

CONSUMER NOTICE FOR TENANTS

RA

THIS IS NOT A CONTRACT

(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) Felix Portman
2 property (describe property)

3 , I am acting in the following capacity: (check one)

- 4 (i) Owner/Landlord of the Property;
5 (ii) A direct employee of the Owner/Landlord; OR
6 (iii) An agent of the Owner/Landlord pursuant to a property management or exclusive leasing agreement.

9 I acknowledge that I have received this Notice:

10 Date:
11 Print (Consumer)
12 Signed (Consumer)
13 Address (Optional)
14 Phone Number (Optional)

18 I certify that I have provided this Notice:
19 (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

26 Address
28 Utilities Paid by Landlord:
29 Utilities Paid by Tenant:
30 Move-in Date Term
31 Monthly Rent \$ Application Fee \$
32 Deposits \$ Other \$
33 See Advance Payment Addendum for additional information

1. APPLICANT INFORMATION (Attach Photo ID)

APPLICANT 1 Check here if additional information is attached

38 Full Name
39 Is Applicant at least 18 years old? Yes No
40 Social Security Number
41 Drivers License No./State
42 Home Phone
43 Work Phone
44 Present Address & ZIP
46 Own Rent
47 From: To:

APPLICANT INFORMATION (Attach Photo ID)

APPLICANT 2 Check here if additional information is attached

38 Full Name
39 Is Applicant at least 18 years old? Yes No
40 Social Security Number
41 Drivers License No./State
42 Home Phone
43 Work Phone
44 Present Address & ZIP
46 Own Rent
47 From: To:



48 Rent/Mortgage \$ _____ /mo.
 49 Landlord/Mortgage Co.Name & Phone _____
 50 _____
 51 Previous Address & ZIP _____
 52 _____
 53 Own Rent
 54 From: _____ To: _____
 55 Rent/Mortgage \$ _____ /mo.
 56 Landlord/Mortgage Co. Name & Phone _____
 57 _____

58 In case of emergency, contact
 59 _____
 60 Relationship _____
 61 Phone(s) _____

62 **2. EMPLOYMENT INFORMATION**

63 **APPLICANT** Check here if additional information
 64 is attached

65 Employer _____
 66 City/State _____
 67 Phone _____
 68 Supervisor _____
 69 Position _____

70 Gross Income: \$ _____ /mo. **OR**
 71 \$ _____ /hr., for _____ hrs. per week
 72 (on average)

73 Employed From _____ To _____

74 **PROOF OF INCOME ATTACHED**

75 Previous Employer _____
 76 City/State _____
 77 Phone _____
 78 Supervisor _____
 79 Position _____

80 Gross Income: \$ _____ /mo. **OR**
 81 \$ _____ /hr.,for _____ hrs. per week
 82 (on average)

83 Employed From _____ To _____

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

86 Check here if additional information is attached

| Applicant | Source | Monthly Amount |
|-----------|--------|----------------|
| | | |
| | | |
| | | |

93 **4. BANK ACCOUNT INFORMATION**

94 Check here if additional information is attached

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

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) _____

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 _____

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

| | | | | | |
|----|--|--|--|--|--|
| 95 | | | | | |
| 96 | | | | | |
| 97 | | | | | |
| 98 | | | | | |

99
100 **5. LIABILITIES/MONTHLY PAYMENTS** Check here if additional information is attached

| 101 | Applicant | Lender/Creditor | Loan Number | Loan Type | Balance Due | Monthly Payment |
|-----|-----------|-----------------|-------------|-----------|-------------|-----------------|
| 102 | | | | | | |
| 103 | | | | | | |
| 104 | | | | | | |
| 105 | | | | | | |
| 106 | | | | | | |

107
108 **6. VEHICLE INFORMATION** Check here if additional information is attached

| 109 | Applicant | Make/Model | Year | Color | License Number/State |
|-----|-----------|------------|------|-------|----------------------|
| 110 | | | | | |
| 111 | | | | | |
| 112 | | | | | |
| 113 | | | | | |

114
115 **7. OTHER OCCUPANTS (FULL NAME)** Check here if additional information is attached

116 _____ 18 or older _____ 18 or older
 117 _____ 18 or older _____ 18 or older

118
119 **8. PETS** Check here if additional information is attached

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

122
123 **9. OTHER INFORMATION** Check here if additional information is attached

124 **Applicant 1** **Applicant 2**

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

127 Yes No Yes No Have you been evicted or sued for unpaid rent or damages to leased property?
 128 Yes No Yes No Have you ever refused to pay rent for any reason?
 129 Yes No Yes No Have you ever been convicted of a felony or misdemeanor?
 130 Yes No Yes No Have you at any time on or since January 1, 1998 been obligated to pay support under an
 131 order on record in any Pennsylvania county? If yes, list the County and the Domestic
 132 Relations File or Docket Number: _____
 133 Amount \$ _____ Are you delinquent? _____

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

135 **10. CONDITION OF PROPERTY**

136 The Property will be leased in the same condition as it is shown unless otherwise agreed to in writing in paragraph 11
 137 below in attached addendum.

138 **11. SPECIAL PROVISIONS**

139 **12. AUTHORIZATION** Applicants authorize Landlord or Broker to obtain any information deemed necessary to evaluate
140 this Application. This information may include, but is not limited to, credit reports, criminal history, judgments of record,
141 rental history, verification of employment and salary, employment history, vehicle records, and licensing records. Broker
142 may report to Landlord any information obtained by Broker for evaluation of the Application. Applicants acknowledge
143 that all information in the Application is true and correct. Applicants acknowledge that if they present false or incomplete
144 information Landlord may reject this Application. Applicants understand that giving false or incomplete information may
145 result in forfeiture of any payments made in connection with this Rental Application.

146
147 **I HAVE READ AND AGREE TO THE PROVISIONS AS STATED.**

148
APPLICANT _____ DATE _____

149
150 **LANDLORD/BROKER (Company Name)** Onyx Real Estate
151 **OFFICE ADDRESS** 940 Pennsylvania Blvd Suite A, Feasterville, PA, 19053
152 **PHONES(S)** 215-355-0500 **FAX** 215-953-1065
153 **E-MAIL** felix.portman@yahoo.com
154 **AGENT/RECEIVED BY** _____ **DATE** _____
155 **Felix Portman**

| 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.