mortgage:
Property Manager Name & telephone:			
<b>Previous Address:</b>		City, State, Zip:	
Own/rent?			
Moved In date:			
<b>Previous Address:</b>		City, State, Zip:	
Own/Rent?			
Moved In date:			

## Employment and Income

<b>Current Employer:</b>	Address:
Position:	Phone: Hire Date:
Gross Wages: \$	What other income & source?
How long will you live here? ___ 1 yr ___ 2 yr ___ 3yr +	

<b>Preferred Method of "Worry-Free" Standard Rental Payments:</b> Debit Card _____ Electronic banking _____ Payroll deduction _____ Credit/Charge Card _____ <b>"Worry-Free" payments have no late charges!</b>	Other method of payment which requires additional \$5.00 handling fee: Check _____ Money order _____		
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Is the total move-in amount available now?	Have you broken a lease?	Are You a Convicted Felon?
How many Evictions have been filed on you?	What kind of animals do you have?	
What may interrupt your income or ability to pay rent?		

## If accepted the following persons will be living with me

1.)	4.)
2.)	5.)
3.)	6.)

## Credit References

Lender	Purpose of Loan	Balance	Monthly Payment	Do you have a Checking Account?
1.)				Do you have a Savings Account?

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2.)	Do you own Real Estate?
<b>EMERGENCY CONTACTS including help to pay rent</b>	
NAME	ADDRESS
PHONE	RELATIONSHIP
1.)	
2.)	
LIST Vehicles household will possess: _____	
Your requested move-in date: _____	

**Other comments or explanations:**

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This agreement made this date by and between \_\_\_\_\_, manager for the Owner, hereinafter "Landlord" and the below signed, hereafter "Applicant". The Applicant shall pay to the Landlord nonrefundable fee upon the execution of this agreement in the amount listed on application to cover the administrative costs, expenses, and time of the Landlord to verify information submitted by the Applicant. Applicant authorizes the Landlord, his employees, agents, or representatives to make any and all inquiries necessary to verify the information provided herein, including but not limited to direct contact with Applicant's employer, landlords, credit, neighbors, police, government agencies and any and all other sources of information which the Landlord may deem necessary and appropriate within his sole discretion. The Applicant represents to the Landlord that the application has been completed in full and all the information provided for herein is true, accurate and complete to the best of the Applicant's knowledge and further, agrees that if any such information is not as represented, or if the application is incomplete the Applicant may, at the Landlord's sole discretion, be disqualified. The Applicant provides the information contained on this form. Landlord is not liable to the Applicant, his heirs, executors, administrators, or assigns for any damages of any kind, actual or consequential by reason of the verification by the Landlord of the information provided by the Applicant, and Applicant hereby releases the Landlord, his agent, employees and representatives from any and all actions, causes of action of any kind or nature that may arise by virtue of the execution or implementation of the agreement provided herein. This property requires a **Security Deposit** equivalent to one month's rent plus \$50.00 that must be paid in full before any rental agreement is made. Animal deposit(s) are in addition to security deposit. Applicant, once approved, must obtain renter's insurance and Landlord will attempt to contact the Applicant by the phone numbers listed on this application. Applicant has 24 hours from time of approval to fulfill rental agreement by producing all monies required and signing all rental agreement papers. If Applicant fails to perform within 24 hours of Landlord's approval, Applicant may be disqualified and Landlord may rent this home to the next qualified Applicant.

Our required standards for qualifying to rent a home are simple and fair. They are:

- All homes are offered without regard to race, color, religion, national origin, sex, disability or familial status.
- Each adult occupant must submit an application.
- Your gross monthly income must equal approximately three times or more the monthly rent
- A favorable credit history.
- Be employed and be able to furnish acceptable proof of the required income.
- Good references, housekeeping, and property maintenance from your previous Landlords.
- Limit the number occupants to 2 per bedroom.
- Compensating Factors can include additional requirements such as double deposit or rent paid in advance for applicants who fall short of above criteria.

**The Applicant authorizes release of all information to Landlord.**



**APPLICANT:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

OFFICE USE ONLY, Do NOT Write Below This Line				
Received By:	App Fee	Viewed Property	Picture ID Copy	Source

Date: \_\_\_\_\_ Address Applying for: \_\_\_\_\_ Last Name: \_\_\_\_\_

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