

Park Forest Enterprises, Inc., Realtors®

1000 W. Aaron Drive, State College, PA 16803

www.RentPFE.com

Info@RentPFE.com

Phone: (814) 238-3431

Fax: (814) 238-4561

CONSUMER NOTICE FOR TENANTS

THIS IS NOT A CONTRACT

Park Forest Enterprises, Inc. hereby states that with respect to this property, Licensee is an agent for the Owner/Landlord pursuant to a property management or exclusive leasing agreement.

I acknowledge I have received this notice: _____
(Consumer) (Date)

_____ (Date)

I acknowledge I have provided this notice: _____
(Licensed Realtor) (Date)

_____ (Date)

TERMS OF APPLICATION APPROVAL

- 1.) Applicant must be 18 years of age or older.
- 2.) Employment must be continuous for at least 6 months.
- 3.) Verifiable monthly income must be at least 2.5 times the monthly rental amount.
- 4.) Applicant must have a minimum of 2 years rental history.
- 5.) Applicant may be denied due to credit worthiness.
- 6.) Applicant may be asked for an additional deposit or (parent) guarantee signature where one of the above criteria cannot be met.
- 7.) Applicant may be denied if false or incomplete information is given on this application.
- 8.) Applicants with full-time STUDENT status will be required to have a parent guarantee signature, and may be ineligible for some properties.

TERMS OF SECURITY DEPOSIT

- 1.) The security deposit must be submitted in full before this application will be processed.
- 2.) The security deposit must be submitted in full before the rental unit will be taken off the market and assigned to the applicant.
- 3.) Applicant understands and agrees that the security deposit will be deposited in a designated tenant escrow account immediately upon receipt.
- 4.) Refunds of security deposits can be made only once the bank guarantees that the funds have been collected.
- 5.) In the event that this application is not approved, I authorize a \$50.00 deduction from my deposit as compensation for the cost of processing this application.
- 6.) Upon approval of this application, I agree to sign a lease when offered to me. If I do not sign the lease, the entire deposit will be forfeited as damages for the processing of this application and holding the premises open on my behalf. No agreement except contained herein will bind the applicant, agent or the owner.

Applicants: _____
Signature Date

_____ (Date)

_____ (Date)

Signature Date

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RENTAL APPLICATION

Premises Applied For _____ Apt. No. _____

Lease Term _____ to _____ No. of bedrooms _____

Rent: \$ _____ per month. Security Deposit: \$ _____

APPLICANT _____ Date of Birth _____ Soc. Sec. No. _____

Co-resident _____ Relation _____ Date of Birth _____ Soc. Sec. No. _____

Co-resident _____ Relation _____ Date of Birth _____ Soc. Sec. No. _____

Co-resident _____ Relation _____ Date of Birth _____ Soc. Sec. No. _____

Pet(s)** _____ Description _____ Weight _____

*** Where pets are permitted, lease will include a Pet Lease Rider which includes a monthly pet fee in addition to the rent.*

How were you referred to us? _____ Does Any Applicant Smoke? _____

CONTACT INFORMATION

Home Phone _____ Work Phone _____ Cell Phone _____

Email Address _____ The best way to reach me or leave a message is _____

RESIDENCE INFORMATION

1. Current Address _____ City _____ State _____ Zip _____

Reason for moving _____

Current Landlord _____ Landlord Address _____

Landlord Phone _____ Lease Dates _____ to _____ Amount of Rent \$ _____

2. Previous Address _____ City _____ State _____ Zip _____

Landlord _____ Landlord Address _____

Landlord Phone _____ Lease Dates _____ to _____ Amount of Rent \$ _____

3. Additional Previous Address _____ City _____ State _____ Zip _____

Landlord _____ Landlord Address _____

Landlord Phone _____ Lease Dates _____ to _____ Amount of Rent \$ _____

AUTO INFORMATION

Driver's License Number _____ State _____ License Expiration Date _____

Car _____ Year _____ Color _____ Plate No. & State _____

Car _____ Year _____ Color _____ Plate No. & State _____

EMPLOYMENT INFORMATION

- 1. Local Employer _____ Start Date _____
 Employer's Address _____ Employer's Phone _____
 Position/Title _____ Supervisor _____ Income _____ per _____
- 2. 2nd Employer _____ Start Date _____
 Employer's Address _____ Employer's Phone _____
 Position/Title _____ Supervisor _____ Income _____ per _____
- 3. Previous Employer _____ Phone No. _____ Employment Dates _____

FINANCIAL INFORMATION

Other Income \$ _____ per _____ Source(s) _____
 Car Payment: \$ _____ per _____ Company _____
 Loan: \$ _____ per _____ Company _____
 Other: \$ _____ per _____ Company _____

STUDENT INFORMATION

Current Year: _____ Course of Study _____ Graduation Date _____
 Student Income: \$ _____ per _____ Source(s) _____
 Parents: Father _____ Mother _____ Parents' Marital Status _____
 Parent's Address _____ Parent's Occupation _____
 Will your parents co-sign your lease as guarantor of payment of rent? _____ Do parents own their home? _____

OTHER INFORMATION

Character reference _____ How long known? _____ Relationship _____
 Address _____ Phone _____
 In case of emergency, notify _____ Relationship _____
 Address _____ Phone _____

- Yes No Do you have any legal judgments against you?
- Yes No Have you ever been more than 7 days late with your rent or mortgage payment in the last 3 years?
- Yes No In the last 3 years has any landlord ever posted a notice asking that you quit the premises?
- Yes No In the past 7 years, have you declared bankruptcy, suffered foreclosure, or had an account assigned to collection?

Park Forest Enterprises, Inc. received the sum of \$ _____ on _____ / _____ / _____ (check no. _____) as a security deposit to hold the above-mentioned residence for occupancy as indicated above. This deposit will at no time be considered as part of rent.

I warrant that all the above information is true and correct. I agree to the terms & conditions printed on this application and authorize persons/organizations named herein to release information necessary for agent or owner to evaluate this application.

Photo Identification Must Be Attached!

Applicant Signature _____ **Date** _____
Applicant Signature _____ **Date** _____
Park Forest Enterprises, Inc: _____ **Date** _____

WE PAY INTEREST ON SECURITY DEPOSITS!

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RELEASE AUTHORIZATION

In connection with my rental application, I understand that an investigation will be made into my past tenant history, credit, character, and employment. I voluntarily and knowingly authorize the release of information from any present or past landlords, employers, credit bureaus, law enforcement agencies, personal references, and/or other persons who can attest to the quality of my application. I voluntarily release any named or unnamed parties from liabilities resulting from this investigation.

Applicant Signature _____ Name _____ Date _____

Applicant Signature _____ Name _____ Date _____

SALARY INFORMATION (To Be Completed By Employer) _____

Date Employee Started _____ Currently Employed? _____

Applicant Position / Title _____ Gross Monthly Income _____

Information Provided By _____

RENTAL INFORMATION (To Be Completed By Landlord) _____

Address _____

Dates of Occupancy _____ to _____

1. Amount of Monthly Rent _____

2. Amount of Security Deposit _____

3. Number of Late Payments _____ Number of Returned Checks _____

4. Any Neighbor Complaints? _____

5. Number of Lease Violations _____ Describe _____

6. Did Applicant Leave The Apartment In Good Condition? _____ Explain _____

7. Did the Applicant Give Proper Notice of Vacating? _____ Eviction? _____

8. Amount of Security Deposit Returned _____

9. Would you re-rent to this person? _____ Comments: _____

Information Provided By _____

MORTGAGE INFORMATION (To Be Completed By Loan Institution) _____

Date Mortgage Began _____

Monthly Mortgage Amount _____ Number of Late Payments _____

Information Provided By _____