

RENTAL APPLICATION FOR REPRESENTED LANDLORDS

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of REALTORS® (PAR).

The following box should be completed only when the real estate licensee represents the landlord, is a direct employee of the landlord or owns the property. This box should not be completed when licensee is subagent for the landlord, a tenant agent or is a transaction licensee. If it should not be completed the full Consumer Notice should be completed and the applicant should proceed to the section below this box.

CONSUMER NOTICE FOR TENANTS
THIS IS NOT A CONTRACT

(Licensee) Maria S Rosetti hereby states that with respect to this property (describe property), I am acting in the following capacity: (check one)

- (i) Owner/Landlord of the Property;
(ii) A direct employee of the Owner/Landlord; OR
(iii) An agent of the Owner/Landlord pursuant to a property management or exclusive leasing agreement.

I acknowledge that I have received this Notice:

Date: Print (Consumer) Signed (Consumer)

I certify that I have provided this Notice: Maria S Rosetti (Licensee) (Date)

Broker/Licensee for Landlord

Broker (Company) Mercury Real Estate Group Licensee(s) (Name) Maria S Rosetti
Company Address 1328 W Shunk St Philadelphia, PA 19148-4349 Direct Phone(s) (215)292-3519
Company Phone (215)462-5100 Cell Phone(s) (215)292-3519
Company Fax (215)525-3465 Fax (215)525-3465 Email MariasRosetti@aol.com

Broker/Licensee for Tenant

Broker (Company) Mercury Real Estate Group Licensee(s) (Name) Maria S Rosetti
Company Address 1328 W Shunk St Philadelphia, PA 19148-4349 Direct Phone(s) (215)292-3519
Company Phone (215)462-5100 Cell Phone(s) (215)292-3519
Company Fax (215)525-3465 Fax (215)525-3465 Email MariasRosetti@aol.com

Property Information (to be completed by Broker for Landlord)

Address
Move-in Date Term
Application Fee (non-refundable) \$ 50 cash only Application Deposit \$
Monthly Rent \$ Security Deposit \$
First Month's Rent \$ Last Month's Rent \$
Are pets permitted? (Yes) (No) May be subject to review. Pet Rent \$
Non-refundable Pet Fee \$ Other \$
Tenant Pays
Is rental insurance required for tenants? (Yes) (No)
Rent and Security Deposit checks will be written separately.
How did you hear about the property?

Applicant's Initials



44 **1. APPLICANT INFORMATION**

45 Provide at least **two years** of history. Attach additional sheets if more space is needed.

46 The individual listed below is a(n): (Applicant) (Co-signer)

47 Full Name _____

48 Home Phone _____ Work Phone _____

49 Cell Phone _____ Email _____

50 Present Address & ZIP _____

51 From _____ To _____ Rent/Mortgage \$ _____ /mo. (Own) (Rent) (Other)

52 Landlord/Mortgage Co. Name & Phone _____

53 Previous Address & ZIP _____

54 From _____ To _____ Rent/Mortgage \$ _____ /mo. (Own) (Rent) (Other)

55 Landlord/Mortgage Co. Name & Phone _____

56 **Is Applicant at least 18 years old?** (Yes) (No)

57 Are you applying with anyone else? (Yes) (No) **A separate application must be completed for each applicant/co-signer.**

58 Name _____ (Applicant) (Co-signer)

59 Name _____ (Applicant) (Co-signer)

60 Name _____ (Applicant) (Co-signer)

61 Name _____ (Applicant) (Co-signer)

62 Will anyone else be occupying the property? (Yes) (No)

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

64 Name _____ 18 or older

65 Name _____ 18 or older

66 Name _____ 18 or older

67 Name _____ 18 or older

68 **Check here if additional information is attached**

69 **2. EMPLOYMENT INFORMATION**

70 Provide at least two years of history. Attach additional sheets if more space is needed.

71 Employer _____

72 Employed From _____ To _____

73 City/State _____ Phone _____

74 Supervisor _____ Position _____

75 Gross Income: \$ _____ /mo. **OR** \$ _____ /hr., for _____ hrs. per week (on average)

76 Previous Employer _____

77 Employed From _____ To _____

78 City/State _____ Phone _____

79 Supervisor _____ Position _____

80 Gross Income: \$ _____ /mo. **OR** \$ _____ /hr., for _____ hrs. per week (on average)

81 **Proof of income attached**

82 **Check here if additional information is attached**

83 **3. OTHER INCOME USED FOR MONTHLY EXPENSES**

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

86 Source Amount Source Amount

87 _____

88 _____

89 **Check here if additional information is attached**

90 **4. BANK ACCOUNT INFORMATION**

91 Bank Name Account Type Balance

92 _____ \$ _____

93 _____ \$ _____

94 _____ \$ _____

95 **Check here if additional information is attached**

96 Applicant's Initials _____

Applicant name _____

5. MONTHLY PAYMENTS

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

Check here if additional information is attached

6. VEHICLE

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

Make/Model	Year	Color	License Plate/State
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Check here if additional information is attached

7. PETS

Does any Applicant or Occupant own any pets? (Yes) (No) If yes, provide detail below.

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

8. OTHER INFORMATION

- (Yes) (No) Have you ever declared bankruptcy or suffered foreclosure?
If yes, list any payments: \$ _____
- (Yes) (No) Have you ever defaulted on your mortgage?
- (Yes) (No) Have you 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 1, 1998, Have you been obligated to pay support under any order(s) of record? 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: _____

Check here if additional information is attached

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

The Application Fee 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.

11. OBLIGATION TO ENTER INTO LEASE AGREEMENT/ DAMAGES

Upon submission of this Application, Landlord/Broker for Landlord reserves the right to remove property from the available rent list. If this Application is denied by Landlord, the Application 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 Application Deposit.

12. CONVICTED SEX OFFENDERS (MEGAN'S 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 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.**

Applicant's Initials _____

Applicant name _____

150 **13. NOTICE TO PERSONS OFFERING TO SELL OR RENT HOUSING IN PENNSYLVANIA**
151 Federal and state laws make it illegal for Landlord, Broker, or anyone to use RACE, COLOR, RELIGION or RELIGIOUS
152 CREED, SEX, DISABILITY (physical or mental), FAMILIAL STATUS (children under 18 years of age), AGE (40 or older),
153 NATIONAL ORIGIN, USE OR HANDLING/TRAINING OF SUPPORT OR GUIDE ANIMALS, or the FACT OR RELA-
154 TIONSHIP OR ASSOCIATION TO AN INDIVIDUAL KNOWN TO HAVE A DISABILITY as reasons for refusing to sell,
155 show, or rent properties, loan money, or set deposit amounts, or as reasons for any decision relating to the sale of property.
156 The municipality in which the Property is located may have enacted an ordinance or other law that extends the protections for
157 access to housing to additional classes of individuals, such as gay, lesbian, bisexual and transgender individuals and couples.
158 Broker and Landlord are advised to check with your local municipality, representative from the Pennsylvania Human
159 Relations Commission, or your own attorney for further guidance.

160 **14. FAIR CREDIT REPORTING ACT**
161 If the Landlord or Broker denies your application based in whole or in part on any information contained in the consumer report author-
162 ized by paragraph 16 of this Application, the Landlord or Broker must provide you with oral, written or electronic notice of the denial,
163 and must provide to you: (1) the name, address, and telephone number of the consumer reporting agency (including a toll-free tele-
164 phone number established by the agency if the agency compiles and maintains files on consumers on a nationwide basis) that furnished
165 the report, (2) a statement that the consumer reporting agency did not make the decision to deny the application and is unable to pro-
166 vide you with the specific reasons why your application was denied, (3) a numerical credit score, the range of possible credit scores
167 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
168 how to obtain a free copy of your consumer report from the consumer reporting agency, and (5) information about how to dispute the
169 accuracy or completeness of any information in a consumer report furnished by the agency. If the Landlord or Broker denies your appli-
170 cation because of information from a person other than a credit reporting agency (for example, an employer or prior landlord), the
171 Landlord or Broker must provide you with notice about your right to make a written request to discover the nature of that information.

172 **15. SPECIAL CLAUSES**
173 **(A) The following are part of this Application if checked:**
174 Advanced Payment Addendum (PAR Form APA)
175 _____
176 _____
177 **(B) Additional Terms:** _____
178 _____
179 _____

180 **16. AUTHORIZATION**
181 By initialing below, Applicant provides the described authorization.
182 _____ Applicant authorizes Landlord or Broker for Landlord to obtain any information deemed necessary to evaluate this
183 Application. This information may include, but is not limited to, credit reports, criminal history, judgments of record,
184 rental history, verification of employment and salary, employment history, vehicle records, and licensing records.
185 Broker for Landlord may report to Landlord any information obtained by Broker for Landlord for evaluation of the
186 Application. Applicant acknowledges that all information in the Application is true and correct. Applicant acknowl-
187 edges that if applicant presents false or incomplete information Landlord may reject this Application. Applicant
188 understands that giving false or incomplete information may result in forfeiture of any payments made in connection
189 with this Rental Application.

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

191 _____ Applicant agrees that Broker(s), his/her agent(s) and/or employee(s) may provide Applicant's social security num-
192 ber, individual taxpayer identification number, driver's license information and date of birth to lenders, title agen-
193 cies, credit reporting companies, or others as necessary for obtaining reports or information from a credit reporting
194 agency, determining the existence of domestic liens, or for obtaining a criminal background report (for prospective
195 tenants only). **Applicant understands that Brokers have no control over the use of any information after it is
196 disclosed to a third party and agrees to release and hold Brokers harmless from any and all liability for any
197 misuse or subsequent disclosure by any third party of the information or reports disclosed by Broker pur-
198 suant to the terms of this authorization.**

For Tenant Identification Purposes Only

200 Social Security Number/ITIN _____ Date of Birth _____
201 Driver's License/Government ID Number _____ Driver's License State _____

202 **I HAVE READ AND AGREE TO THE PROVISIONS AS STATED.**

203 **APPLICANT SIGNATURE** _____ **DATE** _____

204 **APPLICANT NAME** _____ **DATE** _____

Mercury Property Management

The Rosetti Team

1328–32 W. Shunk Street | Philadelphia, PA 19148

P: 215-462-5100 | TheRosettiTeam@yahoo.com | TheRosettiTeamRealEstate.com

APPLICANT AUTHORIZATION

Background Check & Consumer Report Consent

Applicant Declaration

By signing this form, you declare that all statements made in your rental application are true and complete. If you fail to answer any question or provide false information, Mercury Property Management reserves the right to reject your application, retain all application fees and deposits as liquidated damages, and terminate any right of occupancy.

Authorization to Obtain Consumer Reports

By submitting this application, you are directing and authorizing Mercury Property Management to verify the information you have provided and to obtain additional background information about you through any lawful means, including (i) retaining one or more third-party consumer reporting agencies — such as AppFolio, Inc., 70 Castilian Drive, Goleta, CA 93117 (866-648-1536), and/or National Tenant Network (NTN), P.O. Box 6611, Portland, OR 97228 (800-228-0989) — to prepare a consumer report or investigative consumer report, and/or (ii) directly verifying information by contacting personal and professional references, employers, and prior rental housing providers.

You further authorize Mercury Property Management to obtain, from any of the following sources, records or information relevant to your tenancy:

- Law enforcement agencies — criminal history records, to the extent permitted by applicable federal, state, and local law, including the Philadelphia Fair Criminal Record Screening Standards (Philadelphia Code §9-3200)
- Present or former employers or supervisors — employment records and earnings history
- Present or former landlords and property managers — rental history and tenancy records
- Credit bureaus and collection agencies — credit history and financial standing
- Educational institutions — records of attendance and earned degrees or certificates
- Financial institutions and finance bureaus — account standing where relevant to tenancy
- Personal and professional references — character, general reputation, and personal characteristics
- Sex offender registries — to the extent permitted by applicable law

Each of the above sources is hereby authorized to release such records or information to Mercury Property Management. All consumer reports and investigative consumer reports will be prepared in compliance with the Fair Credit Reporting Act (15 U.S.C. §1681 et seq.), the Pennsylvania Tenant and Landlord Act, Philadelphia Code §9-3200 (Fair Criminal Record Screening Standards), and all other applicable federal, state, and local laws and regulations.

Your Rights Under the Fair Credit Reporting Act

You have the right, upon written request made within a reasonable time after receipt of this notice, to request disclosure of the nature and scope of any consumer report or investigative consumer report obtained in connection with your application. The most common form of investigative consumer report involves an inquiry into prior rental history, employment, and education.

Consent to Electronic Signature

If this form is executed electronically, typing your full name in the signature field below and submitting this application constitutes your electronic signature, dated as of the date of submission, and carries the same legal effect as a handwritten signature. You may request a printed copy of this authorization at any time by contacting Mercury Property Management.

By signing below, I acknowledge that I have:

- Read and understood this Applicant Authorization in full
- Authorized Mercury Property Management to conduct the background screening described above
- Agreed to be billed for application processing; this charge is non-refundable and is not contingent upon acceptance or denial

Applicant Signature (or Typed Full Name)

Date