

ALL STILES REAL ESTATE, LLC

361 E. Market St. 1st Fl.

York, PA 17403

(717)845-5099 Fax: (717)845-5299 www.allstilesrealestate.com

****YOU MUST READ AND SIGN THIS SHEET, PLEASE MAKE SURE YOU UNDERSTAND EVERYTHING COMPLETELY BEFORE SUBMITTING THE APPLICATION****

You must fill out the application fully and truthfully. You must provide a copy of a photo ID and proof of income such as paystub or award letter with the application. We require all person over the age of 18 in the household to be on the application.

Once you view the property you must pay the application fee with your application to hold the property and to process the application fully. **The application process consists of: basic credit check, landlord reference check, income verification (a copy of most recent pay stub or proof of income w-2, 1099 or most recent income tax return, award letter, and court ordered child support. PUC and "under the table" will not be accepted as income. If not sure please ask), criminal background check, and prior eviction check.** This process takes 24-48 hours. If you do not hear from us you must call us to check status. If we do not hear from you the property will not be held and will be put back up for rent.

Once your application is approved, you have 48 hours to come in to sign the lease and pay the security deposit (if a double security deposit is required, only 1 needs to be paid at that time). This will hold the property for 2 weeks before the lease beginning date. The rent begins the day the lease begins or the day keys are received (whichever occurs first or agreed upon). **Rent due (and additional deposit, if needed), proof of the renters insurance, and proof of utilities transfer are required to receive the keys to move-in to the property.**

Application fee to be paid by cash or money order: **\$60.00**

\$40.00 of this fee is applied to the security deposit if one person and less \$15.00 for each additional applicant.

If you change your mind, at anytime, whatever money paid to our office is forfeited to offset loss of time and processing that has been completed. If you are not accepted you will receive a refund of partial of the application fee (as long as the truth was told on the application). If you do not tell the truth on the application, the full application fee is forfeited (kept by our office). If you do not provide a completed application, or do not turn in required information to our office within the 24 hrs to process the application, any money paid will be forfeited.

Security deposit and first month of rent are to be paid by cash, money order or bank check. Monthly rent can be paid with a personal check, money order or bank check after the first month.

Applicant

Property

Date _____

RENTAL APPLICATION

INSTRUCTIONS: PLEASE FILL OUT COMPLETELY. MAKE SURE YOU TELL THE TRUTH ON THE APPLICATION OR YOU RISK LOSING ALL OF YOUR APPLICATION FEE.

Applicant name: _____ Co-Applicant name: _____

Applicant Date of Birth: _____ Co-Applicant Date of Birth: _____

Social security number: _____ Co-Applicant Social Security number: _____

Email Address: _____

RENTAL HISTORY

Please list at least 2 years of history (for landlord reference must have at least 1 year of rental history or owned own house)

Present Address _____ City/State/Zip _____ Since _____

Rent/Mo \$ _____ Landlord's Name and Phone#: _____

Do you currently owe them any money? Yes or No Have you given notice? Yes or No

Have you been asked to leave? Yes or No- Why are you moving? _____

Previous Address _____ City/State/Zip _____ Since _____

Rent/Mo \$ _____ Landlord's Name and Phone#: _____

Do you currently owe them any money? Yes or No Did you give notice? Yes or No

Have you been asked to leave? Yes or No- Why are you moving? _____

OCCUPANTS

Number of People who will be living in the house/apartment _____ # of Bedrooms needed _____

Name _____ Birthdate: _____ Name: _____ Birthdate: _____

Name _____ Birthdate: _____ Name: _____ Birthdate: _____

Name _____ Birthdate: _____ Name: _____ Birthdate: _____

Do you have any pets? _____ What kind? _____ If Dog, what breed and size _____: You will need to register with <https://allstiles.petscreening.com/>. This is required for all pets; If you do not have any you need to register not having pets on this site also.

EMPLOYMENT

Must have at least one year of continuous work history or other income. Please provide most recent paystubs.

Employer _____ Since _____

Employer _____ Since _____

Address _____

Address _____

What do you do? _____

What did you do? _____

Phone number _____

Phone number _____

Hourly income _____ # of hours _____

Hourly income _____ # of hours _____

OTHER INCOME (EX: SSI, SEC 8, CHILD SUPPORT, CASH ASSISTANCE, SNAP)

Source _____ Amount \$ _____ weekly/monthly/yearly

Source _____ Amount \$ _____ weekly/monthly/yearly

CURRENT PHONE NUMBER: _____

TODAY'S DATE _____

Have you ever been filed against at a Magistrate for nonpayment of rent? Yes or No

Do you owe any previous landlords money? Yes or No

Have you ever filed for bankruptcy or had a foreclosure? Yes or No

Have you ever broken a lease? Yes or No

Have you ever been sued for eviction? Yes or No

Is any occupant currently on probation or parole? Yes or No- If yes, when and what for? _____

How much money do you have saved up to move? _____

Are you currently Active Duty Military or Reserve with the possibility of Active Duty recall and deployment? _____

***All the information provided is true, accurate and complete to the best of applicant's knowledge. Owner reserves the right to disqualify tenant if information is not as represented and application fee will be forfeited.**

Applicant authorizes the owner to contact past and present landlords, employers, creditors, credit bureau, and any other sources deemed necessary to investigate applicant.

X _____
Applicant Date

X _____
CoApplicant Date

If you have a questions about the interpretation or legality of this form please consult an attorney or other qualified person.

"CONSUMER NOTICE"

This is not a contract

**"_____ (AGENT) ALL STILES REAL ESTATE, LLC HEREBY STATES THAT WITH RESPECT
TO THIS PROPERTY I AM ACTING IN THE FOLLOWING CAPACITY"**

(CHECK ONE)

_____ OWNER/LANDLORD OF THE PROPERTY

_____ A DIRECT EMPLOYEE OF THE OWNER/LANDLORD

**_____ AN AGENT OF THE OWNER/LANDLORD PURSUANT TO A PROPERTY MANAGEMENT OR EXCLUSIVE LISTING
AGREEMENT.**

I ACKNOWLEDGE THAT I HAVE RECEIVED THIS NOTICE:

X _____
(CONSUMER SIGN) DATE

(Consumer Sign) DATE

(LANDLORD)

DATE