



Rental Department  
717-768-7717

### CONSUMER NOTICE FOR TENANTS THIS IS NOT A CONTRACT



*(Not to be used when licensee is subagent for the landlord, agent for the tenant or transaction licensee. In these situations the full Consumer Notice must be used.)*

(Licensee) \_\_\_\_\_ hereby states that with respect to this property (describe property) \_\_\_\_\_, I am acting in the following capacity: (check one)

- (i) Owner/Landlord of the Property;
- (ii) A direct employee of the Owner/Landlord; OR
- (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: _____	_____	_____
	Print (Consumer)	Print (Consumer)
	_____	_____
	Signed (Consumer)	Signed (Consumer)
	_____	_____
	Address (Optional)	Address (Optional)
	_____	_____
	Phone Number (Optional)	Phone Number (Optional)

I certify that I have provided this Notice: \_\_\_\_\_  
(Licensee) \_\_\_\_\_ Date \_\_\_\_\_

### Property Information

**Address:**

**Utilities paid by Landlord:**

**Utilities paid by Tenant:**

<b>Move-in date:</b>	<b>Term:</b>	<b>Monthly Rent:</b>	<b>Application Fee: \$30/applicant</b>
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<b>Deposit:</b>	<b>\$</b>	<b>Other:</b>	<b>\$</b>
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You must complete as much information as possible before we can process your application. Please be sure to review everything and sign all required areas before returning this application to our office. We request that you notify the office (717-768-7717) when you return the application. You may mail the application to **Hostetter Realty Rental Department, 5288 Lincoln Highway, Gap PA 17527.**

Before we can process this application, each applicant must:

- SIGN the application on page 1 and page 4
- PROVIDE a copy of a valid government issued photo ID
- SUBMIT copies of two most recent paystub or other proof of income/funds
- PAY \$30 per applicant non-refundable processing fee (cash, check or money order made payable to Hostetter Realty.)

You may elect to scan and e-mail the required items to [rentals@hostetterrealty.com](mailto:rentals@hostetterrealty.com) or by fax at 717-442-4462; however processing will not begin until the \$30 per applicant is received.

**UPON APPROVAL** - FIRST MONTH'S RENT MUST BE PAID TO HOLD THE PROPERTY. PLEASE MAKE PAYABLE TO: **HOSTETTER REALTY**. THIS RENT PAYMENT IS NON-REFUNDABLE.

**AT THE LEASE SIGNING** - SECURITY DEPOSIT MUST BE PAID IN FULL.

## **NOTICES AND INFORMATION**

### **CIVIL RIGHTS ACTS NOTICE**

Federal and state laws make it illegal for a landlord, broker, or anyone to use RACE, COLOR, RELIGION or RELIGIOUS CREED, SEX, DISABILITY (physical or mental), FAMILIAL STATUS (children under 18 years of age), AGE (40 or older), NATIONAL ORIGIN, USE OR HANDLING/TRAINING OF SUPPORT OR GUIDE ANIMALS, or the FACT OF RELATIONSHIP OR ASSOCIATION TO AN INDIVIDUAL KNOWN TO HAVE A DISABILITY as reasons for refusing to sell, show, or rent properties, loan money, or set deposit amounts, or as reasons for any decision relating to the sale or lease of property. It is also an unlawful discriminatory practice to evict or attempt to evict an occupant of a housing accommodation before the end of the term of the lease because of the pregnancy or birth of a child.

### **FAIR CREDIT REPORTING ACT NOTICE**

**15 U.S.C. §1681 et.seq.**

If the Landlord or Broker denies your application based in whole or in part on any information contained in the consumer report authorized by paragraph 12 of this Application, the Landlord or Broker must provide you with oral, written or electronic notice of the denial, and must provide to you: (1) the name, address, and telephone number of the consumer reporting agency (including a toll-free telephone number established by the agency if the agency compiles and maintains files on consumers on a nationwide basis) that furnished the report, (2) a statement that the consumer reporting agency did not make the decision to deny the application and is unable to provide you with the specific reasons why your application was denied, (3) information about how to obtain a free copy of your consumer report from the consumer reporting agency, and (4) information about how to dispute the accuracy or completeness of any information in a consumer report furnished by the agency. If the Landlord or Broker denies your application because of information from a person other than a credit reporting agency (for example, an employer or prior landlord), the Landlord or Broker must provide you with notice about your right to make a written request to discover the nature of that information.

# Rental Application

Applicant Information (Attach Photo ID)					
Name:			E-Mail:		
Is Applicant at least 18 years old?		SSN:	Drivers License No./State		Phone:
Current Address:			City:	State:	ZIP Code:
Current Landlord:				Phone:	
Own    Rent    (Please circle)		Monthly payment or rent:		How long?	
Previous Address:			City:	State:	ZIP Code:
Previous Landlord:				Phone:	
Owned    Rented    (Please circle)		Monthly payment or rent:		How long?	
Applicant Employment Information					
Current employer:			Contact Person:		
Employer address:					How long?
City:		State:		ZIP Code:	
Phone:		E-mail:		Fax:	
Position:		Hourly    Salary    (Please circle)	Annual/Monthly Income:		
Co-Applicant Information (Attach Photo ID)					
Name:			E-Mail:		
Is Applicant at least 18 years old?		SSN:	Drivers License No./State		Phone:
Current Address:			City:	State:	Zip Code:
Current Landlord:				Phone:	
Own    Rent    (Please circle)		Monthly payment or rent:		How long?	
Previous Address:			City:	State:	ZIP Code:
Previous Landlord:				Phone:	
Owned    Rented    (Please circle)		Monthly payment or rent:		How long?	
Co-Applicant Employment Information					
Current employer:			Contact Person:		
Employer address:					How long?
City:		State:		ZIP Code:	
Phone:		E-mail:		Fax:	
Position:		Hourly    Salary    (Please circle)	Annual/Monthly Income:		
Other Income (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.)					
<b>Check One</b>	<b>Check One</b>	<b>Source</b>		<b>Monthly Amount</b>	
<input type="checkbox"/> Applicant	<input type="checkbox"/> Co-Applicant				
<input type="checkbox"/> Applicant	<input type="checkbox"/> Co-Applicant				
<input type="checkbox"/> Applicant	<input type="checkbox"/> Co-Applicant				
Bank Account Information					
<b>Check One</b>	<b>Check One</b>	<b>Bank/Credit Union</b>	<b>Account Type</b>	<b>Balance</b>	
<input type="checkbox"/> Applicant	<input type="checkbox"/> Co-Applicant				
<input type="checkbox"/> Applicant	<input type="checkbox"/> Co-Applicant				
<input type="checkbox"/> Applicant	<input type="checkbox"/> Co-Applicant				
Liabilities/Monthly Payments					
<b>Check One</b>	<b>Check One</b>	<b>Lender/Creditor</b>	<b>Loan Type</b>	<b>Balance Due</b>	<b>Monthly Payment</b>
<input type="checkbox"/> Applicant	<input type="checkbox"/> Co-Applicant				
<input type="checkbox"/> Applicant	<input type="checkbox"/> Co-Applicant				
<input type="checkbox"/> Applicant	<input type="checkbox"/> Co-Applicant				

Vehicle Information					
Check One	Check One	Make/Model	Year	Color	License Number/State
<input type="checkbox"/> Applicant	<input type="checkbox"/> Co-Applicant				
<input type="checkbox"/> Applicant	<input type="checkbox"/> Co-Applicant				
<input type="checkbox"/> Applicant	<input type="checkbox"/> Co-Applicant				

Other Occupants (Full Name)		
	Relationship _____	<input type="checkbox"/> 18 or Older
	Relationship _____	<input type="checkbox"/> 18 or Older
	Relationship _____	<input type="checkbox"/> 18 or Older
	Relationship _____	<input type="checkbox"/> 18 or Older

**Pets**

Does any applicant own any pets?  Yes  No If yes, list and describe (type, name, breed, age, weight, gender, etc):

\_\_\_\_\_

\_\_\_\_\_

Other Information				
Applicant		Co-Applicant		
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Have you ever declared bankruptcy or suffered foreclosure? If yes, list payments: \$ _____
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Have you been evicted or sued for unpaid rent or damages to leased property?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Have you ever refused to pay rent for any reason?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Have you ever been convicted of a felony or misdemeanor?
<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Have you at any time on or since January 1, 1998 been obligated to pay support under an order on record in any Pennsylvania county? If yes, list the county and the Domestic Relations File or Docket Number: _____ Amount: \$ _____ Are you delinquent? _____

**If you answered "yes" to any of the above questions OR if there is any other information you would like us to consider, please explain:**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Applicant - Emergency Contact Person _____
Co-Applicant - Emergency Contact Person _____


**Authorization**

The property will be leased in the same condition as it is shown unless otherwise agreed to in writing. I/We \_\_\_\_\_ authorize Landlord or Broker to obtain any information deemed necessary to evaluate this Application. This information may include, but is not limited to, credit reports, criminal history, judgments of record, rental history, verification of employment and salary, employment history, vehicle records, and licensing records. Broker may report to Landlord any information obtained by Broker for evaluation of the Application. Applicants acknowledge that all information in the Application is true and correct. Applicants acknowledge that if they present false or incomplete information, Landlord may reject this Application. Applicants understand that giving false or incomplete information may result in forfeiture of any payments made in connection with the Rental Application.

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

**APPLICANT** \_\_\_\_\_ **DATE** \_\_\_\_\_

**CO-APPLICANT** \_\_\_\_\_ **DATE** \_\_\_\_\_



5288 Lincoln Highway  
Gap, PA 17527