



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: _____ (Date)

(Consumer)

(Date)

_____ (Date)

(Consumer)

(Date)

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

(Licensed Realtor)

(Date)

TERMS OF APPLICATION APPROVAL

- 1.) Applicant must submit a separate, non-refundable \$25.00 Application Fee for our credit, criminal and character investigation.
- 2.) Applicant must be at least 18 years of age.
- 3.) Applicant must provide proof of income at least 2.5 times the rent amount.
- 4.) Applicant must have a minimum of 6 months continuous employment history.
- 5.) Applicant must have a minimum of 2 years rental history.
- 6.) Applicant must provide his/her social security number on the application.
- 7.) Applicant may be denied due to credit worthiness, criminal history, or if false information is given on the application.
- 8.) Applicant may be asked for an additional deposit or (parent) guarantee signature where one of the above criteria cannot be met.
- 9.) STUDENT APPLICANTS will be required to have a parent guarantee signature, and may be ineligible for certain properties.

TERMS OF SECURITY DEPOSIT

- 1.) A Security Deposit (equivalent to the monthly rental amount) must be submitted in full before the rental unit will be taken off the market and assigned to the applicant.
- 2.) The Security Deposit is refundable after the term of the Lease has been fulfilled.
- 3.) Applicant understands and agrees that the security deposit will be deposited in a designated tenant escrow account immediately upon receipt.
- 4.) In the event this application is not accepted by Park Forest Enterprises, Inc. and the deposit must be refunded, applicant understands that refunds of security deposits can be made only once the bank guarantees that the funds have been collected. Personal checks are usually guaranteed after 10 days.
- 5.) 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

Signature

Date

_____ Signature _____ Date

Signature

Date

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RENTAL APPLICATION

Premises Applied For: _____ Apt #: _____

Lease Term: _____ to _____ # 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. _____

* Social Security Numbers are required for all residents over 18 years of age.

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 method to reach me is _____

RESIDENCE INFORMATION

1. Current Address _____ City _____ State _____ Zip _____

Why are you 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 _____

** Please provide a recent paystub copy or other proof of income with this application.*

FINANCIAL INFORMATION

Other Income: \$ _____ per _____ Source _____
 Car Payment: \$ _____ per _____ Company _____
 Student Loan Pmt: \$ _____ per _____ Company _____
 Other Payment: \$ _____ per _____ Company _____

STUDENT & GRADUATE STUDENT INFORMATION

Current Year: _____ Course of Study _____ Graduation Date _____
 Student Income: \$ _____ per _____ Source(s) _____

IMPORTANT INFORMATION

Will your parents guarantee this Lease? _____ Do your parents own their home? _____
 Parents: Father _____ Mother _____ Are they married? _____
 Parents Address _____ Phone _____ Parents Occupation _____
 Character Reference _____ Relationship _____ How long known? _____
 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? If yes, describe _____

Receipt of Application Fee (separate check required):

Park Forest Enterprises, Inc. received the Application Fee of \$25.00 on _____ / _____ / _____ (check no. _____).

Receipt of Security Deposit (separate check required):

Park Forest Enterprises, Inc. received a Security Deposit in the amount of \$ _____ on _____ / _____ / _____, check no. _____, in application for the named residence. 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 _____