**PENNSYLVANIA RENTAL APPLICATION RA**

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.

1. **Attach additional sheets if more space is needed. Please type or print all information clearly.**

|  |  |  |  |
| --- | --- | --- | --- |
| 3  4  5  6  7 | **LANDLORD/BROKER INFORMATION**  **Landlord/Broker (Company)**  **Agent Office Address** |  | **PROPERTY INFORMATION**  **Address**  **Move-in Date Term**  **Monthly Rent $ Application Fee $** |
| 8 |  |  | **Other $** |
| 9 | **Phone(s)** |  | **Other $** |
| 10 | **FAX E-mail** |  | **See Advance Payment Addendum for additional information** |

1. **1. APPLICANT INFORMATION APPLICANT INFORMATION**



1. **APPLICANT 1**
2. Full Name

**Check here if additional information is attached**

# APPLICANT 2

Full Name

**Check here if additional information is attached**

1. Is Applicant at least 18 years old?

Yes No

Is Applicant at least 18 years old?

Yes No

1. Social Security Number
2. Driver's License No./State
3. Home Phone Work Phone



Social Security Number Driver's License No./State Home Phone Work Phone

1. Present Address & ZIP



Own

Rent

Present Address & ZIP

Own

Rent

1. From: To: Rent/Mortgage $ /mo.
2. Landlord/Mortgage Co. Name & Phone 21

22 Previous Address & ZIP



From: To: Rent/Mortgage $ /mo. Landlord/Mortgage Co. Name & Phone

Previous Address & ZIP

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Own

Rent

Own

Rent

1. From: To: Rent/Mortgage $ /mo.
2. Landlord/Mortgage Co. Name & Phone 26
3. In case of emergency, contact
4. Relationship Phone(s)

# 2. EMPLOYMENT INFORMATION



From: To: Rent/Mortgage $ /mo. Landlord/Mortgage Co. Name & Phone

In case of emergency, contact

Relationship Phone(s)

# EMPLOYMENT INFORMATION



1. **APPLICANT 1**

**Check here if additional information is attached**

# APPLICANT 2

**Check here if additional information is attached**

1. Employer
2. City/State
3. Phone Supervisor
4. Position
5. Gross Income: $ /mo. **OR**
6. $ /hr., for hrs. per week (on average)
7. Employed From To

# PROOF OF INCOME ATTACHED

1. Previous Employer
2. City/State
3. Phone Supervisor
4. Position
5. Gross Income: $ /mo. **OR**
6. $ /hr., for hrs. per week (on average)
7. Employed From To

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

# Broker/Licensee Initials:

**RA Page 1 of 3**

**Buyer Initials:**

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

54 **4.**

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|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Applicant | Bank/Credit Union | Address/Branch | Account Number | Account Type | Balance |
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| --- | --- | --- | --- | --- | --- |
| Applicant | Lender/Creditor | Loan Number | Loan Type | Balance Due | Monthly Payment |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |

# BANK ACCOUNT INFORMATION

**Check here if additional information is attached**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| 59 | **5. LIABILITIES/MONTHLY PAYMENTS** |  |  |  | **Check here if additional information is attached** |
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| 62 |  |  |  |  |  |
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| 64 | **6. VEHICLE INFORMATION** |  |  |  | **Check here if additional information is attached** |
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| 66 |  |  |  |  |  |
| 67 |  |  |  |  |  |
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| 69 | **7. OTHER OCCUPANTS (FULL NAME)** |  |  |  | **Check here if additional information is attached** |
| 70 |  | 18 or older |  |  | 18 or older |
| 71 |  | 18 or older |  |  | 18 or older |
| 72 | **8. PETS** |  |  |  | **Check here if additional information is attached** |
| 73 | Does any Applicant or Occupant own any pets? | Yes | No |  | If yes, list and describe: (type, name, breed, age, weight, gender, etc): |
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| 75 |  | | | | |
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| --- | --- | --- | --- | --- | --- |
| 78  79 | **9. OTHER Applicant 1** | **INF** | **ORMATION**  **Applicant 2** |  | **Check here if additional information is attached** |
| 80 | Yes | No | Yes | No | Have you ever declared bankruptcy or suffered foreclosure? If yes, list any payments: $ |
| 81 | Yes | No | Yes | No | Have you been evicted or sued for unpaid rent or damages to leased property? |
| 82 | Yes | No | Yes | No | Have you ever refused to pay rent for any reason? |
| 83 | Yes | No | Yes | No | Have you ever been convicted of a felony or misdemeanor? |
| 84 | Yes | No | Yes | No | Have you at any time on or since January 1, 1998 been obligated to pay support under an order on |
| 85 |  |  |  |  | record in any Pennsylvania county? If yes, list the County and the Domestic Relations File or |
| 86 |  |  |  |  | Docket Number: |
| 87 |  |  |  |  | Amount $ Are you delinquent? |
| 88 | If you answered "yes" to any of the above questions, please explain: | | | | |
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| 90 |  | | | | |
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1. **10. CONDITION OF PROPERTY**
2. The Property will be leased in the same condition as it is shown unless otherwise agreed to in writing in paragraph 11 below or
3. in an attached addendum.

# Broker/Licensee Initials:

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Applicant | Make/Model | Year | Color | License Number/State |
|  |  |  |  |  |
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**RA Page 2 of 3**

**Buyer Initials:**

1. **11. SPECIAL PROVISIONS**

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1. **12. AUTHORIZATION.** Applicants authorize Landlord or Broker to obtain any information deemed necessary to evaluate this
2. Application. This information may include, but is not limited to, credit reports, criminal history, judgments of record, rental
3. history, verification of employment and salary, employment history, vehicle records, and licensing records. Broker may report
4. to Landlord any information obtained by Broker for evaluation of the Application. Applicants acknowledge that all informa-
5. tion in the Application is true and correct. Applicants acknowledge that if they present false or incomplete information
6. Landlord may reject this Application. Applicants understand that giving false or incomplete information may result in forfei-
7. ture of any payments made in connection with this Rental Application.

# I HAVE READ AND AGREE TO THE PROVISIONS AS STATED.

1. **APPLICANT DATE**
2. **APPLICANT DATE**
3. **LANDLORD/BROKER (Company Name)**
4. **OFFICE ADDRESS**
5. **PHONE(S) FAX E-MAIL**
6. **AGENT/RECEIVED BY DATE**

**FOR OFFICE USE ONLY**

Landlord:

Employment: Credit Report:

**ACCEPTED**

**REJECTED**

ID Verification: **BY:**

Misc: **DATE:**

**RA Page 3 of 3**

**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, DIS- ABILITY (physical or mental), FAMILIAL STATUS (children under 18 years of age), AGE (40 or older), NATIONAL ORIGIN, USE OR HAN- DLING/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.

# RA Notices Page 1 of 1