



# 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)

\_\_\_\_\_  
(Consumer) (Date)

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

### TERMS OF APPLICATION APPROVAL

- 1.) Applicant should submit a separate, non-refundable \$25.00 Application Fee for our credit, criminal and character investigation.
- 2.) Applicant should be at least 18 years of age.
- 3.) Applicant should provide proof of income at least 2.5 times the rent amount.
- 4.) Applicant should have a minimum of 6 months continuous employment history.
- 5.) Applicant should have a minimum of 2 years rental history.
- 6.) Applicant should 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

# 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

## 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 did you hear about us? \_\_\_\_\_ Does Any Applicant Smoke? \_\_\_\_\_

Why are you moving? \_\_\_\_\_

### CONTACT INFORMATION

Cell Phone \_\_\_\_\_ Home Phone: \_\_\_\_\_ Email Address: \_\_\_\_\_

The best method to reach me is \_\_\_\_\_

### RESIDENCE INFORMATION

1. Current Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

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 proof of income with this application (paystub, offer letter, stipend, etc.)

**FINANCIAL INFORMATION**

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

**STUDENT & GRADUATE STUDENT INFORMATION**

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

**PARENT INFORMATION**

Will your parents guarantee this Lease? \_\_\_\_\_ Do they own a home? \_\_\_\_\_ Are they married? \_\_\_\_\_  
 Father's Name \_\_\_\_\_ Phone \_\_\_\_\_ Email \_\_\_\_\_  
 Father's Address \_\_\_\_\_ Father's Occupation \_\_\_\_\_  
 Mother's Name \_\_\_\_\_ Phone \_\_\_\_\_ Email \_\_\_\_\_  
 Mother's Address \_\_\_\_\_ Mother's Occupation \_\_\_\_\_

**EMERGENCY INFORMATION**

In case of emergency, notify \_\_\_\_\_ Relationship \_\_\_\_\_  
 Address \_\_\_\_\_ Phone \_\_\_\_\_ Email \_\_\_\_\_

- 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 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 to any, 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.

Please attach a copy of each applicant's photo ID

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

Park Forest Enterprises, Inc: \_\_\_\_\_ Date \_\_\_\_\_

# 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

## 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 \_\_\_\_\_

### FOR OFFICE USE ONLY

**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 \_\_\_\_\_