

**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.)

(Licensee) Richard McCauley 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)	Print(Consumer)
	_____	_____
	Signed(Consumer)	Signed(Consumer)
	_____	_____
	Address(Optional)	Address(Optional)
	_____	_____
	Phone Number (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.**

PROPERTY INFORMATION

Address _____

Utilities Paid by Landlord: _____

Utilities Paid by Tenant: _____

Move-in Date _____ Term _____ Monthly Rent \$ _____ Application Fee \$ 25.00

Deposits Security Deposit \$ _____ Other _____ \$ _____

See Advance Payment Addendum for additional information

1. APPLICANT INFORMATION (Attach Photo ID)

APPLICANT 1 Check here if additional information is attached

Full Name _____

Is Applicant at least 18 years old? Yes No

Social Security Number _____

Drivers 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 _____

APPLICANT INFORMATION (Attach Photo ID)

APPLICANT 2 Check here if additional information is attached

Full Name _____

Is Applicant at least 18 years old? Yes No

Social Security Number _____

Drivers 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 _____

46 In case of emergency, contact _____

47 Relationship _____ Phone(s) _____

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 _____

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

\$ _____ /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.

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 WITH 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 _____

Applicant(s) _____

94 **8. PETS** Check here if additional information is attached
95 Does one 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 _____

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 _____

_____ DATE _____

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

123 **OFFICE ADDRESS** _____

124 **PHONES(S)** _____ **FAX** _____ **E-MAIL** _____

125 **AGENT/RECEIVED BY** _____ **DATE** _____

FOR OFFICE USE ONLY	
Landlord: _____	<input type="checkbox"/> ACCEPTED <input type="checkbox"/> REJECTED
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: Rich McCauley, Owner

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

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Applicant(s) _____