

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 under the age of 6 years old?* 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

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

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.

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. If this application is denied by Landlord, the one month's rent Application Deposit shall be refunded to Applicant. During the review process OR if this Application is approved and Applicant fails to rent the rent the Property, Landlord shall be entitled to retain the one month's rent Application Deposit.

I have read the above and understand the terms of giving a deposit: _____(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 under the age of 6 years old 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)



REAL ESTATE

