

JABCO REALTY MANAGEMENT, LLC
RENTAL APPLICATION

CONSUMER NOTICE

Beatrice Jabco (Licensee) hereby states that with respect to this property (describe property) _____, I am acting in the following capacity:

- Owner/Landlord of the Property
 A direct employee of the Owner/Landlord: OR
 An agent of the Owner/Landlord pursuant to a property management or exclusive leasing agreement.

I acknowledge I have received this notice: _____
Consumer Date

Consumer Date

I acknowledge I have provided this notice: _____
Licensee

Application/Credit Report Fee: \$35.00

The undersigned hereby makes an application to rent unit # _____ located at: _____

Anticipated move in date of _____ at a monthly rent of \$ _____ and security deposit of \$ _____.

PLEASE TELL US ABOUT YOURSELF

Full Name _____ Home Phone () _____
Date of Birth _____ Social Security # _____
Email Address: _____ (optional) Other Phone () _____
Co-Applicant Name _____ Names of other persons who will occupy property _____

Co-Applicant Date of Birth _____ Social Security # _____
List All Pets _____

RESIDENTIAL HISTORY

Current Address _____ Apt# _____ City _____ State _____
Zip _____
Month/Year Moved In _____ Reasons for Leaving _____
Rent \$ _____
Owner/Agent _____ Phone () _____

CREDIT HISTORY

Have you declared bankruptcy in the past seven (7) years? Yes _____ No _____
Have you ever been evicted from a rental residence? Yes _____ No _____
Have you had two or more late rental payments in the past year? Yes _____ No _____
Have you ever willfully or intentionally refused to pay rent when due? Yes _____ No _____

EMPLOYMENT INFORMATION

Your Status: _____ Full Time _____ Part Time _____ Student _____ Unemployed
Employer _____
Dates employed _____ Employed as _____
Supervisor Name _____ Phone () _____
Salary \$ _____ per _____

If you have other sources of income that you would like us to consider, please list income, source, and person (banker, employer, etc.) who we may contact for confirmation. You do not have to reveal alimony, child support, or spouse's annual income unless you want us to consider it in this application.

Amount \$ _____ Source/Contact
Name _____

REFERENCES

Personal Reference or Emergency Contact:

Name _____ Address _____
Phone _____ Relationship _____

Driver's License:

Your Driver's License Number _____ State _____

Vehicle Information:

Make / Model _____ Year _____ License Plate State _____

CONDITIONS OF APPLICATION AND AGREEMENT TO LEASE

This deposit paid by applicant will be held in an Escrow Account at Citizens Bank – Account Number 6201781807 located in Bellefonte, PA, as a Security Deposit until such time as the lease is terminated and the premises is vacated. The cost of necessary cleaning, repairs or replacements shall be deducted from the Security Deposit at termination of the lease.

THIS IS A LEGALLY BINDING OFFER TO ENTER INTO A LEASE AGREEMENT FOR THE PREMISES ON THE FORM IN CURRENT USE BY JABCO REALTY MANAGEMENT AND CONTAINING THE ABOVE TERMS. I UNDERSTAND THAT I AM OBLIGATED TO EXECUTE SUCH A LEASE AFTER IT HAS BEEN TENDERED TO ME. If I refuse to execute such a lease, Jabco Realty Management will make reasonable efforts to relet the premises on my behalf. If Jabco Realty Management is successful, I understand and agree that the said deposit will be forfeited and retained as liquidated damages by Jabco Realty Management for its efforts in processing this application, holding the premises open on my behalf pending approval of this application, and making the necessary investigation of my character and reputation. However, until such time as Jabco Realty Management is able to relet the premises, I understand and agree that I shall remain liable for the monthly rental payments and other charges imposed in accordance with the terms of the proposed lease, which is agreed to be binding whether executed by me or not. No agreement except contained herein will bind applicant, agent, or owner.

I agree and understand that the lease I will be signing is a **JOINT AND SEVERAL** Lease. This means all Tenants and Guarantors hold joint liability for the entire amount due on the lease, as well as, the care and condition of the premises. I understand that in the event that one or more tenant(s) fail to make good on their obligation that the remaining tenant(s) will be held legally responsible.

I WARRANT THAT THE ABOVE INFORMATION IS TRUE AND CORRECT AND AGREE TO THE TERMS AND CONDITIONS PRINTED ON THIS APPLICATION. BY THE SIGNING OF THIS RENTAL APPLICATION, I AUTHORIZE JABCO REALTY MANAGEMENT TO MAKE ANY INVESTIGATIONS ON MY BEHALF, WHICH MAY INCLUDE: CHARACTER REFERENCES, BANK REFERENCES, PRIOR RENTAL VERIFICATIONS, CREDIT HISTORY, EMPLOYMENT HISTORY AND INCOME VERIFICATIONS.

SIGNED: _____ **DATE:** _____

APPLICATION ACCEPTED BY: _____

Jabco Realty Management, LLC
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Website: www.jabcorealty.com