

# YORK REALTY

License# RB042305C

134 Oak Spring Road, Washington, PA 15301

Phone: 724-225-7720 Fax: 724-222-6044

## CONSUMER NOTICE FOR TENANTS

THIS IS NOT A CONTRACT

(Not to be used when licensee is subagent for the landlord, agent for the tenant or transaction licensee)

Donald E York Realty Company, Inc dba YORK REALTY (Licensee) hereby states that with respect to this property (describe property) \_\_\_\_\_

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

Owner Landlord of the Property'

A direct employee of the Owner/Landlord; OR

An agent of the Owner/Landlord pursuant to a property management or exclusive leasing agreement

I acknowledge I have received this Notice:  \_\_\_\_\_ Date: \_\_\_\_\_

I Certify that I have provided this Notice:  \_\_\_\_\_ Date: \_\_\_\_\_

## APPLICATION FOR RENT

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

I understand that once an application is approved, any monies paid toward leasing a property as deposit monies or rents are NON-REFUNADBLE. There are no exceptions. Applicant Initials: \_\_\_\_\_

Property: Address: \_\_\_\_\_ Unit: \_\_\_\_\_ Monthly Rent: \_\_\_\_\_

Non-Refundable Application Fee: \$40.00 Paid via  Check  Cash  Money Order

### APPLICANT(S)

#### Applicant 1

Name: \_\_\_\_\_ Date of Birth: \_\_\_\_\_ Social Security # \_\_\_\_\_

Is Applicant at least 18 Years Old?  Yes  No Driver's License Number \_\_\_\_\_

Home Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_ Work Phone: \_\_\_\_\_

Own  Rent - Present Address: \_\_\_\_\_ City/State/Zip \_\_\_\_\_

Landlord Name, Address & Phone: \_\_\_\_\_

Own  Rent - Previous Address: \_\_\_\_\_ City/State/Zip \_\_\_\_\_

Landlord Name, Address & Phone: \_\_\_\_\_

In case of emergency, Contact: \_\_\_\_\_ Phone: \_\_\_\_\_ Relationship: \_\_\_\_\_

#### Applicant 2

Name: \_\_\_\_\_ Date of Birth: \_\_\_\_\_ Social Security # \_\_\_\_\_

Is Applicant at least 18 Years Old?  Yes  No Driver's License Number \_\_\_\_\_

Home Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_ Work Phone: \_\_\_\_\_

Own  Rent - Present Address: \_\_\_\_\_ City/State/Zip \_\_\_\_\_

Landlord Name, Address & Phone: \_\_\_\_\_

Own  Rent - Previous Address: \_\_\_\_\_ City/State/Zip \_\_\_\_\_

Landlord Name, Address & Phone: \_\_\_\_\_

In case of emergency, Contact: \_\_\_\_\_ Phone: \_\_\_\_\_ Relationship: \_\_\_\_\_

Total Number of Occupants: \_\_\_\_\_

Applicant(s) has  Waterbed  Aquarium \_\_\_\_\_ gallons  Piano  Pet(s) Describe \_\_\_\_\_

**EMPLOYMENT – Applicant must provide proof of income**

Applicant 1

Employer: \_\_\_\_\_ Address \_\_\_\_\_

Dates of Employment \_\_\_\_\_ Supervisor \_\_\_\_\_ Phone: \_\_\_\_\_

Monthly (GROSS) Income: \_\_\_\_\_ Full Time \_\_\_ Part Time \_\_\_ Unemployed \_\_\_ Retired

Previous Employer: \_\_\_\_\_ Address \_\_\_\_\_

Dates of Employment \_\_\_\_\_ Supervisor \_\_\_\_\_ Phone: \_\_\_\_\_

Applicant 2

Employer: \_\_\_\_\_ Address \_\_\_\_\_

Dates of Employment \_\_\_\_\_ Supervisor \_\_\_\_\_ Phone: \_\_\_\_\_

Monthly (GROSS) Income: \_\_\_\_\_ Full Time \_\_\_ Part Time \_\_\_ Unemployed \_\_\_ Retired

Previous Employer: \_\_\_\_\_ Address \_\_\_\_\_

Dates of Employment \_\_\_\_\_ Supervisor \_\_\_\_\_ Phone: \_\_\_\_\_

**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.**

Applicant	Source	Monthly Amount

**CREDIT REFERENCES/LIABILITIES**

Applicant	Creditor/Bank	Account Type	Balance Due

Applicant 1

Applicant 2

Yes  No

Yes  No

Yes  No

Yes  No

Yes  No

Yes  No

Yes  No

Yes  No

Yes  No

Yes  No

Yes  No

Yes  No

Do you have any outstanding judgments?  
 Have you in the last 7 years declared bankruptcy, suffered foreclosure, had an account assigned for collection or had any legal action affecting ability to finance?  
 Have you been more than 7 days late in making your rental/mortgage payments in the last 3 years?  
 Have you at any time 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 the Domestic Relations File or Docket Number: \_\_\_\_\_  
 Have you ever been convicted of a crime?  
 Have you ever been evicted?

If you answered "yes" to any of the above questions, Please Explain: \_\_\_\_\_

\_\_\_\_\_

**VEHICLE INFORMATION**

Applicant	Make/Model	Year	Color	License Number/State

**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 (children under 18 years of age), AGE (40 or older), NATIONAL ORIGIN, USE OR HANDLING/TRAINING OF SUPPORT OR GUIDE ANIMALS, or 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 decisions 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 pregnancy or birth of a child.

**AUTHORIZATION**

The undersigned applicant(s) acknowledge that the above information is true and correct and hereby authorize Donald E. York Realty Company, Inc. dba YORK REALTY  Broker for Landlord/Owner  Broker for Tenant/Applicant to obtain a credit report to verify the information contained here and to report the information obtained to Landlord. Applicant(s) acknowledge that if they present false information, Landlord may reject this application. Applicant(s) must understand that giving false or incomplete information may result in forfeiture of deposits or other financial loss.

This is a preliminary application and does not obligate Landlord or Landlord's Broker to execute a lease or deliver possession of the proposed premises. The application fee is NON-REFUNDABLE.

This application and the report generated from the information provided will be destroyed after thirty (30) days from the date of application.

I HAVE READ AND AGREE TO THE PROVISIONS AS STATED.

Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

LANDLORD/BROKER(Company Name) Donald E. York Realty Company, Inc. dba YORK REALTY

Accepted By: \_\_\_\_\_ Date: \_\_\_\_\_

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**THIS SECTION FOR OFFICE USE ONLY**

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Proof of Income attached  Yes  No

Drivers License/Photo ID  Yes  No

Approved Date: \_\_\_\_\_

Denial Date/Reason: \_\_\_\_\_

Notification Date: \_\_\_\_\_

City Trash  Yes  No

Sewer Deposit Required:  Yes  No