

# 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 of 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 # \_\_\_\_\_

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

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**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)