



RENTAL APPLICATION

Broker Information

Company: Scalise Real Estate Co.

Company Address: 5852 Route 981 Latrobe PA 15650

Email: amy@scalisere.com

Licensee(s): Amy R Latimer

Company ph#: 724-539-8118

Company fx#: 724-539-8855

CONSUMER NOTICE FOR TENANTS THIS IS NOT A CONTRACT

(Licensees) Amy Latimer, hereby states that with respect to this property (described property), _____, I am acting as an agent of the Owner/Landlord pursuant to a property management or exclusive leasing agreement. I acknowledged that I have received this notice:

Applicant: _____ Date: _____

I certify that I have provided this Notice:

Licensee: Amy R Latimer Date: _____

Property Information:

Address: _____

Application fee: \$25 per applicant/\$25 per cosigner

Term (s): One Year Are Pets Permitted: No

Monthly Rent: _____ Security Deposit: _____

Applicant Information:

The Individual Below is: Applicant Cosigner

Full Name: _____

Home/Cell Phone: _____

Driver's License # _____ State: _____

Date of Birth: _____

Email Address: _____

Social Security #: _____

Present Address: _____

From Date: _____ To Date: _____

Rent Amount Monthly:\$ _____ Rent? Own?

Landlord/Mortgage Name: _____ Phone #: _____

Previous Address: _____

From Date: _____ To Date: _____

Rent Amount Monthly:\$ _____ Rent? Own?

Landlord/Mortgage Name: _____ Phone #: _____



Is Applicant 18 years or older? Yes No

Will anyone else be occupying the property? Yes No

If yes, please include full name of any other person occupying the property:

Name: _____ Age: _____ Name: _____ Age: _____

Name: _____ Age: _____ Name: _____ Age: _____

Employment Information:

Employer: _____

Employed from: _____ to: _____ Position: _____

Reference contact: _____ Phone: _____ Amount \$ _____

Previous Employer: _____

Employed from: _____ to: _____ Position: _____

Reference contact: _____ Phone: _____ Amount \$ _____

Other Income used for Monthly Expenses: Alimony, child support, or separate income need not to be revealed if Applicant does not wish to have it considered as a basis for paying this obligation.

Source: _____ Account Type: _____ Amount \$ _____

Source: _____ Account Type: _____ Amount \$ _____

Other:

- 1. Have you ever been served a late rent notice? Yes No
- 2. Do any of the people who will be living in the apartment smoke? Yes No
- 3. Have you ever declared bankruptcy or suffered foreclosure? Yes No
- If yes, list any payments? _____
- 4. Have you ever defaulted on your mortgage? Yes No
- 5. Have you ever been convicted or sued for unpaid rent or damages to leased property? Yes No
- 6. Have you ever refused to pay rent for any reason? Yes No
- 7. Have you ever been convicted of or entered a plea of guilty or nolo contendere for a felony or misdemeanor? Yes No
- 8. Since January 1, 1998, Have you been obligated to pay support under any order(s) of record?
 Yes No

If yes: County _____ Domestic Relations File or Docket Number: _____

Amount: _____ Are you delinquent? _____

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

Applicant understands in order to process this application, he/she will need to provide copy of driver's license and proof of income.

CONDITION OF PROPERTY

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

APPLICATION FEE

The Application Fee of **\$25.00** per applicant and co-signer is 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/Broker for Landlord's review and/or verification of the information stated in the application.

CONVICTED SEX OFFENDERS (MEGAN'S LAW)

The Pennsylvania General Assembly has passed legislation (often referred to as "Megan's Law") providing the community notification of 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 web site at www.pameganslaw.state.pa.us**

NOTICE TO PERSONS OFFERING TO SELL OR RENT HOUSING IN PENNSYLVANIA

Federal and state laws make it illegal for Landlord, Broker, or anyone 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 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. Broker and Landlord are advised to check with your local municipality, representative from the Pennsylvania Human Relations Commission, or your own attorney for further guidance.

FAIR CREDIT REPORTING ACT

If the Landlord or Broker denies your application based in whole or in part on any information in the consumer report authorized in paragraph 16 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) 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 this 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 request to discover the nature of that information.

AUTHORIZATION

By **initialing** below, Applicant provides the described authorization.

_____ Applicant authorizes Landlord/Broker for 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. Broker for Landlord may report to Landlord any information obtained by Broker for Landlord for evaluation of the Application. 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.

_____ Applicant authorizes the Broker for Owner to contact Applicant directly.

_____ Applicant agrees that Broker(s), his/her agent(s) and/or employee(s) may provide Applicant's social security number, individual tax payer identification number, driver's license information and date of birth to lenders, title agencies, credit reporting companies, or other necessary for obtaining reports or information from a credit reporting agency, determining the existence of domestic liens, or for obtaining a criminal background report (for prospective tenants only). Applicant understands that their social security number, back account information, employment information, and any additional information from this application can be provided to the landlord if applicant does not comply with the conditions of his/her lease obligation. **Applicant understands that Brokers have no control over the use of any information after it is disclosed to a third party and agrees to release and hold Broker harmless from any and all liability for any misuse or subsequent disclosure by any third party of the information or reports disclosed by Broker pursuant to the terms of this authorization.**

I HAVE READ AND AGREE TO THE PROVISIONS AS STATED.

Applicant Signature _____ Date _____

Applicant Name(Please Print) _____



LANDLORD VERIFICATION

From: _____

To: _____ Fax Number: _____

I, _____, authorize you to give the requested information to Scalise Real Estate.

Signed: _____ Date: _____

Dear Sir or Madam:

_____ has applied to rent one of our rentals and has given your name as the present or previous landlord. We would appreciate you taking a few moments to supply us with the information requested below. Please fax the questionnaire back to us at 724-539-8855.

Thank you for your cooperation,

Amy R. Latimer

Amy Latimer
Assistant Property Manager
Scalise Real Estate

Rented from you from _____ to _____

Rent Amount \$ _____ Did they ever pay late? Yes No, If yes, how often? _____

Rate their house keeping ability from 1 to 5 (where 1 is excellent and 5 is poor) _____

Any trouble or damage to property? _____

Would you rent to them again? Yes No, If No, please explain why? _____

Is there any additional comments that you feel might be helpful?

