

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.

JG Real Estate advises all landlords/owners that no decision of approval or denial may be made based on race, religion, national origin, age, sex, sexual preference, disability (physical or mental), color, gender identity, ancestry, marital status, presence of children or source of income.

Per Philadelphia's Renter's Access Act, all landlords are required to have uniform rental screening criteria for each listing. Each listing has this criteria publicly posted within the written description of the advertisement. Please refer to this criteria prior to applying. 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*: _____
- Names of any Additional Applicants, if applicable (Please note whether each is a Tenant Applicant or a Cosigner)*: _____
A separate application must be submitted for each applicant/cosigner. Each co-signer will be considered an "applicant" as defined in this form. Note if the application is approved and the parties enter into a lease, each Co-signer will be individually responsible for all of the obligations of the lease, including rent, fees, damages and other costs. Co-signers will not have the right to occupy the Property as a tenant without Landlord's prior written permission.
- Will anyone else be occupying the property who has not already been listed above as an Applicant?* Y N
- If yes, include the full name(s) of anyone not listed above as an Applicant who will be occupying the property AND whether they are OVER or UNDER 18 years old.

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

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:

Background

- Have you ever been evicted from a tenancy or left owing money?* Y N
- If yes, please explain: _____
- Have you been convicted of a felony?* Y N
- If yes, explain number of conviction(s), nature of offense(s) leading to conviction(s), how recently such offense(s) was/were committed, sentence(s) imposed, and type(s) of rehabilitation.* _____

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)**

Application Disclaimer Cont.

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.

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)