



1019 West Front Street
Berwick, PA 18603
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Phone: 570-784-7540

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Rental Property Address:

RENTAL APPLICATION

1. APPLICANT INFORMATION (Provide at least two years of history):

Full Name: _____

Home Phone: _____ Work Phone: _____

Cell Phone: _____ Email: _____

Present Address & zip code: _____

From _____ to _____ Rent/Mortgage \$ _____/month (own; rent; other;) *circle one*

Landlord/Mortgage Co. Name & Phone: _____

Previous Address & zip code: _____

From _____ to _____ Rent/Mortgage \$ _____/month (own; rent; other;) *circle one*

Landlord/Mortgage Co. Name & Phone: _____

Is Applicant at least 18 years old? Yes No *circle one*

Are you applying with anyone else?

Name: _____ Applicant or Co-Signer (DOB: _____/SOC SEC # _____)

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Will anyone else be occupying the property? Yes or No *(circle one)*

Include the full name of any other person not listed above who will be occupying the property:

Name: _____ 18 or older: yes or no *(circle one)*

Name: _____ 18 or older: yes or no

Name: _____ 18 or older: yes or no

Name: _____ 18 or older: yes or no

DOES ANYONE SMOKE: YES NO

2. EMPLOYMENT INFORMATION: Provide at least two years of history. Attach Proof of Income.

Employer _____

Employed from _____ to _____

City/State _____ Phone: _____

Supervisor _____ Position: _____

Gross Income \$ _____ per month or \$ _____ per hour for _____ hours per week (on average).

Previous Employer: _____

Employed from _____ to _____

City/State _____ Phone: _____

Applicant Initials: _____ 1

Supervisor _____ Position: _____
Gross Income \$ _____ per month or \$ _____ per hour for _____ hours per week (on average).

3. OTHER INCOME USED FOR MONTHLY EXPENSES

Alimony, child support, or separate maintenance income need not be revealed if Applicant doesn't wish to have it considered as a basis for paying this obligation.

Source: _____ Amount: _____ Source: _____ Amount: _____

4. BANK ACCOUNT INFORMATION

Bank Name: _____ Account Type: _____ Balance: \$ _____
Bank Name: _____ Account Type: _____ Balance: \$ _____
Bank Name: _____ Account Type: _____ Balance: \$ _____

5. MONTHLY PAYMENTS

Lender Name	Loan Type	Balance Due	Monthly Payment
_____	_____	\$ _____	\$ _____
_____	_____	\$ _____	\$ _____
_____	_____	\$ _____	\$ _____

6. VEHICLE

Include any cars, trucks, vans, motorcycles, boats and recreational vehicles.

Make/Model: _____ Year: _____ Color: _____ License Plate No.: _____

7. PETS

Does any Applicant or Occupant own any pets? Yes or No (circle one) If yes, provide details below:

	Pet 1	Pet 2	Pet 3
Type (cat/dog,etc.)	_____	_____	_____
Breed	_____	_____	_____
Age	_____	_____	_____
Weight	_____	_____	_____
Gender	_____	_____	_____

8. OTHER INFORMATION (Please circle one)

YES NO Have you ever declared bankruptcy or suffered foreclosure? Payments: \$ _____
YES NO Have you ever defaulted on a mortgage?
YES NO Have you ever been evicted or sued for unpaid rent or damages to leased property?
YES NO Have you ever refused to pay rent for any reason?
YES NO Have you ever been convicted of or entered a plea of guilty or nolo contendere for a felony or misdemeanor?
YES NO Since January 1st, 1998, have you been obligated to pay support under any order(s) of record? If yes, County: _____ Domestic Relations File/Docket #: _____

Applicant Initials: _____ 2

Amount: _____ Are you delinquent? _____

If you answered "yes" to any of the above questions, please explain: _____

9. CONDITION OF PROPERTY

The property will be leased in the same condition as it is shown unless otherwise agreed to in writing.

10. APPLICATION FEE

Application fee=\$40.00, it will be *non-refundable* and will not be applied towards rent or other financial obligations should Applicant be approved, nor refunded if not approved. Applicant agrees that this sum is paid in consideration of Landlord for Landlord's review and/or verification of the information stated in this application. **You will receive an email from smartmove.com to approve and pay for the tenant report.**

11. OBLIGATION TO ENTER INTO LEASE AGREEMENT/DAMAGES

Upon submission of this Application, Landlord reserves the right to remove property from the available rent list. If this Application is denied by Landlord, any Security Deposit shall be refunded to Applicant. If this Application is approved and Applicant fails to rent the Property, Landlord shall be entitled to retain the Security Deposit.

12. CONVICTED SEX OFFENDERS (MEGANS LAW)

The Pennsylvania General Assembly has passed legislation (often referred to as "Megan's Law", 42 Pa.C.S. § 9791 et seq.) providing for community notification for the presence of certain convicted sex offenders.

Potential tenants are encouraged to contact the municipal police department or the Pennsylvania State Police for information relating to the presence of sex offenders near a particular property, or to check the information on the Pennsylvania State Police website at www.pameganslaw.state.pa.us.

13. NOTICE TO PERSONS OFFERING TO SELL OR RENT HOUSING IN PENNSYLVANIA

Federal and state laws make it illegal for Landlord or anyone else to use RACE, COLOR, RELIGION OR 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 the FACT OR 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 of property. The municipality in which the Property is located may have enacted an ordinance or other law that extends the protections for access to housing to additional classes of individuals, such as gay, lesbian, bisexual and transgender individuals and couples. Landlord is advised to check with your local municipality, representative from the Pennsylvania Human Relations Commission, or your own attorney for further guidance.

14. FAIR CREDIT REPORTING ACT

If the Landlord denies your application based in whole or in part on any information contained in the consumer report authorized by paragraph 15 of this Application, the Landlord must provide you with oral,

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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) a numerical credit score, the range of possible credit scores under the model used, up to four of the key factors that led to the denial, and the date the credit score was created, (4) information about how to obtain a free copy of your consumer report from the consumer reporting agency, and (5) information about how to dispute the accuracy or completeness of any information in a consumer report furnished by the agency. If the Landlord denies your application because of information from a person other than a credit reporting agency (for example, an employer or prior landlord), the Landlord must provide you with notice about your right to make a written require to discover the nature of that information.

15. AUTHORIZATION

By initialing below, Applicant provides the described authorization.

_____ Applicant/co-signor authorizes Landlord to obtain any information deemed necessary to evaluate this Application. This information may include, but is not limited to, credit reports, criminal history, judgments of record, rental history, verification of employment and salary, employment history, vehicle records, and licensing records. Applicant acknowledges that all information in the Application is true and correct. Applicant acknowledges that all information in the Application is true and correct. Applicant acknowledges that if applicant presents false or incomplete information, Landlord may reject this Application. Applicant understands that giving false or incomplete information may result in forfeiture of any payments made in connection with this Rental Application.

_____ Applicants and/or co-signors agrees that Landlord and/or his/her agent(s), employee(s) may provide Applicant’s and/or co-signors social security numbers, individual taxpayer identification numbers, driver’s license information and date of birth to lenders, title agencies, determining the existence of domestic liens, or for obtaining a criminal background report (for prospective tenants only).

FOR TENANT IDENTIFICATION PURPOSES ONLY:

Social Security Number: _____ **Date of Birth:** _____
Driver’s License Number: _____ **Driver’s License State:** _____

I HAVE READ AND AGREE TO THE PROVISIONS AS STATED.

APPLICANT SIGNATURE: _____ **DATE:** _____
APPLICANT NAME: _____
CO-APPLICANT OR CO-SIGNOR SIGNATURE _____
CO –APPLICANT OR CO-SIGNOR NAME: _____