

APPLICATION FOR RENTAL OF: _____

PROPERTY ADDRESS

\$35.00 PER APPLICANT NON REFUNDABLE FEE IS DUE WITH APPLICATION

ATTACH COPY OF PHOTO ID/DRIVERS LICENSE.

ALL INFORMATION ON APPLICATION MUST BE FILLED IN COMPLETELY TO BE CONSIDERED.

APPLICANT INFORMATION

APPLICANT #1

NAME: _____ ARE YOU 18 OR OLDER YES NO SOCIAL SECURITY # _____

EMAIL: _____ Date of Birth if ID not provided: _____

STREET ADDRESS _____ CITY _____ STATE _____ ZIP CODE _____

(No PO Box #'s)

PHONE NUMBER _____ CELL NUMBER _____ WORK PHONE _____

LANDLORD NAME _____ PHONE NUMBER _____ MONTHLY RENT _____

HOW LONG DID YOU LIVE AT THIS ADDRESS: _____ PREVIOUS ADDRESS _____

PREVIOUS LANDLORD _____ PREVIOUS LANDLORD PHONE# _____

DRIVER'S LICENSE # _____ LICENSE PLATE NUMBER _____ YEAR, MAKE, MODEL _____

APPLICANT #2

NAME: _____ ARE YOU 18 OR OLDER YES NO SOCIAL SECURITY # _____

EMAIL: _____ Date of Birth if ID not provided: _____

STREET ADDRESS _____ CITY _____ STATE _____ ZIP CODE _____

(No PO Box #'s)

PHONE NUMBER _____ CELL NUMBER _____ WORK PHONE _____

LANDLORD NAME _____ PHONE NUMBER _____ MONTHLY RENT _____

HOW LONG DID YOU LIVE AT THIS ADDRESS: _____ PREVIOUS ADDRESS _____

PREVIOUS LANDLORD _____ PREVIOUS LANDLORD PHONE# _____

DRIVER'S LICENSE # _____ LICENSE PLATE NUMBER _____ YEAR, MAKE, MODEL _____

EMPLOYMENT HISTORY – PROVIDING PAY STUBS CAN EXPEDITE PROCESSING.

APPLICANT #1

CURRENT EMPLOYER: _____ EMPLOYER ADDRESS: _____

EMPLOYER PHONE # _____ SUPERVISOR _____ HRS PER WEEK _____

RATE PER HOUR\$ _____ IF SALARY WHAT AMOUNT PER WEEK\$ _____ HOW LONG HAVE YOUR WORKED HERE _____

IF EMPLOYMENT IS LESS THAN ONE YEAR PLEASE PROVIDE WITH PREVIOUS EMPLOYER HERE: _____

APPLICANT #2

CURRENT EMPLOYER: _____ EMPLOYER ADDRESS: _____

EMPLOYER PHONE # _____ SUPERVISOR _____ HRS PER WEEK _____

RATE PER HOUR\$ _____ IF SALARY WHAT AMOUNT PER WEEK\$ _____ HOW LONG HAVE YOUR WORKED HERE _____

IF EMPLOYMENT IS LESS THAN ONE YEAR PLEASE PROVIDE WITH PREVIOUS EMPLOYER HERE: _____

OTHER INCOME

Alimony / Child support income need not be revealed if you do not wish to have it considered as a basis for paying this obligation

SOURCE OF INCOME _____ MONTHLY AMOUNT\$ _____

SOURCE OF INCOME _____ MONTHLY AMOUNT\$ _____

PRESENT BILLS PER MONTH (Installment loan, credit cards, mortgages, other loans):

Creditor	Monthly Payment	Creditor	Monthly Payment

REFERENCES

PLEASE PROVIDE US WITH A LIST OF 3 REFERENCES

NAME: _____ ADDRESS: _____ PHONE NUMBER _____
YEARS ACQUAINTED _____ RELATIONSHIP _____

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GENERAL QUESTIONS:

DO YOU HAVE ANY ANIMALS YES NO IF YES WHAT KIND _____
IS THIS A SERVICE ANIMAL? YES NO; IF YES, MUST ATTACH PROPER LEGAL DOCUMENTATION..

NAMES AND AGES OF CHILDREN THAT WILL BE LIVING IN THE RENTAL YOU ARE APPLYING FOR: (THIS IS FOR BORO INFORMATION
SOMETIMES REQUIRED) _____

PROVIDE DATE OF BIRTH FOR ANY CHILD OVER 18 FOR CRIMINAL BACKGROUND CHECK. _____

LIST ANY OTHER OCCUPANTS OF THE PROPERTY WITH DATE OF BIRTH FOR ANYONE OVER 18 YEARS OF AGE: _____

DO YOU HAVE ANY OUTSTANDING JUDGEMENTS: YES NO IF YES WHAT? _____

HAVE YOU IN THE LAST 7 YEARS DECLARED BANKRUPTCY, SUFFERED FORECLOSURE, HAD AN ACCOUNT FOR COLLECTION ACTION
OR HAD ANY LEGAL ACTION AFFECTING ABILITY TO FINANCE? YES NO IF YES EXPLAIN: _____

HAVE YOU BEEN MORE THAN 7 DAYS LATE IN MAKING YOUR RENTAL/MORTGAGE PAYMENTS IN THE LAST 3 YEARS? YES NO
IF YES WHO AND WHY? _____

HAVE YOU AT ANYTIME ON OR SINCE JANUARY 1, 1998 BEEN OBLIGATED TO PAY SUPPORT UNDER AN ORDER THAT IS ON RECORD IN
ANY PENNSYLVANIA COUNTY? IF YES LIST THE COUNTY AND HOW MUCH YOU NEED TO PAY EACH MONTH _____

HAVE YOU EVER BEEN CONVICTED OF A CRIME? YES NO IF YES WHAT: _____

IF YOU FEEL YOU NEED TO EXPLAIN ANY SITUATION YOU ARE IN OR SOMETHING THAT WILL APPEAR ON YOUR CREDIT REPORT OR
BACKGROUND CHECK AND YOU WANT TO EXPLAIN FIRST EXPLAIN BELOW: _____

CIVIL RIGHTS ACT:

Federal and state laws make it illegal for a landlord, broker, or anyone to use RACE, COLOR, RELIGIOUS CREED, SEX,
DISABILITY (physical or mental), FAMILIAL STATUS 9(children under 18 years of age),AGE (40 or older), NATIONAL
ORIGIN, USE OR HANDLING/TRAINING OF SUPPORT OR GUIDE ANIMAL, or the FACT OF RELATIONSHIP OR
ASSOCIATION TO AN INDIVIDUAL KNOWN TO HAVE A DISABILITY as reason for refusing to sell, show or rent properties,
loan money, or set deposit amounts, or as reasons for any decision relation 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.

RENTAL GUIDELINES: ALL RENTAL APPLICANTS MUST:

1. Qualify for rent payments using 28/38 % debt to income ratio (if utilities included may extend to 40/50)
2. Have verifiable Income
3. Not exceed HUD occupant guidelines or local authority occupant guidelines.
4. Have had same present source of income for at least 6 months
5. Not have any negative credit/late payments/bankruptcies/charge offs/ creditor closed accounts
6. Have no criminal record or any landlord tenant suits, prior judgments, evictions, or convictions
7. Have properly completed and signed rental applications
8. Not be currently behind on any rental payments
9. must not have any occupants over age 21 who does not adhere to these rental guidelines
10. provide photo identification
11. not have excessive number of vehicles for size of property/parking availability
12. Provide last 2 years of tax returns to verify income if self employed
13. Must be able to pay deposits required and rent requested in full prior to occupancy.
14. Must qualify for rental without a co-signer.
15. Occupant must be qualified for the rental (not a non-occupant applicant)

AUTHORIZATION AND REPORTING

The undersigned applicants acknowledge that the above information is true and correct and by signature below on the consumer notice, authorizes Richard A. Zuber Realty; to request and obtain a **credit report**, credit information, **criminal background check**, **employment verification for information** regarding employment and **verification** Including, but not limited to salary, dates, history, violations, etc , **AND PRESENT AND PREVIOUS LANDLORD tenancy information or references (including any violations) or** from anyone necessary for the processing of my application for this rental unit and authorizes such employers, landlords or **creditors to release requested information** , now or in the future to verify the information contained here in or obtain updated information on me/us and to report the information obtained to Landlord. Applicants acknowledge that if they present false information, Landlord/Agent may reject this application. Applicants understand that giving false or incomplete or misleading information may result in the forfeiture of deposits or other financial loss.

This is preliminary application and does not obligate Landlord/Broker to execute a lease or deliver possession of the proposed premises.

The applicant understand that Richard A. Zuber Realty reports anything good or bad, upon entering, during, or vacating this property to agencies who keep a tenant database for a period of up to six years which can be accessed by others.

Applicant authorizes Richard A Zuber Insurance Agency to contact applicant regarding renters insurance. The owner of Richard A Zuber Realty is also the owner of Richard A Zuber Insurance Agency and therefore has financial interest in its business performance.

The applicant also authorizes and had permission to authorize Richard A. Zuber Realty to consult any law enforcement agency for any criminal information and authorizes such agencies to release this information including but not limited to any arrests, convictions, or criminal activity reports to them **AND ANY OCCUPANT OVER 18 YEARS OF AGE.**

CONSUMER NOTICE FOR TENANTS (THIS IS NOT A CONTRACT)

Licensee below hereby states that with respect to the property listed on page 1 and/or other properties managed and shown by them, is acting in the following capacity: (CHECK ONE)

(i) Owner /Landlord of property A direct employee of Owner/Landlord agent pursuant to a property management/exclusive leasing agreement

I acknowledge I have received this notice and all other notices and authorizations above:

_____	_____	_____
PRINT CONSUMER	SIGNATURE	DATE
_____	_____	_____
PRINT CONSUMER	SIGNATURE	DATE

I Certify that I have provided this notice: _____ **Lic # PA-** _____
LICENSEE SIGNATURE DATE

BY SIGNING THE ABOVE CONSUMER NOTICE I AM ALSO ACKNOWLEDGING THAT I HAVE READ AND AGREE TO THE PROVISIONS AS STATED. ABOVE AND I AM AUTHORIZING EMPLOYERS, CREDIT REPORTING AGENCIES, PRESENT AND PREVIOUS LANDLORDS AND COURT SERVICES TO RELEASE INFORMATION TO RICHRD A. ZUBER REALTY.

RECEIPT

Received From _____ \$ _____
_____ DOLLARS

FOR: Application Fee

Payment Method: Cash Money Order Check Charge on Square Card Reader

Received by: _____ Date: _____