

Rental Application

Equal Housing Opportunity

Introductory Information

This is an application to rent 18 S Academy Ave, Glenolden, PA 19036, known as PROPERTY in this application. Your application must be completed in its entirety or it will be denied. Verify you have everything you need using the checklist at the end of this application.

Your anticipated move-in date must be within the next 30 days or by the Available Date for PROPERTY. The application fee is due when you submit your application.

Anticipated Move-In Date:	
Application Fee:	\$35.00
Monthly Rent:	\$1,600.00
Security Deposit:	\$3,200.00

Tell Us About Yourself

	Applicant	Co-Applicant
Full Name:		
Email Address:		
Home Phone:		
Other Phone:		
Social Security Number:		
Emergency Contact 1:		
Emergency Contact 2:		

List everyone APPLICANT or CO-APPLICANT intend to live with at PROPERTY. These people shall be referred to as CO-INHABITANTS. APPLICANT, CO-APPLICANT AND CO-INHABITANTS shall be referred to as HABITANTS in this application.

Name	Age	Relationship

Do any HABITANTS smoke?
Do HABITANTS intend to live with any pets?
To your knowledge, are any HABITANTS wanted for arrest by any law enforcement agency?

Yes	No

Tell Us About Your Residential History (last 3 years)

Complete 1 page for all HABITANTS if the history is the same for everyone intended to live at PROPERTY or complete 1 page for each person among HABITANTS with different history.

Current Residence

Address: (Street, City, State, Zip)	
From → To (Month/Yr):	
Rent:	
Owner/Agent:	
Phone:	
Email Address:	
Reason for Leaving:	

Prior Residence

Address: (Street, City, State, Zip)	
From → To (Month/Yr):	
Rent:	
Owner/Agent:	
Phone:	
Email Address:	
Reason for Leaving:	

Prior Residence 2

Address: (Street, City, State, Zip)	
From → To (Month/Yr):	
Rent:	
Owner/Agent:	
Phone:	
Email Address:	
Reason for Leaving:	

Tell Us About Your Credit History

Please answer “Yes” or “No” to each question below for APPLICANT and CO-APPLICANT.

	Applicant	Co-Applicant
Have you declared bankruptcy in the past seven years?		
Have you ever been evicted from a rental residence?		
Have you paid rent late two or more times in the past year?		
Have you ever willfully or intentionally refused to pay rent when it was due?		

Please explain any “Yes” answers below. Attach an additional page if more space is needed.

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Please include a copy of one of your free credit reports for APPLICANT and CO-APPLICANT, dated within the last 7 days of this application. The credit report must show your score and credit history. All pages must be included. Failure to do so will require us to pull a credit report for you which costs \$50.00 per person.

No one has perfect credit. Our credit evaluation considers your score and credit history in the context of your personal history at the time to the present. Our minimum credit requirements are a score of 550 and no prior evictions. Unfavorable credit incidents, such as those above, may result in your application being denied or in a delay of your application’s disposition while we wait to determine if more favorable tenants apply. The recency, severity, context and history after credit incidents are key factors in our decision.

Please explain any unfavorable information you expect your credit reports may show below. Add an additional page if more space is needed.

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Tell Us About Your Employment History (last 3 years)

Please complete 1 page for all HABITANTS if the information is the same for all HABITANTS or complete 1 page for HABITANTS with different history.

Current Employment

	Applicant	Co-Applicant
What is your current employment status? Full Time, Part Time, Student, Unemployed		

Current Employer

	Applicant	Co-Applicant
Name:		
Start Date:		
Position/Title:		
Supervisor Name:		
Supervisor Phone:		
Monthly Salary:		

If employed less than 12 months, please provide your previous employment information below, including the employer's name, timeframe of employment, position/title, reason for leaving and monthly salary. Please also use the space below to document multiple jobs.

[illegible]

Other Income (Show amounts per month, divide annual payment by 12)

Source	Applicant	Co-Applicant

Please include in your application copies of the most recent 2 pay stubs from the current employer and a statement or similar documentation for other income shown above.

We require documentation showing that APPLICANT and CO-APPLICANT can afford to pay the rent and other life expenses. Your monthly income shown above should be 3x the rent.

Savings

We need documentation showing you have the funds necessary to sign the lease. The required funds include the first month's rent and a security deposit in the amount of two month's rent.

Please show your savings below and include a statement from each account documenting the amounts you show below.

Institution	Owner	Account Type	Balance

Other Information

Use the space below to tell us anything else you think we need to know about you for your application.

Application Fee & Lease Execution Requirements

APPLICANT and CO-APPLICANT hereby deliver to James Mc Ree, LANDLORD for this property, or LANDLORD's agent, an Application Fee of \$35.00 in connection with this application. Except as otherwise provided in this application, the application fee will be refunded if LANDLORD does not accept the application within five business days of receipt.

APPLICANT and CO-APPLICANT agree to execute a lease for Property within three business days of LANDLORD's approval of this application. The lease will include, but not be limited to, the following terms and conditions:

1. Term shall be for 1 year or more, as agreed upon, transitioning to month-to-month thereafter.
2. The lease shall be the LANDLORD's lease form.
3. Lease shall be signed prior to possession of Property being granted.
4. APPLICANT and CO-APPLICANT shall pay the first month's rent and security deposit at time of lease signing.

To the maximum extent permitted by law, if this application is not accepted by LANDLORD, APPLICANT and CO-APPLICANT agree that the refund of the Application Fee will be their sole remedy and hereby waive any claim for damages by reason of non-acceptance of this application. If the application is withdrawn for any reason, APPLICANT and CO-APPLICANT agree that the Application Fee will be retained by LANDLORD to offset LANDLORD's cost, time, and effort in processing this application. Additionally, if APPLICANT and CO-APPLICANT fail to execute a lease for the Property using LANDLORD's standard lease form, within three business days after acceptance of this application, the Application Fee will be retained by LANDLORD to offset LANDLORD's cost, time, and effort in processing this application.

APPLICANT and CO-APPLICANT recognize that as a part of the procedure for processing this application, an investigative consumer report may be prepared, whereby information is obtained through personal interviews with others with whom APPLICANT and/or CO-APPLICANT may be acquainted. This inquiry includes information as to character, general reputation, personal characteristics and mode of living.

The above information is true and correct, to the best of my knowledge.

Please sign: _____
APPLICANT CO-APPLICANT

Date: _____

AUTHORIZATION

Release of Information

I hereby grant the above LANDLORD and its designee the right to process this credit application for the purpose of obtaining a rental lease. In compliance with the FAIR CREDIT REPORTING ACT, this notice is to inform you that the processing of this application includes but is not limited to making inquiries deemed necessary to verify the accuracy of the information herein, including procuring consumer reports from consumer reporting agencies, obtaining credit information from other credit institutions and criminal background checks from appropriate law enforcement agencies. You have the right to make a written request within a reasonable period of time to receive additional information about the nature of this investigation. The undersigned agrees that this application shall remain the property of LANDLORD, regardless if rental lease is granted. LANDLORD also reserves the right to contact the above applicant by any means given over by applicant.

APPLICANT Name (please print)

X _____
Signature

Date

CO-APPLICANT Name (please print)

X _____
Signature

Date

Application Checklist

Your application will only be accepted once it is complete. The definition of complete is below. Be sure you satisfy each of these criteria so as to avoid delay in processing your application and loss of your application fee.

APPLICANT and CO-APPLICANT must:

1. complete all sections and fields of this application with appropriate information.
Explanations are provided as called for.
2. sign the application.
3. include a clear copy of your driver's license or official ID.
4. include copies of their credit reports showing their score and detailed history by account. The reports are current to within the past 7 days.
 - a. Note: LANDLORD can pull a credit report for APPLICANT and CO-APPLICANT if they cannot provide their own credit report. There will be a \$50.00 charge per credit report pulled. Please indicate in your application that you want LANDLORD to pull these credit reports and include the required fee with your application.
5. include copies of the most recent 2 pay stubs to document stated employment income.
Include statements or other similar documentation for other income stated in this application.
6. include bank statements, screen shots or other similar documentation showing your savings that will be used to fund the first month's rent and security deposit.
7. Pay the Application Fee (and credit report fees, if you opt for LANDLORD to pull credit reports) to LANDLORD or LANDLORD's agent. You may pay this amount by cash, check made payable to "James Mc Ree" or electronic payment (Zelle, CashApp, PayPal).

Some electronic payment services charge a fee for using them. You are responsible to ensure that your electronic payment results in full payment of the expected amount to LANDLORD, net of any fees.

You can mail your application to LANDLORD at the email and postal addresses below.

James Mc Ree
402 Bowen Way
West Chester, PA 19380
Landlord@PAHome4Rent.com