

JG REAL ESTATE

LEASING APPLICATION

JG Real Estate would like to thank you for expressing interest in one of our rental properties. Neatly complete all information below. All applicants over the age of 18 must complete and sign their own application. Thank you!

Application Information

- **Application Fee: \$55**
- Date of Application: _____
- Address + Unit Applying For*: _____
- Earliest Move-In Date*: _____
- Latest Move-In Date*: _____
- Lease Length*: _____
- Rent: _____/month
- Name of Agent You're Working With*: _____

Personal Information

- Applicant's Full Name*: _____ DOB*: _____ SSN*: _____
- Address*: _____ Phone*: _____
- Email*: _____
- How many people are in your family? _____ Adults _____ Children
- Are any occupants 6 years old or young?* Y N **Please see disclaimer on Page 3
- Names/relationships of individuals occupying the unit*: _____

Pet Information

- Do you have any pets?* Y N **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

Current Rental Information

- Current Address*: _____ City*: _____ State*: _____ Zip*: _____
- Landlord Name*: _____ Phone/Email*: _____
- How long have you been at this address?: _____ Reason for leaving: _____
- Total Monthly Rent: _____ Total Monthly Rent Responsible For*: _____
- Are Utilities Included? Y N

Prior Rental Information

- Previous Address*: _____ City*: _____ State*: _____ Zip*: _____
- Landlord Name*: _____ Phone/Email*: _____
- How long were you at this address?: _____ Reason for leaving: _____
- Total Monthly Rent: _____ Total Monthly Rent Responsible For*: _____
- Were Utilities Included? Y N
- Have you ever been party to an eviction?*: Y N If yes, explain: _____

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 for Verification: _____ Phone/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: _____
- Has any person that will live in the rental been convicted of a felon?* Y N
- If yes, what was the felony charge? _____ Conviction Date: _____
- Are you a convicted sex offender?* Y N
- Is any person that will live in the rental a convicted sex offender?* Y N

Personal References

- Name: _____ Years Known: _____ Relationship: _____ Phone: _____
- Name: _____ Years Known: _____ Relationship: _____ Phone: _____
- Name: _____ Years Known: _____ Relationship: _____ Phone: _____

Emergency Contact

- Name: _____ Relationship: _____
- Phone: _____ Email: _____

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 move-in: _____

Application Disclaimer

The application fee is **NONREFUNDABLE** 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 Consumer Notice (can be found on same webpage as this application)
- _____ \$55 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)