

Please print. Return to:

[BerksNorth@gmail.com](mailto:BerksNorth@gmail.com) / 610-468-1813

- Each adult (18 y/o +) must fill out separate application

- There is a non-refundable fee of @12.00/adult to apply

## RENTAL APPLICATION

<b>Business name</b>	<b>Name (First, middle, last)</b>	<b>SSN / EIN</b>
<b>Other names used in past</b>	<b>Birthdate</b>	<b>Driver's license #</b>
<b>Email address</b>	<b>Cellphone</b>	<b>Home / Office phone</b>

### HISTORY OF PRIOR LEASES

	Current location	Prior location
Dates From/TO		
Street address		
City		
State, ZIP		
Last rent amount paid		
Owner/manager & Phone number		
Was rent paid in full?		
Did you give notice?		
Were you asked to move?		
Name(s) in which utilities billed		

### CREDIT HISTORY

	Bank/institution	Balance
Auto loan		
Line of Credit		
Supplier #1		
Supplier #2		
Supplier #3		

### RENTAL HISTORY

Have you ever been served a late rent notice?	
How long do you think you would be renting from us?	
Have you ever filed for bankruptcy? If so, when?	
When would you be able to move in?	
Have you ever been convicted of a felony?	
Have you ever been served an eviction notice	
Have you ever had any recurring problems with your current location and/or landlord? Please explain	
Why are you moving from your current address?	
Have you ever been involved in lawsuit in the past? If so, please explain why	
We may run a credit check and a criminal background check. Is there anything negative we may find that you want to comment on?	

## ***ACCOUNT HISTORY***

- Attach photo/photocopy of summary page of recent utility bill
- Attach photo/photocopy of summary page of recent pay-stub
- Attach photo/photocopy of most recent bank statement (may shield account number)
- Attach photo/photocopy of most recent tax document/1040/1099/Profit & Loss

**CONSENT TO PERFORM CREDIT, BACKGROUND  
AND REFERENCE CHECKS**

I, \_\_\_\_\_, (rental applicant), authorize and permit \_\_\_Nevin  
Leiby \_\_\_\_\_, (rental owner / manager) to perform background checks and  
obtain information about me from:

- Credit reporting sources
- Current and previous landlords
- Personal and professional references
- Employers
- Banks
- Law enforcement agencies

I also authorize and give permission for all parties listed to disclose any information requested about me to the rental owner or manager stated above.

I further authorize and permit the rental owner or manager to obtain updated information annually and on future occasions for rental renewal consideration and for collection purposes should that be deemed necessary.

Thanks to all parties for your cooperation with this matter.

**Rental Applicant (signature)** \_\_\_\_\_

**Date** \_\_\_\_\_

**Social Security Number** \_\_\_\_\_ (provided on previous forms) \_\_\_\_\_

## ***ADDENDUM TO RENTAL CONTRACT: DRUG-FREE***

In consideration of the execution or renewal of a Rental Contract of the unit identified in the Rental Contract, Owner and Leasee agree as follows:

1. Leasee, any member of the Leasees' business, or other person under the Leasee's control shall not engage in criminal activity, including drug-related criminal activity, on or near project premises. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use, of a controlled substance (as defined in section 102 of the Controlled Substances Act [21 U.S.C. 802]).
2. Leasee, any member of the business, or any other person under the Leasee's control shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity on or near project premises.
3. Leasee or members of the business will not permit the unit to be used for, or to facilitate criminal activity, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household or a guest.
4. Leasee or member of the business will not engage in the manufacture, sale, or distribution of illegal drugs at any location, whether on or near project premises or otherwise.
5. Leasee, any member of the Leasee's business, or other person under the Leasee's control shall not engage in acts of violence or threats of violence, including, but not limited to, the unlawful discharge of firearms, on or near project premises.
6. VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL VIOLATION OF THE RENTAL CONTRACT AND GOOD CAUSE FOR TERMINATION OF TENANCY. A single violation of any of the provisions of this addendum shall be deemed a serious violation and a material noncompliance with the Rental Contract. It is understood and agreed that a single violation shall be good cause for termination of the Rental Contract. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by a preponderance of the evidence.
7. In case of conflict between the provisions of this addendum and any other provisions of the Rental Contract, the provisions of the addendum shall govern.
8. This Rental Contract Addendum is incorporated into the Rental Contract executed or renewed this day between Owner and Leasee.

How did you hear about this rental unit?

I believe that the statements I have made are true and correct. I hereby authorize a credit and/or criminal check to be made, verification of information I provided and communication with any and all names listed on this application. I understand that any discrepancy or lack of information may result in the rejection of this application. I understand that this is an application for an apartment and does not constitute a rental or lease agreement in whole or part. I further understand that there is a non-refundable fee to cover the cost of processing my application and I am not entitled to a refund even if I don't get the apartment. Any questions regarding rejected applications must be submitted in writing and accompanied by a self-addressed stamped envelope.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_