

RENTAL APPLICATION FOR LANDLORD AGENTS

RALA

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

APPLICANT HAS NO RELATIONSHIP WITH PA LICENSED BROKER. Broker listed below is an agent of _____ the Landlord. who works exclusively for the Landlord and must act in the Landlord's best interest.	
CONSUMER NOTICE FOR TENANTS THIS IS NOT A CONTRACT	
(Licensee) _____ hereby states that with respect to this property (describe property) _____, I am acting in the following capacity: (check one)	
<input type="checkbox"/> (i) Owner/Landlord of the Property; <input type="checkbox"/> (ii) A direct employee of the Owner/Landlord; OR <input checked="" type="checkbox"/> (iii) An agent of the Owner/Landlord pursuant to a property management or exclusive leasing agreement.	
I acknowledge that I have received this Notice: Date: _____ I certify that I have provided this Notice: _____ Print (Consumer) _____ Signed (Consumer) <div style="text-align: center; margin-top: 10px;"> _____ (Licensee) </div>	

LANDLORD'S RELATIONSHIP WITH PA LICENSED BROKER	
<input type="checkbox"/> No Business Relationship (Landlord is not represented by a broker)	
Broker (Company) <u>TARA MANAGEMENT SERVICES, INC</u> Company License # _____ Company Address <u>1502 South Street</u> <u>Philadelphia, PA 19146</u> Company Phone <u>(215) 985-4855</u> Company Fax <u>(215) 985-1340</u> Broker is Landlord Agent (Broker represents Landlord only)	Licensee(s) (Name) _____ State License # _____ Direct Phone(s) <u>(215) 985-4855</u> Cell Phone(s) _____ Email <u>bkesslerro15@gmail.com</u> Licensee(s) is (check only one): <input type="checkbox"/> Landlord Agent (all company licensees represent Landlord) <input checked="" type="checkbox"/> Landlord Agent with Designated Agency (only Licensee(s) named above represent Landlord)
This form should be used only when the real estate licensee represents the Landlord, is a direct employee of the Landlord, or owns the Property.	

PROPERTY INFORMATION (To be supplied by Broker for Landlord)	
Address _____ Move-in Date _____ Term _____ Application Fee (non-refundable) \$ <u>50.00 per person</u> Application Deposit \$ _____ Monthly Rent \$ _____ Security Deposit \$ _____ First Month's Rent \$ _____ Last Month's Rent \$ _____ Rent and Security Deposit checks will be written separately.	
Are pets permitted? (<input type="checkbox"/> Yes) (<input checked="" type="checkbox"/> No) May be subject to review. <small>Note: The term "pets" does not include guide or support animals.</small> Non-refundable Pet Fee \$ <u>250.00 per pet</u> Pet Rent \$ _____ Other _____ \$ _____ Other _____ \$ _____ Is rental insurance required for tenants? (<input checked="" type="checkbox"/> Yes) (<input type="checkbox"/> No)	

Applicant's Initials _____

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1/17; rel. 7/17

Tara Management Services, 1502 South Street Philadelphia, PA 19146
 Phone: (215) 985-4855 Fax: (215) 985-1340 Beverly Kessler-Rosa

Application

1. APPLICANT INFORMATION

(A) The individual listed below is a(n): ☐ Applicant ☐ Co-signer

Each Co-signer must complete an application for the Property and will be considered an "Applicant" as defined in this form. 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.

Full Name _____

Home Phone _____

Work Phone _____

Cell Phone _____

Email _____

How did you hear about the Property? _____

(B) Provide at least two years of history. Attach additional sheets if more space is needed.

Present Address & ZIP _____

From _____

To _____ Rent/Mortgage \$ _____ /mo. ☐ Own ☐ Rent ☐ Other

Landlord/Mortgage Co. Name & Phone _____

Previous Address & ZIP _____

From _____

To _____ Rent/Mortgage \$ _____ /mo. ☐ Own ☐ Rent ☐ Other

Landlord/Mortgage Co. Name & Phone _____

(C) Is Applicant at least 18 years old? ☐ Yes ☐ No

Are you applying with anyone else? ☐ Yes ☐ No A separate application must be completed for each applicant/co-signer.

Name _____ ☐ Applicant ☐ Co-signer

Name _____ ☐ Applicant ☐ Co-signer

Name _____ ☐ Applicant ☐ Co-signer

Name _____ ☐ Applicant ☐ Co-signer

Will anyone else be occupying the property? ☐ Yes ☐ No

If yes, include the full name of any other person not listed above who will be occupying the property.

Name _____ ☐ 18 or older

Check here if additional information is attached ☐ 18 or older

attached ☐ 18 or older

☐ 18 or older

2. EMPLOYMENT INFORMATION

Provide at least two years of history. Attach additional sheets if more space is needed.

Employer _____

Employed From _____ To _____ Position _____

City/State _____ Phone _____

Supervisor _____

Gross Income: \$ _____ /mo. OR \$ _____ /hr., for _____ hrs. per week (on average)

Previous Employer _____

Employed From _____ To _____ Position _____

City/State _____ Phone _____

Supervisor _____

Gross Income: \$ _____ /mo. OR \$ _____ /hr., for _____ hrs. per week (on average)

☐ Proof of income attached

☐ Check here if additional information is attached

3. OTHER INCOME USED FOR MONTHLY EXPENSES

Alimony, child support, or separate maintenance income need not be revealed if Applicant does not wish to have it considered as a basis for paying this obligation.

Source	Amount	Source	Amount
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

☐ Check here if additional information is attached

4. BANK ACCOUNT INFORMATION

Bank Name	Account Type	Balance
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____

☐ Check here if additional information is attached

Applicant's Initials _____

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60 Applicant Name _____

61 o. MONTHLY PAYMENTS

Lender Name	Loan Type	Balance Due	Monthly Payment
_____	_____	\$ _____	\$ _____
_____	_____	\$ _____	\$ _____
_____	_____	\$ _____	\$ _____
_____	_____	\$ _____	\$ _____

67 ☐ Check here if additional information is attached

68 1. VEHICLE

69 Include any cars, trucks, vans, motorcycles, trailers, boats and recreational vehicles.

Make/Model	Year	Color	License Plate/State
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

74 ☐ Check here if additional information is attached

75 v. PETS

76 Does any Applicant or Occupant own any pets (guide and support animals not included)? (☐ Yes) (☐ No)

77 If yes, provide detail below.

	Pet 1	Pet 2	Pet 3
Type (Cat, Dog, etc.)	_____	_____	_____
Breed	_____	_____	_____
Age	_____	_____	_____
Weight	_____	_____	_____
Gender	_____	_____	_____

84 1. OTHER INFORMATION

85 (☐ Yes) (☐ No) Have you ever declared bankruptcy or suffered foreclosure?

86 If yes, list any payments: \$ _____

87 (☐ Yes) (☐ No) Have you ever defaulted on your mortgage?

88 (☐ Yes) (☐ No) Have you been evicted or sued for unpaid rent or damages to leased property?

89 (☐ Yes) (☐ No) Have you ever refused to pay rent for any reason?

90 (☐ Yes) (☐ No) Have you ever been convicted of or entered a plea of guilty or nolo contendere for a felony or misdemeanor?

91 (☐ Yes) (☐ No) Since January 1, 1998, Have you been obligated to pay support under any order(s) of record? If yes:

92 County _____ Domestic Relations File or Docket Number: _____

93 Amount _____ Are you delinquent? _____

94 If you answered "yes" to any of the above questions, you may not be automatically disqualified from residency. Please explain any

95 "yes" answers provided above: _____

98 ☐ Check here if additional information is attached

100 1. CONDITION OF PROPERTY

101 The Property will be leased in the same condition as it is shown unless otherwise provided in the lease.

102 1. APPLICATION FEE

103 The Application Fee is NON-REFUNDABLE and will not be applied towards rent or other financial obligations should Applicant be approved, nor

104 refunded if not approved. Applicant agrees that this sum is paid in consideration of Landlord/Broker for Landlord's review and/or verification of

105 the information stated in the application.

106 1. OBLIGATION TO ENTER INTO LEASE AGREEMENT / DAMAGES

107 Upon submission of this Application, Landlord/Broker for Landlord reserves the right to remove property from the available rent list. If this

108 Application is denied by Landlord, the Application Deposit shall be refunded to Applicant. If this Application is approved and Applicant fails to

109 rent the Property, Landlord shall be entitled to retain the Application Deposit.

110 1. CONVICTED SEX OFFENDERS (MEGAN'S LAW)

111 The Pennsylvania General Assembly has passed legislation (often referred to as "Megan's Law," 42 Pa.C.S. § 9791 et seq.) providing

112 for community notification of the presence of certain convicted sex offenders. Potential tenants are encouraged to contact the

113 municipal police department or the Pennsylvania State Police for information relating to the presence of sex offenders near a

114 particular property. or to check the information on the Pennsylvania State Police Web site at www.pameganslaw.state.pa.us.

115 1. NOTICE TO PERSONS OFFERING TO SELL OR RENT HOUSING IN PENNSYLVANIA

116 (A) Federal and state laws make it illegal for Landlord, Broker, or anyone to use RACE, COLOR, RELIGION or RELIGIOUS CREED, SEX,

117 DISABILITY (physical or mental), FAMILIAL STATUS (children under 18 years of age), AGE (40 or older), NATIONAL ORIGIN, USE OR

118 HANDLING/TRAINING OF SUPPORT OR GUIDE ANIMALS, or the FACT OR RELATIONSHIP OR ASSOCIATION TO AN INDIVIDUAL

119 KNOWN TO HAVE A DISABILITY as reasons for refusing to sell, show, or rent properties, loan money, or set deposit amounts, or as

120 reasons for any decision relating to the sale of property. The municipality in which the Property is located may have enacted an ordinance

or other law that extends the protections for access

121 Applicant's Initials _____

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122 Applicant Name _____

123 to housing to additional classes of individuals, such as gay, lesbian, bisexual and transgender individuals and couples. Broker and
124 Landlord are advised to check with your local municipality, representative from the Pennsylvania Human Relations Commission, or your
125 own attorney for further guidance. The Fair Housing Act prohibits rental practices which have a discriminatory effect on members of
126 (B) protected classes, including outright bans on offering housing to individuals based on arrests or convictions without a case-by-case
127 assessment of relevant mitigating factors. Consideration of an applicant's criminal history must be limited to convictions and should
128 include an evaluation of the nature and severity of the offense, the amount of time that has passed since the criminal conduct occurred,
129 and whether denial of the application will serve a substantial, legitimate, nondiscriminatory interest. Selective use of an applicant's
130 criminal history as a pretext for intentional discrimination based on race, national origin, or other protected characteristics may be a
131 violation of the Act, as well.

132
133 14. FAIR CREDIT REPORTING ACT

134 If the Landlord or Broker denies your application based in whole or in part on any information contained in the consumer report authorized by
135 paragraph 16 of this Application, the Landlord or Broker must provide you with oral, written or electronic notice of the denial, and must provide
136 to you: (1) the name, address, and telephone number of the consumer reporting agency (including a toll-free telephone number established
137 by
138 the agency if the agency compiles and maintains files on consumers on a nationwide basis) that furnished the report, (2) a statement that
139 the
140 consumer reporting agency did not make the decision to deny the application and is unable to provide you with the specific reasons why your
141 application was denied, (3) a numerical credit score, the range of possible credit scores under the model used, up to four of the key factors
142 that
143 led to the denial, and the date the credit score was created (4) information about how to obtain a free copy of your consumer report from the
144 consumer reporting agency, and (5) information about how to dispute the accuracy or completeness of any information in a consumer report
145 furnished by the agency. If the Landlord or Broker denies your application because of information from a person other than a credit reporting
146 agency (for example, an employer or prior landlord), the Landlord or Broker must provide you with notice about your right to make a written
147 request to discover the nature of that information.
148 SPECIAL CLAUSES Payment Addendum (PAR Form APA)

149 ☐ _____
150 ☐ _____
151 (B) Additional Terms: _____
152 _____

153 15. AUTHORIZATION

154 By initialing below, Applicant makes the following authorization(s):
155 _____ Applicant authorizes Landlord or Broker for Landlord to obtain any information deemed necessary to evaluate this Application. This
156 information may include, but is not limited to, credit reports, criminal history, judgments of record, rental history, verification of
157 employment and salary, employment history, vehicle records, and licensing records. Broker for Landlord may report to Landlord any
158 information obtained by Broker for Landlord for evaluation of the Application. Applicant acknowledges that all information in the
159 Application is true and correct. Applicant acknowledges that if applicant presents false or incomplete information Landlord may reject
160 this Application. Applicant understands that giving false or
161 incomplete information may result in forfeiture of any payments made in connection with this Rental Application.

162 _____ Applicant understands and acknowledges that Applicant's social security number, driver's license number, date of birth, or
163 other personal identifying information may be required in order for Landlord or Broker for Landlord to evaluate this appli-
164 cation. If requested, Applicant agrees to provide the information on a separate form such as the Social Security Number
165 Authorization (PAR Form SSA). Failure to provide this information may result in the denial of your application.

166 _____ Applicant agrees that Broker(s), his/her agent(s) and/or employee(s) may provide Applicant's social security number,
167 individual taxpayer identification number, driver's license information and date of birth to lenders, title agencies, credit
168 reporting companies, or others as necessary for obtaining reports or information from a credit reporting agency, determin-
169 ing the existence of domestic liens, or for obtaining a criminal background report (for prospective tenants only).
170 Applicant understands that Brokers have no control over the use of any information after it is disclosed to a third
171 party and agrees to release and hold Brokers harmless from any and all liability for any misuse or subsequent dis-
172 closure by any third party of the information or reports disclosed by Broker pursuant to the terms of this author-
173 ization.

174 _____ Applicant authorizes the Broker for Landlord to contact the Applicant directly.

175 I HAVE READ AND AGREE TO THE PROVISIONS AS STATED.

176 APPLICANT SIGNATURE _____ DATE _____
177 APPLICANT NAME _____ DATE _____

ADDENDUM

Addendum to contract dated _____ bet ween:

_____ (Sellers) and
_____ (Buyers) on property located
at _____

APPLYING FOR AN APARTMENT WITH TARA INC. REQUIRED: • A completed rental application from each applicant • Photo I.D. from each applicant and co-signer (if applicable) • A Security Deposit in the amount of month's rent (certified made payable to Tara Inc. • A \$50.00 application fee per applicant and co-signer (if applicable) this fee is non-refundable • Proof of current income (W2 or 1040 form and 2 most recent pay stubs) if you are unable to provide this information, you may show an offer letter from your employer with your annual salary and start date on company letterhead. check or money order) form provided by Tara Inc. • If a Co-signer is needed, then the co-signer must follow the same procedures listed above in order to be approved. • Cats and small dogs (under 40 lbs) are accepted by approval • A non-refundable pet deposit of \$250.00 per pet is required. • All tenants must obtain Renters Insurance and supply Tara insurance policy prior to move-in.

Inc. with a copy of the

I understand that after completing the application and being accepted if I do not take occupancy of the apartment, that it will result in forfeiture of my security deposit.

I understand that once accepted for an apartment/house by the landlord and a move-in date has been established that the process is final and I will be responsible for rent beginning on that date.

I understand the decision of acceptance or denial of my application is the landlord's final decision and I agree to waive any claim for damages by reason of non-acceptance, which the landlord may give.

I understand that if accepted, I must sign my lease and my first month and last month's rent must be paid within (7) days of acceptance of this application without exception. Failure to do so will result in forfeiture of my security deposit.

Applicants Credit Check Consent

I/We authorize that the information on my rental application is correct and complete and hereby authorize Tara Inc, or its agents, to obtain information it seems necessary for the purpose of processing my application.

I understand that such information may include, but not limited to, credit report/history, civil or criminal information, records of arrest, rental history, employment/salary details, and/or other necessary and relevant information.

I hereby expressly release Tara Inc, or its agents, and any procurer or furnisher of information, from any liability what-so-ever in the use, procurement, or furnishing of

Initials: _____ / _____

Initials: _____ / _____

SOCIAL SECURITY NUMBER AUTHORIZATION

SSA

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

1 CONSUMER NAME _____

2 CONSUMER ADDRESS _____

3 CONSUMER SOCIAL SECURITY NUMBER _____

4 CONSUMER DATE OF BIRTH _____

5 BROKER **Tara Management Services, Inc.** _____

6 A separate authorization form must be completed for each consumer involved in a real estate transaction.

7 I agree that Broker(s), his/her agent(s) and/or employee(s) may provide my social security number to lenders, title agencies, credit
8 reporting companies, or others as necessary for obtaining reports or information from a credit reporting agency, determining the exis-
9 tence of domestic liens, obtaining a criminal background report (for prospective tenants only), ordering a mortgage payoff or for
10 purposes of satisfying requirements of the Patriot Act.

11 CONSUMER UNDERSTANDS THAT BROKER HAS NO CONTROL OVER THE USE OF ANY INFORMATION AFTER
12 IT IS DISCLOSED TO A THIRD PARTY. CONSUMER AGREES TO RELEASE AND HOLD BROKER HARMLESS FROM
13 ANY AND ALL LIABILITY FOR ANY MISUSE OR SUBSEQUENT DISCLOSURE BY ANY THIRD PARTY OF THE
14 INFORMATION OR REPORTS DISCLOSED BY BROKER PURSUANT TO THE TERMS OF THIS AUTHORIZATION.

15 Consumer's signature serves as an acknowledgement of receipt of a copy of this authorization.

16 CONSUMER _____ DATE _____



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12/13

Tara Management Services, 1502 South Street Philadelphia, PA 19146
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Beverly Kessler-Rosa

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www.zipLogix.com

Application