RENTAL APPLICATION

Neatly complete all information below. All applicants over the age of 18 must complete and sign their own application

Application Fee: $45

Date of Application: _____

Address & Unit Applying For*: _____

Range of Move-in Dates*: Earliest_____ Latest_____

Length of Lease*: _____

Rent: _____ /month

Name of Agent You're Working With*: _____

PERSONAL INFORMATION

Applicant's Full Name*_____ DOB*_____ Social Security #*_____
Address*_____ Phone*_____ Email*_____
How many people are in your family? _____ Adults ____ Children
Are any occupants 6 years old or younger* Y N

**Please see disclaimer on page 3 of application

Names/relationships of individuals occupying the unit* _____

Do you have any pets?* Yes No If yes, please provide information below:
Pet's Name_____ Breed_____ Color_____ Age_____
Gender_____ Weight _____ Spayed/Neutered _____ Declawed Y N

Do you have any pets?* Yes No If yes, please provide information below:
Pet's Name_____ Breed_____ Color_____ Age_____
Gender _____ Weight _____ Spayed/Neutered _____ Declawed Y N

Additional Information:

_____

_____

_____

PRIOR RENTAL INFORMATION

Current Address* _____ City* _____ State* _____ Zip* _____
Landlord's Name* _____Phone #/Email* _____
How long at this address? _____ Total Monthly Rent _____ Are Utilities Included? _____
Total monthly rent you were responsible for*_____ Reason for leaving _____

Previous Address _____ City _____ State _____ Zip _____
Landlord's Name* _____Phone #/Email* _____
How long at this address? _____ Total Monthly Rent _____ Are Utilities Included? _____

Total monthly rent you were responsible for*_____ Reason for leaving _____
Have you ever been party to an eviction?* Y N If yes, provide explanation_____

EMPLOYMENT INFORMATION

Employer: _____ Occupation/Title: _____ Monthly Income: _____
Contact for Verification: _____ Phone: _____ Email: _____
Length in Current Position: _____ Length at Company: _____

PRIOR EMPLOYMENT/ADDITIONAL INCOME

Employer/Source: _____ Title: _____ Monthly Income: _____
Contact Name: _____ Phone:_____ Contact Email: _____

If you have any additional income information, please list below:

_____

_____

CRIMINAL HISTORY

Do you have a criminal history?* Y N Does any person that will live in the rental have a criminal history?* Y N
Have you been convicted of a felony?* Y N
If yes, what was the felony charge? _____ Conviction date _____
Have any members of your family living in the rental unit been convicted of a felony?* Y N
If yes, what was the felony charge? _____ Conviction date _____
Are you a convicted sex offender?* Y N
Is any member of your family who will be living in the unit a convicted sex offender?* Y N

PERSONAL REFERENCES

Name _____Yrs. Known _____Relationship _____Phone #_____
Name _____Yrs. Known _____Relationship _____Phone #_____
Name _____Yrs. Known _____Relationship _____Phone #_____

EMERGENCY CONTACT

Name _____Relationship _____
Phone #_____ Email Address _____

EXPECTATION OF UNIT CONDITION (Note: This is not a guarantee that items listed will be done. Approval from Landlord will be required. These items are presented to the Landlord with your application.)
Please include any items that you request to be done prior to your move-in:

_____

_____

_____

APPLICATION DISCLAIMER

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 state in the application.

I understand and agree to the disclaimer above: _____ (initial)

DEPOSIT DISCLAIMER

Upon submission of this Application + deposit of one month's rent, Landlord/Broker for Landlord reserves the right to remove property from the available rent list, however, receipt of application package + deposit does not guarantee that property will be reserved for applicant.

By law, deposits must be brought to the bank within 24 hours of receipt. "By the end of the next business day following its receipt" (35.324 Real Estate Licensing and Registration Act). Checks will be deposited.

In a case where multiple parties apply, JGRE may generate a multiple applications disclosure which provides timeline for completed application sets to be received in order to present to landlord for decision. If this application is denied by Landlord, the one month's rent Application Deposit shall be refunded to Applicant.

If your application has been denied and you submit a personal check for your deposit, refund checks will be cut back no less than 5 business days after receipt. If you submit a cashier's check or money order, refund checks will be cut back no less than 24 hours after confirmation of denial.

If this Application is approved and Applicant fails to rent the Property or if the application is still being reviewed and Applicant backs out, Landlord shall be entitled to retain the one month's rent Application Deposit.

I have read the above, understand the terms, and agree to the terms of the deposit disclaimer:

_____(signature)

All turnover/maintenance work is at the discretion of JG Real Estate and/or owner of the property. If there are specific requests, it is the applicant's responsibility to make sure they are fully disclosed to JG Real Estate prior to lease signing in order for it to be considered.

Philadelphia Property Maintenance Code requires that lead-based dust sampling tests be done in the case where a child 6 years old or younger is occupying a property that was built prior to 1978. In accordance with Fair Housing Laws, JGRE does not discriminate based on familial status or age.

AUTHORIZATION FOR BACKGROUND CHECK

I hereby authorize JG Real Estate, LLC. to obtain and/or verify my credit report, criminal history, employment references, and personal references in connection with the processing of this rental application. I also agree to the above deposit and turnover/maintenance Disclaimer.

_____ _____

SIGNATURE OF APPLICANT DATE

PLEASE SUBMIT A COPY OF THE FOLLOWING WITH THIS APPLICATION:

_____ Copy of Valid Driver's License (or government-issued photo ID)
_____Pay Stub (2 most recent; if you are not employed, provide proof of income)
_____W-9 Form (this is required by the bank when opening an escrow account)
_____Copy of Signed Consider Notice (can be found on same webpage as this application)
_____$45 application fee made payable to "JG Real Estate, LLC"
(Can be paid via PayPal.com, money order, personal check or certified bank/cashier's check)