

**CONSUMER NOTICE FOR TENANTS  
THIS IS NOT A CONTRACT**

RA

If you are a licensee or agent for the landlord, agent for the tenant or transaction broker, in these situations the full Consumer Notice must be used.

1 I (Licenses) \_\_\_\_\_ (Where) \_\_\_\_\_ with respect to this property (residential property)

2 \_\_\_\_\_, I am acting in the following capacity: (check one)

3  (X) Owner/Landlord of the Property;

4  (X) A direct employee of the Owner/Landlord; OR

5  (X) 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 I certify that I have provided this Notice.

14 \_\_\_\_\_ (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**

23 Address \_\_\_\_\_

24 Utilities Paid by Landlord: \_\_\_\_\_

25 Utilities Paid by Tenant: \_\_\_\_\_

26 Move-in Date \_\_\_\_\_ Term \_\_\_\_\_ Monthly Rent \$ \_\_\_\_\_ Application Fee \$ \_\_\_\_\_

27 Deposits \$ \_\_\_\_\_ Other \$ \_\_\_\_\_

28  See Advance Payment Addendum for additional information

**1. APPLICANT INFORMATION (Attach Photo ID)**

**APPLICANT INFORMATION (Attach Photo ID)**

<p>30 APPLICANT 1 <input type="checkbox"/> Check here if additional information is attached</p> <p>31 Full Name _____</p> <p>32 Is Applicant at least 18 years old? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>33 Social Security Number _____</p> <p>34 Drivers License No./State _____</p> <p>35 Home Phone _____ Work Phone _____</p> <p>36 Present Address &amp; ZIP _____</p> <p>37 _____ <input type="checkbox"/> Own <input type="checkbox"/> Rent</p> <p>38 From: _____ To: _____ Rent/Mortgage \$ _____ /mo.</p> <p>39 Landlord/Mortgage Co. Name &amp; Phone _____</p> <p>40 _____</p> <p>41 Previous Address &amp; ZIP _____</p> <p>42 _____ <input type="checkbox"/> Own <input type="checkbox"/> Rent</p> <p>43 From: _____ To: _____ Rent/Mortgage \$ _____ /mo.</p> <p>44 Landlord/Mortgage Co. Name &amp; Phone _____</p>	<p>APPLICANT 2 <input type="checkbox"/> Check here if additional information is attached</p> <p>Full Name _____</p> <p>Is Applicant at least 18 years old? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Social Security Number _____</p> <p>Drivers License No./State _____</p> <p>Home Phone _____ Work Phone _____</p> <p>Present Address &amp; ZIP _____</p> <p>_____ <input type="checkbox"/> Own <input type="checkbox"/> Rent</p> <p>From: _____ To: _____ Rent/Mortgage \$ _____ /mo.</p> <p>Landlord/Mortgage Co. Name &amp; Phone _____</p> <p>Previous Address &amp; ZIP _____</p> <p>_____ <input type="checkbox"/> Own <input type="checkbox"/> Rent</p> <p>From: _____ To: _____ Rent/Mortgage \$ _____ /mo.</p> <p>Landlord/Mortgage Co. Name &amp; Phone _____</p>
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DATE OF BIRTH



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



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  
104 record in any Pennsylvania county? If yes, list the County and the Domestic Relations File or  
105 Docket Number: \_\_\_\_\_  
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  
111 attached addendum.

112 **11. SPECIAL PROVISIONS**  
113 **EACH APPLICANT OVER THE AGE OF 18 MUST COMPLETE AN APPLICATION. THE FEE FOR EACH APPLICANT IS \$65.00.**

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  
116 employment and salary, employment history, vehicle records, and licensing records. Broker may report to Landlord any information  
117 obtained by Broker for evaluation of the Application. Applicants acknowledge that all information in the Application is true and correct.  
118 Applicants acknowledge that if they present false or incomplete information Landlord may reject this Application. Applicants understand  
119 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)** PHILIP GREEN & SON, INC.  
123 **OFFICE ADDRESS** 1-7 VETERANS SQUARE, PO BOX 542, MEDIA, PA 19063  
124 **PHONES(S)** 610-566-2100 **FAX** 610-566-0449 **E-MAIL** pgs8@comcast.net  
125 **AGENT/RECEIVED BY** \_\_\_\_\_ **DATE** \_\_\_\_\_

**FOR OFFICE USE ONLY**

Landlord: _____	<input type="checkbox"/> <b>ACCEPTED</b> <input type="checkbox"/> <b>REJECTED</b>
Employment: _____	
Credit Report: _____	



ID Verification:

Misc:

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, 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.

PREPARED BY: Barry W. Green, President

RA Consumer Notice For Tenants 4/05. Pennsylvania Association of REALTORS®

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Applicant(s) \_\_\_\_\_



\_\_\_\_\_, (hereinafter "Tenant") hereby agrees that in exchange for Philip Green & Son, Inc. ("Landlord") agreeing to take the property at

\_\_\_\_\_ ("the Premises") off the market in anticipation of Tenant's expressed intent to occupy the Premises, that Tenant shall provide a Landlord with a security deposit in the amount of \_\_\_\_\_ (\$\_\_\_\_) to be held in accordance with the terms of the Lease for the Premises once the Lease is executed.

Prior to the execution of the Lease, Tenant understands and agrees that in the event Tenant decides not to occupy the Premises that Landlord shall be entitled to retain as liquidated damages the sum of Five Hundred Dollars (\$500.00) from Tenant's security deposit in satisfaction of Landlord's costs incurred for legal fees (\$325.00); cleaning fees (\$150.00); and remarketing fees (\$25.00).

PHILIP GREEN & SON, INC.

TENANT

\_\_\_\_\_  
By: Scott D. Green