



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)

APPLICATION FOR RENTAL AT:

	<i>Address and unit #</i>	
Rental Amount \$ _____	L.A. Date _____	Application Fee \$ 50.00

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** _____

Name of Tenant Leaving _____ **Roommate(s)** _____

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 Income per wk. per bi-wk per yr.

Other Income \$ _____ per wk. per bi-wk. per yr.

 Position Supervisor Phone

4. SCHOOL

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

- 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: _____

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:

- 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 an application fee of \$50.00 with the understanding that NEW AGE REALTY GROUP, INC. will check my credit, criminal, rental history. If the application is rejected, a charge of \$50.00 will be retained for credit check purposes.

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 _____

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



NEW AGE REALTY GROUP INC.

Applicants for Lease Assignment, please read and sign the following:

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:

LEASE ASSIGNMENT

An assignment is an option for current tenant(s) to legally transfer their lease to a new party. It is the current tenant's responsibility to find new tenant(s) to replace the name(s) on the lease. There must be a zero balance on the account ledger for the assignment to begin. Examples: rent, late fees, and maintenance fees must all be paid.

The new tenant(s) and current tenant(s) involved must exchange security deposit and last month's rent prior to move-in. (New Age Realty Group does not get involved with this) Also, the current tenant(s) must give or

inform the new tenant(s):

- Copy of the lease
- Keys
- Landlord's name and contact information
- Utility information (services in the name of the new party)
- That the new tenant(s) are taking possession of the unit in as-is condition (No paint/clean)

PROCEDURES

- The potential new tenant(s) must submit an application to New Age Realty Group along with an application fee of \$50.00 per applicant.
- If approved, all tenants must sign the lease assignment form.
- At the time of the lease assignment signing, an assignment fee of \$150.00 will be paid to New Age Realty Group with certified payments.
- If the new tenant(s) have a child 6 years old or under, the current tenants will be responsible for the cost of the lead inspection test. The new Philadelphia law requires a lead inspection for any households with a child 6 years or under living in it. (minimum cost \$300.00)
- **This procedure cannot take any longer than 2 weeks from the time an application is submitted or it will be cancelled.**

ALL PAYMENTS CONCERNING THIS PROCEDURE MUST BE IN CERTIFIED FUNDS (NO PERSONAL CHECKS)

SIGNED AND AGREED X _____ (Date) _____