



NEW AGE REALTY GROUP INCORPORATED
 3070 Spring Garden Street; Philadelphia, PA 19104
 (215) 387- 1002 Fax (215) 387- 2004

**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: _____
 (Licensee) (Date)

Rental Amount as quoted \$ _____ Date Desired _____ Application Fee \$ 50.00

Each adult (18 or older) must fill out a separate application

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 _____

As of December 21, 2012, the Lead Paint Disclosure and Certification Law requires Philadelphia landlords to ensure that property rented to families with children 6 years and younger is lead safe. Please state name and ages of children living in the property. Children/Ages _____

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 _____ \$ _____ Per wk. Per bi-wk Per yr.
 Income _____

Past Employer _____ Position _____ Duration _____ Reason for leaving _____

Other Income _____

4. SCHOOL- (If you are currently a full time student)

College/University _____ Current Year _____

5. PETS

Does any Applicant own and want to bring a pet in unit? _____

If yes, List and describe: (type, breed, age, weight, gender, etc.) _____

6. OTHER INFORMATION

Emergency Contact _____

	Name	Address	Phone	Relationship
<input type="checkbox"/> Yes <input type="checkbox"/> No	Do you have any outstanding judgments?			
<input type="checkbox"/> Yes <input type="checkbox"/> No	Have you ever been evicted or file against?			
<input type="checkbox"/> Yes <input type="checkbox"/> No	Have you been more than 7 days late in making your rental/mortgage payment in the last 3 years?			
<input type="checkbox"/> Yes <input type="checkbox"/> 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?			
<input type="checkbox"/> Yes <input type="checkbox"/> No	Have you ever been convicted of a crime?			

If you answered "yes" to any of the above questions, please explain: _____

7. 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.

8. CONDITIONS OF APPLICATION:

- Pets are not permitted, unless permission is granted by Pet Addendum to lease.**
- 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.

**** Applicant deposits a security deposit equal to one months rent and a \$50.00 application fee with the understanding that NEW AGE REALTY GROUP, INC. will charge a fee of the security deposit equal to one months rent and a \$50.00 application fee in the event of cancellation. This fee is for expenses incurred for holding the apartment and office details. If the application is rejected, a charge of \$50.00 will be retained for credit check purposes and the balance of the deposit will be refunded. ****

9. 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 X _____ DATE _____

ACCEPTED BY _____ DATE _____



NEW AGE REALTY GROUP INC.

***ALL APPLICANTS READ AND SIGN:**

How did you hear about New Age Realty Group, Inc. and/ or this property? What was the name of the agent who showed the 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 month's rent as security deposit and all application fees along with all documentation required.

I will sign, along with all people named on the lease, the lease and pay last month's rent 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 month's rent is to be paid (in certified funds) on 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 (or landlord), in writing.

New Age Realty Group (or landlord) 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) Last month's rent to be paid within two weeks of application.**
- 3) Lease to be signed by all parties within two weeks of application.**
- 4) Property is rented as-is.**
- 6) Property may not be painted and cleaned by the first day of the lease.**
- 7) Rent is due from the first day of the lease.**
- 8) No rent will be rebated for inconvenience.**

SIGNED AND AGREED X _____ (Date) _____