

CONSUMER NOTICE FOR TENANTS
THIS IS NOT A CONTRACT

(Licensee) **STONEHENGE ADVISORS, INC.** hereby states that with respect to this property, **4328 Ridge Avenue Philadelphia PA 19129**, 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 member of the Pennsylvania Association of RELATORS (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.**

LANDLORD/BROKER INFORMATION	PROPERTY INFORMATION
Landlord/Broker (Company)	Address 4328 Ridge Ave, Philadelphia, PA 19129
Agent	Unit #
Office Address	Move-in Date Term
Phone(s)	Monthly Rent \$ _____ Application Fee \$ _____
FAX	Other _____ \$ _____ Other _____ \$ _____
E-mail	See Advance Payment Addendum for additional information

APPLICANT #1 INFORMATION

Check here if additional information is attached

Full Name _____

Date of Birth _____

Social Security Number _____

Driver's License No/State _____

Home Phone _____

Work Phone _____

Present Address & ZIP _____

Own

Rent

From _____ To _____

Rent/Mortgage \$ _____

Landlord/Mortgage Co. Name & Phone _____

Previous Address & ZIP _____

Own

Rent

From _____ To _____

Rent/Mortgage \$ _____

Landlord/Mortgage Co. Name & Phone _____

In case of emergency, contact _____

Relationship _____ Phone _____

APPLICANT #2 INFORMATION

Check here if additional information is attached

Full Name _____

Date of Birth _____

Social Security Number _____

Driver's License No/State _____

Home Phone _____

Work Phone _____

Present Address & ZIP _____

Own

Rent

From _____ To _____

Rent/Mortgage \$ _____

Landlord/Mortgage Co. Name & Phone _____

Previous Address & ZIP _____

Own

Rent

From _____ To _____

Rent/Mortgage \$ _____

Landlord/Mortgage Co. Name & Phone _____

In case of emergency, contact _____

Relationship _____ Phone _____

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 _____

EMPLOYMENT INFORMATION

APPLICANT #2

Check here if additional information if 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 wk (on average)

Employed from _____ to _____

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 (attach documentation). Check here if additional information is attached.

Applicant	Source	Monthly Amount

BANK ACCOUNT INFORMATION

Check here if additional information is attached.

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

LIABILITIES/MONTHLY PAYMENTS

Check here if additional information is attached.

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

VEHICLE INFORMATION

Check here if additional information is attached.

Applicant	Make/Model	Year	Color	License Number/State

OTHER OCCUPANTS (FULL NAME & RELATIONSHIP)

Check here if additional information is attached.

_____ Under 18 _____ Under 18

_____ Under 18 _____ Under 18

PETS

Check here if additional information is attached.

Does any Applicant or Occupant own any pets? Yes No

If yes, list and describe type, name, breed, age, weight, gender, etc.):

OTHER INFORMATION**Applicant 1 Applicant 2**

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

Yes No Yes No Have you been evicted or sued for unpaid rent or damages to leased property?

Yes No Yes No Have you ever refused to pay rent for any reason?
 Yes No Yes No Have you ever been convicted of a felony or misdemeanor?
 Yes No Yes No Have you at any time on or since January 1, 1998 been obligated to pay support under an order on record in any Pennsylvania county? If yes, list the County and the Domestic Relations file or Docket Number: _____
 _____ Amount \$ _____
 Are you delinquent?

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

CONDITION OF PROPERTY

The Property will be leased in the same condition as it is shown unless otherwise agreed to in writing.

SPECIAL PROVISIONS

AUTHORIZATION

Applicants acknowledge that the above information is true and correct and hereby authorize

 (Landlord or Broker) to obtain a consumer report (credit report) and to verify the information contained here and to report any information obtained to Landlord. Applicants' social security numbers are provided for that purpose. Applicants acknowledge that if they present false information, Landlord may reject this application. Applicants understand that giving false or incomplete information may result in forfeiture of any payments made in connection with this Rental Application.

I HAVE READ AND AGREE TO THE PROVISIONS AS STATED.

APPLICANT _____ DATE _____

APPLICANT _____ DATE _____

LANDLORD/BROKER (Company Name) _____

RECEIVED BY _____ DATE _____

FOR OFFICE USE ONLY	
Landlord:	ACCEPTED
Employment:	REJECCTED
Credit Report:	BY:
ID Verification:	DATE:
Misc:	

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 GUILDE ANIMALS, or the FACT OF RELATIONSHIP OR ASSOCIAITION 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.

ADVANCE PAYMENT ADDENDUM TO RENTAL APPLICATION

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

PROPERTY _____

APPLICANT _____

LANDLORD/BROKER _____

DATE OF APPLICATION _____

1. Application Fee. The Application Fee of \$40.00 identified on the Rental Application is NON-REFUNDABLE and will not be applied towards rent or other financial obligations should Applicant be approved. Applicant agrees that this sum is paid in consideration of Landlord/Broker’s review and/or verification of the information stated in the application.

2. Advance Payments of Security Deposit and Rent. In addition to the Application Fee, Applicant will pay Security Deposit and/or Rent as stated below. These amounts will be paid at the time the Rental Application is given to Landlord/Broker, unless a different date is stated here.

Security Deposit Due Date: _____ Rent Due Date: _____

(A) Security Deposit: \$ _____. The Security Deposit shall be held by (check one):

Broker. Applicant agrees that Broker may wait to deposit any uncashed check that is received as a Security Deposit until Applicant’s Rental Application is approved/accepted. Upon approval of the Rental Application, Broker will deposit the Security Deposit in an escrow account as required by the Rules and Regulations of the State Real Estate Commission pending the termination of the Lease, the sale of the property to a new Landlord, or the termination of Broker’s services. If the property is sold, or the Broker’s services are terminated, Applicant will be notified of the person to whom the Security Deposit has been transferred.

or

Landlord. Landlord will hold Applicant’s Security Deposit in compliance with the Pennsylvania Landlord and Tenant Act as more completely described in the Lease Agreement.

(B) **Rent:** \$ _____. Rent, even if paid to Broker, may be transferred to Landlord. While held by Broker, the rent will be maintained in a rental management account as required by the Rules and Regulations of the State Real Estate Commission.

3. Refund of Advance Payments. Applicant may withdraw the Application at any time prior to approval or within _____ days from notice of approval. If Applicant withdraws within the stated time period, or the Property is leased or sold prior to Applicant signing a Lease Agreement, the full amount of the Advance Payments of Security Deposit and/or Rent will be returned to Applicant. If Applicant’s payment of these amounts was by check, the refund may occur after Applicant’s check has cleared.

4. Lease. Applicant will, within _____ days from notice of approval, sign a Lease Agreement. Applicant has received a copy of the Lease Agreement and has had the opportunity to review it.

5. Liquidated Damage - Loss of Advance Payments. If Applicant finishes false or misleading information on the Rental Application, does not sign a Lease Agreement within the time period stated in paragraph 4 and/or fails to pay the full amount of the Advance Payments as stated above, Applicant will lose any right to lease and may forfeit any Advance Payments made under the terms of this Addendum. Landlord and Broker are released from all obligations to Applicant and may elect to retain any or all Advance Payments as liquidated damages or as monies to be applied against Landlord's/Broker's actual damages.

I have read and agree to the provisions as stated.

APPLICANT _____ **DATE** _____

APPLICANT/CO-SIGNER _____ **DATE** _____

APPLICANT/CO-SIGNER _____ **DATE** _____

APPLICANT/CO-SIGNER _____ **DATE** _____

Landlord/Broker (Company Name) _____

Accepted By: _____ **DATE** _____