



**NEW AGE REALTY GROUP INCORPORATED**  
**PHILADELPHIA, PA 19104 (215) 387- 1002**

**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.)  
 New Age Realty Group, Inc. (Licensee) hereby states that with respect to this property (describe property)

\_\_\_\_\_, I am acting in the following capacity:

- Address and Unit #
- 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: X \_\_\_\_\_  
 (Consumer) (Date)

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

**APPLICATION FOR RENTAL AT:**

	<i>Address and unit #</i>	
<i>Rental Amount as quoted \$</i> _____	<i>Date Desired</i> _____	<i>Application Fee \$ 50.00</i>

**1. PROPOSED OCCUPANTS** (Note: Only those listed will be allowed to live on premises)

Name of Applicant \_\_\_\_\_ Social Security # \_\_\_\_\_

Date of Birth \_\_\_\_\_

Phone Number \_\_\_\_\_ Email Address \_\_\_\_\_

Roommate \_\_\_\_\_ Roommate \_\_\_\_\_

**2. CURRENT RESIDENCE**

Street Address _____	City _____	State _____	Zip Code _____
Landlord or Mortgage Holder _____	Their Phone Number _____	How Long _____	
Rent Amount _____	Reason for Leaving _____		
Previous Residence Address _____	City _____	State _____	Zip Code _____
Landlord or Mortgage Holder _____	Their Phone Number _____	How Long _____	

**3. EMPLOYMENT**

Present Employer _____	Address _____	Phone _____
Position _____	Duration _____	Supervisor _____
Other Income \$ _____	Income \$ _____	<input type="checkbox"/> per wk. <input type="checkbox"/> per bi-wk <input type="checkbox"/> per yr.
<input type="checkbox"/> per wk.	<input type="checkbox"/> per bi-wk.	<input type="checkbox"/> per yr.
Position _____	Supervisor _____	Phone _____

**4. OTHER INFORMATION**

Driver's License Number \_\_\_\_\_ State \_\_\_\_\_  
 Savings  
 Checking

Your Bank \_\_\_\_\_  
Bank Name \_\_\_\_\_ Address \_\_\_\_\_

In case of emergency, contact \_\_\_\_\_  
Name \_\_\_\_\_ Address \_\_\_\_\_ Phone \_\_\_\_\_ Relationship \_\_\_\_\_

- Yes  No Do you have any outstanding judgments?
  - Yes  No Have you in the last 7 years declared bankruptcy, suffered foreclosure, had an account assigned for collection action or had any legal action affecting ability to finance?
  - Yes  No Have you been more than 7 days late in making your rental/mortgage payment in the last 3 years?
  - Yes  No Have you ever been convicted of a crime?
- If you answered "yes" to any of the above questions, please explain: \_\_\_\_\_

**4a. PETS**

Does any Applicant own a pet and want to bring pet in unit? \_\_\_\_\_  
If yes, List and describe: (type, breed, age, weight, gender, etc...) \_\_\_\_\_

**5. CIVIL RIGHTS ACTS**

Federal and state laws make it illegal for a landlord, broker, or anyone to use RACE, COLOR, 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.

**6. CONDITIONS OF APPLICATION:**

1. Pets are not permitted, unless permission is granted by Pet Addendum to lease.
2. If applicant has misstated the number of persons in applicant's family or the number of persons intended to occupy the apartment, or if the applicant has made any other misstatement of fact in the application or if the applicant has made any other misstatement of material facts relating to the application and/or lease, or if the applicant fails to complete the application, Landlord at his option may cancel the application and/or lease without notice.

3. Applicant deposits \$ \_\_\_\_\_ with the understanding that **NEW AGE REALTY GROUP, INC.** will charge a fee of \$ \_\_\_\_\_ in the event of cancellation. This fee is for expenses incurred for holding the apartment and office details.  
If the application is rejected by New Age Realty Group, a charge of \$ 50.00 will be retained for credit check purposes and the balance of the deposit will be refunded.

**7. AUTHORIZATION**

The undersigned Applicant acknowledges that the above information is true and correct and hereby authorize **NEW AGE REALTY GROUP, INC.**, Broker for Landlord/Owner, to obtain a credit report to verify the information contained here, to obtain a court search for tenant landlord filings and possibly to obtain a criminal record search, to verify the information given regarding employment and current or previous landlord, and to report the information obtained to Landlord. This is a preliminary application and does not obligate Landlord or Landlord's Broker to execute a lease or deliver possession of the proposed premises.

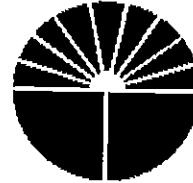
**I HAVE READ AND AGREE TO THE PROVISIONS AS STATED.**

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

ACCEPTED BY \_\_\_\_\_ DATE \_\_\_\_\_

**NOTE: BOXED IN TEXT TO BE FILLED IN BY NEW AGE REALTY**

# NEW AGE REALTY GROUP INC.



## **ALL APPLICANTS READ AND SIGN:**

I have made application to rent the following property: \_\_\_\_\_

If my application is approved, I agree to the following concerning the rental process and the move-in process:

### ***Rental***

I have given New Age Realty one full months rent and at least one application fee. I will have an additional full months rent paid to New Age Realty Group within two weeks of date below. I will have all additional applications filled out and signed and all additional application fees paid within two days of date below.

I will sign, along with all people named on the lease, the lease within two weeks of the date that this statement is signed.

All funds for initial move-in (first month, last month, security deposit and application fees) must be in *certified* funds (cash, money order, bank check, certified check). **NO personal checks.**

If I fail to do any of the above, New Age Realty Group has the right to, and will, put the property back on the market for lease to another party and keep my deposit (one full month's rent) as liquidated damages (a non itemized sum to cover any and all losses).

### ***Move-In***

The first months rent is to be paid (in certified funds) when or before the lease begins. I understand that the property is rented as-is. The only exception is that New Age Realty (or landlord) will touch-up paint and clean the property. There will be no additions or improvements; what I see is what I get. Normal repairs, if any, will be done after I take occupancy and report them to New Age Realty Group, in writing.

I understand that the property may not be painted or cleaned on the first day of the lease; however, rent is due from the first day of the lease as long as the property is available for move-in (i.e., vacant).

New Age Realty Group will make a good faith effort to get the apartment cleaned and painted as soon as possible; however, that could take as long as two weeks to complete.

I understand that rent will not be prorated or rebates made to me for inconveniences at move-in.

The only condition under which rent will be returned is the inability on the part of the landlord to give actual possession in which case we may terminate the lease as per the lease, paragraph #7.

### ***Summary***

- 1) All fees/balances to be paid in certified funds.
- 2) Security deposit and last months rent to be paid within two weeks of application.
- 3) Lease to be signed by all parties within two weeks.
- 4) Property is rented as-is.
- 5) Property will be touch-up painted and cleaned.
- 6) Property may not be painted and cleaned by the first day of the lease. (Please allow up to 2 wks)
- 7) Rent is due from the first day of the lease.
- 8) No rent will be rebated for inconvenience.

SIGNED AND AGREED \_\_\_\_\_ (Date) \_\_\_\_\_