

URBAN & BYE REALTOR

Owner's Name _____ Soc. Sec. # _____

Owner's Address _____ E-Mail _____

Owner's Phone _____ (H) _____ (C) _____ (W)

Property Address _____ Apt # _____

of Bedrooms _____ / # of Baths _____ Rental Amount: _____ Date Available _____

Tenant name(s): _____ E-mail: _____ Phone: _____

Utilities and services supplied by Owner: (please check)

Heat: ___ Electric: ___ Hot Water: ___ Cold Water: ___ Cooking Gas: ___
Snow Removal: ___ Heater Maintenance Contract: ___ Janitorial: ___ Lawn Care: ___
Trash Disposal: ___

Utilities and services supplied by Tenant: (please check)

Heat: ___ Electric: ___ Hot Water: ___ Cold Water: ___ Cooking Gas: ___
Snow Removal: ___ Heater Maintenance Contract: ___ Janitorial: ___ Lawn Care: ___
Trash Disposal: ___

Features: (please check)

Washer: ___ Dryer: ___ Garbage Disposal: ___ Dishwasher: ___ Window Bars: ___
w/w carpet: ___ h/w floors: ___ bay windows: ___ tile bath: ___ refrigerator: ___ A/C ___
stove/oven: ___ yard: ___ porch: ___ patio: ___ alarm system: ___ off street parking: ___
microwave: ___

Description of Unit/ Other information: _____

Lease Terms: 1st months rent ___ Last months rent ___ Security Deposit ___

Pets: Y/N type: _____ One Year Lease: Y/N Office has keys: Y/N

If possible please provide pictures of the apartment in a digital format to Urban and Bye for advertising.

Landlord Contact Information:

Rental Payments:
Payable to: _____
Address: _____
Phone: _____
Email: _____

Maintenance Requests:
Contact: _____
Address: _____
Phone: _____
Email: _____

Landlord will accept the following forms of payment:

Personal Check ___ Cash ___ Credit Card ___ Money Order ___ Certified Check ___ Travelers Check ___

Security Deposit:

Held at Financial Institution: _____

Address: _____

Notice: Our office must have a copy of your rental license, keys and tenant contact info to show Apt.

By signing this form, I/we hereby agree to list the above captioned property for rent with Urban & Bye Realtor in accordance with the above specifications. I/we certify that the above information is, to the best of my/our knowledge, true and accurate. I/We acknowledge that I/we have the required Residential Rental Property License that is required by the City of Philadelphia for rental units. I/We acknowledge that as the owner of the property I am responsible for the City of Philadelphia’s Annual Trash Collection Fee of \$300. **I further agree to pay a commission the equivalent of ONE MONTH’S RENT to Urban & Bye if they successfully procure a tenant.** I further agree to notify Urban & Bye Realtor IMMEDIATELY if this apartment is rented otherwise, and understand that no commission will be due in this event.

Date: _____ Signature: _____

Disclosure of Information on Lead-Based Paint and/or Lead Based Paint Hazards

Property Address: _____

Lead Warning Statement:

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead based paint and/or lead based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Lessors Disclosure:

(A) Presence of lead-based paint and/or lead based paint hazards (check I or II below):

(I) ___ Known lead based paint and/or lead based paint hazards are present in the housing.

Explain: _____

(II) ___ Lessor has no knowledge of lead based paint and/or lead based paint hazards in the housing.

(B) Records and Reports available to the lessor (check I or II below):

(I) ___ Lessor has provided the lessee with all available records and reports pertaining to lead based paint and/or lead based paint hazards in the housing (list documents below).

(II) ___ Lessor has no reports pertaining to lead based paint and/or lead based paint hazards in the housing.

Insurance and Release:

___ IF CHECKED, tenant must have insurance policies providing at least \$ _____ Property Insurance and \$ _____ Liability Insurance to protect tenant, tenant’s property and tenant’s guest who may be injured while on the property. Tenant must maintain this insurance through the entire Term and any Renewal Term. (Strongly recommended, but not required by Urban & Bye Realtor leases- Arthur E. Bye)

Tenant Ending Lease Early

Tenant may end this Lease and move out of the Property before the End Date of the lease or any Renewal Term only with written permission of Landlord, and only if:

- (A) Tenant gives Landlord at least _____ days written notice.
- (B) Tenant continues to pay all rent until the End Date of the Lease, or any Renewal Term, or until a new tenant is approved by Landlord and a new lease takes effect, whichever happens first.

Sale of Property

If Landlord sells the Property during the Lease or any Renewal Term, Landlord has the right to terminate this Lease if Landlord gives at least _____ days written notice to Tenant. (Not applicable – Arthur E. Bye)

Agent’s Acknowledgement (initial)

(C)____Agent has informed the lessor of the lessor’s obligation under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Lessor: _____
Agent: _____

Date: _____
Date: _____