

WALTER M. WOOD, JR., INC.

University City Office
4005 Chestnut Street
Philadelphia, PA 19104
Email: Jonwoodre@gmail.com
Office #: 215-386-2800

Office #: 610-399-3200

Member: Natl. Assoc. of Realtors, PA Assoc. of Realtors, HAPCO, University City District, Center City District

CONSUMER NOTICE FOR TENANTS

This is not a Contract

(Licensee) WALTER M. WOOD, JR., INC. hereby states that with respect to this property (describe property)

I am acting in the following capacity: (check one)

- ☐ (1) Owner/Landlord of the Property;
☐ (2) A direct employee of the Owner/Landlord; OR
☐ (3) An Agent of the Owner/Landlord pursuant to a property management or exclusive leasing agreement.

I acknowledge I have received this Notice:

Print (Consumer)

Signed (Consumer)

Address (Optional)

Phone number (optional)

I certify that I have provided this Notice:

(Licensee)

(Date)

Rental Application

PHOTO ID REQUIRED WITH APPLICATION

Property Information:

Utilities paid by Landlord :

Utilities paid by Tenant:

Monthly Rent \$ Application Fee ☐ Paid, Security Deposit L.M.R.

Pet Deposit Other

Repairs Requested (See attached sheet if necessary)

1. Applicant Information: Full Name: _____

Is applicant at least 18 years old? ☐ Yes ☐ No, S.S.N. _____

Check preferred contact: E-Mail: ☐ _____ Cell Phone: ☐ _____

Home Phone: ☐ _____ Work Phone: ☐ _____ ext. _____

Present Address _____ City _____ State _____ Zip _____

☐ Own ☐ Rent ☐ Dorm ☐ Parents, Dates From: _____ to: _____ Rent/Mortgage \$ _____ /mo.

Landlord/Mortgage Co. Name & _____ Phone _____

Previous Address _____ City _____ State _____ Zip _____

☐ Own ☐ Rent ☐ Dorm ☐ Parents, from: _____ to: _____ Rent/Mortgage \$ _____ /mo.

Landlord/Mortgage Co. Name & _____ Phone _____

In case of emergency, Name **Relationship** **Phone**

2. Employment Information:

Employer _____ Position: _____ City/State _____ Phone _____

Contact person/Position _____ Employed From _____ to _____

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

3. College or University information:

School _____ ☐ Undergraduate ☐ Graduate ☐ Doctorate, Graduation year _____

School contact _____ Department _____ Phone _____

Rental Application

Non United States of America Citizens to complete the following information section:

Letter of acceptance from College or University (copy must be attached) ☒ Yes

Current Visa (copy must be attached) ☒ Yes

U.S. Department of State, Certificate of Eligibility for Exchange Visitor (J-1) Status ☐ Yes, (F-1) Status ☒ Yes

4. Other Occupants (Full Name)

_____ ☐ 18 or Older ☐ 6 or younger _____ ☐ 18 or Older ☐ 6 or younger
 _____ ☐ 18 or Older ☐ 6 or younger _____ ☐ 18 or Older ☐ 6 or younger

5. Pets

☐ **Check here if additional information is attached**

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

6. Other Information

Parent - Guardian (Please circle applicable title) Name _____

Address of Parent – Guardian _____

Phone No. of Parent or Guardian (Cell) _____ (Email) _____

Will this person Co-sign, if required ☐ YES ☐ NO

Were you referred to this office, if so by whom? _____ Did you learn of us by newspaper advertisement? ☐ Yes ☐ No, Internet? ☐ Yes ☐ No, University ☐ Yes ☐ No

Desired move in date _____ Requested length of Lease _____

Upon completion of this application, photo identification is required along with a deposit equal to one half (½) month's rent is required, this amount \$_____ will be held as a good faith deposit and once approved will be credited towards your first months rent. This payment along with the application fee of \$50.00 per applicant, must be in the form of Cash, Certified check, Rentcafe.com or Money Order. No personal checks will be accepted for the initial deposit(s). Applicant(s) acknowledges(s) that he, she or they (has or have) read this application. Applicant(s) agree(s) by signing this application that the deposit will be forfeited if application is withdrawn for any reason by applicant(s) after application has been accepted. Should Walter M. Wood, Jr., Inc. Realtor decline the applicant for any reason, applicant(s) deposit will be returned, the application fee(s) is non-refundable. If a lease is not signed and the balance of all monies paid within (10) business days of notification by Landlord that application has been approved, the entire deposit will be forfeited and the rental unit will be put back on the market.

Authorization: Applicants 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 this rental application.

I HAVE READ AND AGREE TO THE PROVISIONS AS STATED.

Applicant(s) _____ DATE: _____

Photo Identification Attached: Drivers License ☐ / ID card ☐ / Pass Port ☐ / Visa ☐

For office use only:

Landlord information: _____

Employment: _____

Credit Report score : _____ **Verified:** _____

ID Attached verified: _____

Misc.: _____

☐ Accepted ☐ Rejected By: _____ Date: _____

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