

# Urban and Bye Realtor

3529 Lancaster Ave  
Philadelphia, PA 19104  
(215)222-4800

Urban & Bye Realtors (Licensee) hereby states that with respect to this property (describe property)  
\_\_\_\_\_, I am acting in the following capacity: (check one)

- Owner/Landlord of the Property  
 A direct employee of the Owner/Landlord: OR  
 An agent of the Owner/Landlord pursuant to a property management or exclusive leasing agreement

I acknowledge I have received this notice: \_\_\_\_\_ Date \_\_\_\_\_

I certify that I have provided this notice: \_\_\_\_\_ Date \_\_\_\_\_

**PLEASE PUT APP FEE ON ONE MONEY ORDER AND PUT SECURITY DEPOSIT ON A SEPARATE MONEY ORDER**

## APPLICATION FOR RENT

Property Address \_\_\_\_\_ Move in Date: \_\_\_\_\_

Rent \$ \_\_\_\_\_ App. Fee (\$60 + \$25 per additional applicant) \$ \_\_\_\_\_

## APPLICANT INFORMATION

Name \_\_\_\_\_ D.O.B. \_\_\_\_\_ SSN \_\_\_\_\_

Is applicant at least 18? Yes \_\_\_ No \_\_\_ DMV License # \_\_\_\_\_

Home Phone Number \_\_\_\_\_ Work Phone number \_\_\_\_\_

Cell Phone number \_\_\_\_\_ Email \_\_\_\_\_

Present Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Own or Rent? \_\_\_ Date of Occupancy \_\_\_\_\_ Monthly Rent Pd \$ \_\_\_\_\_

Landlord Name \_\_\_\_\_ Landlord Phone \_\_\_\_\_

Landlord Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

List all occupants by name (to include all adults and children)

\_\_\_\_\_

List number of Pets \_\_\_\_\_ Type \_\_\_\_\_

Last

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Own or Rent? \_\_\_ Date of Occupancy \_\_\_\_\_ Monthly Rent Pd \$ \_\_\_\_\_

Landlord Name \_\_\_\_\_ Landlord Phone \_\_\_\_\_

Landlord Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Emergency Contact \_\_\_\_\_ Phone \_\_\_\_\_ Relationship \_\_\_\_\_

## EMPLOYMENT/EDUCATIONAL INSTITUTION

Employer/School and Year \_\_\_\_\_ Monthly Income \$ \_\_\_\_\_ Start Date \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Employer Phone \_\_\_\_\_ Fax \_\_\_\_\_ Contact Person \_\_\_\_\_

**OTHER INCOME**

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

Source \_\_\_\_\_ Monthly Amount \$ \_\_\_\_\_  
Source \_\_\_\_\_ Monthly Amount \$ \_\_\_\_\_

Each Adult must submit a separate application. The Application fee of \$60 + \$25 per additional applicant along with a Security Deposit in Clear Funds (Certified Check or Money Order) must accompany this application. Application Fee is Non-Refundable

**HISTORY**

- Yes | No      Do you have any outstanding judgments?
- Yes | No      Have you in the last 7 years declared bankruptcy, suffered foreclosure, had an account assigned for collection or had any legal action affecting your ability to finance?
- Yes | No      Have you been more than 7 days late making a rental or mortgage payment?
- Yes | No      Have you at any time on or since 1/1/1998 been obligated to pay support under an order that is on record in any Pennsylvania County? If yes, list the county and the Domestic Relations File # or Docket #: \_\_\_\_\_
- Yes | No      Have you ever been convicted of a crime?

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

\_\_\_\_\_  
\_\_\_\_\_

**CIVILS RIGHTS ACT**

Federal & state laws make it illegal for a landlord, broker, or anyone to use RACE, COLOR, RELIGIOUS CREED, SEX, DISABILITY (physical or mental), FAMILIAL STATUS (under 18 years of age), AGE (40 OR OLDER), NATIONAL ORIGIN, USE OF HANDLING/TRAINING OF SUPPORT OR GUIDE ANIMALS, or the FACT OF 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 or lease of property.

It is also an unlawful discriminatory practice to evict or attempt to evict an occupant of a housing accommodation before the end of the term of the lease because of the pregnancy or birth of a child.

**AUTHORIZATION**

The undersigned applicant(s) acknowledge that the above information is true and correct and hereby authorize \_\_\_\_\_ broker for Landlord/Owner \_\_\_\_\_ Broker for Tenant/Applicant \_\_\_\_\_ to obtain a credit report to verify the information contained here and to report the information obtained to the Landlord. Applicants acknowledge that if they present false information, Landlord may reject the application. Applicants understand that giving false or incomplete information may result in forfeiture of deposits or other financial loss. This is a preliminary application and does not obligate the Landlord or Landlord's Broker to execute A lease or deliver possession of the proposed premises. The application fee will be refunded to Applicant only under the following conditions: \_\_\_\_\_.

**AGREEMENT**

I HAVE READ AND AGREE TO THE PROVISIONS AS STATED.

Applicant \_\_\_\_\_ Date \_\_\_\_\_

Landlord/Broker (Company Name) \_\_\_\_\_

Accepted By: \_\_\_\_\_ Date \_\_\_\_\_

Our office (Urban & Bye Realtor) will contact various credit reporting agencies such as National Credit Network, The Registry, Credit Bureau Associates, TransUnion and TRW. I (We) grant Urban & Bye Realtor permission to examine my (our) credit rating through reputable reporting agencies.

Absolutely no pets will be allowed without the prior written permission of the landlord on the lease agreement.

I (We) understand that the information on the rental application must be fully provided. If the premises are occupied by more than one person or family a supplementary application must be submitted for each additional occupant.

I (We) fully understand that all parties who appear on the lease are jointly and severally liable under the lease. This means that you are responsible for your roommate's actions and also your own, including any damages, rents due and behavior. **PLEASE CHOOSE YOUR ROOMMATES CAREFULLY!**

I (We) hereby grant Urban & Bye Realtor the right to process this application made by the undersigned for the purpose of obtaining a lease. I (We) affirm that the statements and information contained herein are to the best of my knowledge true, correct and complete and Urban & Bye Realtor is hereby authorized to verify the same.

I (We) understand that the accompanying application fee is earned if the application is approved, rejected on the basis of information supplied herein, or if the application is withdrawn by me (us) after the agents approval. I (We) further understand that a minimum on one month's rent along with the application fee is due at this time and the remaining monies due will be paid immediately upon approval in clear funds.

I (We) understand and agree that this application accompanied with a signed lease does not obligate the landlord to a lease agreement until the lease is signed by the landlord/agent.

I (We) understand that our personal belongings **are not covered** by the owner's insurance and that we should obtain proper coverage for personal property involving fire, theft, flooding and Acts of God.

I (We) understand that is the applicant withdraws his application the lessor or agent will, at their option, withhold all monies paid on account for damages or other losses. Tenant further understands that the landlord may choose to enforce the original contract in its entirety. Please be aware that you are signing an enforceable written contract, the lease, along with this application.

I (We) understand that at the time of application, agent will contact the landlord and will recommend that this application receive priority consideration; the owner, however, has the final say as to which applicant is accepted. Urban & Bye Realtor does not have any authority to make this decision. Applicant understands that the landlord on the unit may withdraw his acceptance of an applicant at any time prior to the landlords signing the lease.

The application fee of \$60 + \$25 per additional applicant along with a Security Deposit must accompany this application. If supplemental information or applications are required, such information must be submitted within 24 hours or the unit may be placed back on the market and re-rented. Our fax number is (215) 222-4800.

**\*\*\*IMPORTANT\*\*\***

I fully understand that prior to moving into the apartment/house that all monies remitted, including **FIRST MONTHS RENT, LAST MONTHS RENT SECURITY DEPOSIT & APPLICATION FEE** must have been received by our office and **cleared** by the bank. PERSONAL CHECKS WILL NOT BE ACCEPTED AT THE TIME OF MOVE-IN. Cashier's checks, treasurers checks, money orders, certified checks & travelers checks will be accepted as proper payment at move-in

You will not receive keys or be allowed to move in without having paid all monies in advance.

Signature \_\_\_\_\_

Date \_\_\_\_\_

**For office use only**

Monthly Rent \_\_\_\_\_  
Last Months Rent \_\_\_\_\_  
Security Deposit \_\_\_\_\_  
Application Fee \_\_\_\_\_  
Total Due \_\_\_\_\_  
Amount Paid Today \_\_\_\_\_  
Balance Due \_\_\_\_\_

Lease Start Date \_\_\_\_\_  
Processed By \_\_\_\_\_  
Approved \_\_\_\_\_ Rejected \_\_\_\_\_  
Date \_\_\_\_\_  
Fee or Manage \_\_\_\_\_  
Owner Approval \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
Tenant Utilities \_\_\_\_\_