

**HERITAGE PROPERTY MANAGEMENT
RENTAL APPLICATION**

<input type="checkbox"/> Orchard Hill <input type="checkbox"/> Heritage Greene <input type="checkbox"/> Summer Hill <input type="checkbox"/> Heritage Pointe <input type="checkbox"/> Amity Commons <input type="checkbox"/> Crystal Springs

Individual _____ Leasing Consultant _____
Joint _____ Property Address (Unconfirmed) _____ Rate _____

Please Print All Information

APPLICANT: _____ SS# _____ DOB _____
(Must be 18 years of age or older)

SPOUSE/OTHER: _____ SS# _____ DOB _____
(Must be 18 years of age or older)

CURRENT PHONE #'S: _____

CAR MAKE: _____ YEAR: _____ TAG: _____ STATE: _____

Other persons to occupy apartment: _____ DOB _____

2) _____ DOB _____ **3)** _____ DOB _____

PETS: # of Dog(s) _____ Breed(s) **(required)** _____

Breed(s) **(required)** _____

of Cat(s) _____ Other Pets & Type: _____

RESIDENTIAL INFORMATION
(Minimum Three (3) Years History Required)

PRESENT ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

Currently: OWN _____ RENT _____ Amount Paid Per Month _____ Phone No: _____

Name of Apartment Community: _____ How Long: _____

Name of Present Landlord or Mortgage Holder: _____ Phone No: _____

Prior Address _____ How Long: _____

Name & Address of Prior Landlord: _____

Phone: _____ Have you ever been evicted from a residence? _____

EMPLOYMENT INFORMATION

Current Employer: _____ Phone No: _____

Address: _____ City: _____ State: _____ Zip: _____

Position Held: _____ How Long: _____ Income: _____ wk/hr/bi-wkly

Immediate Supervisor: _____ If less than 3 years, please continue:

FORMER EMPLOYER: _____ Phone No: _____

Position Held: _____ How Long: _____ Income: _____ wk/hr/bi-wkly

Other VERIFIABLE Income: Second Job, Social Security, Child Support, etc. \$ _____ per _____

Source of OTHER INCOME: _____

VERIFIABLE BY: _____ (Ph, pay stubs, check copy, etc.)

Additional Information: _____

Banking Institution: _____

Emergency Contact Name **(Required)**: _____ Phone No: _____

Relationship: _____ Address: _____

Note: Emergency information is required in order to process your application

AGREEMENTS & CONDITIONS

The undersigned hereby agrees to execute a lease. In the event that my application is approved,

The lease will begin on _____ Ending On _____ at the rental rate \$ _____

The term of the lease is _____. Rent is due on the first of each month in advance of the month.

If the application is approved, Heritage Property Management may apply the good faith deposit of \$ 250.00 towards the security deposit due. If the applicant cancels this agreement within three (3) days of the date of deposit, all deposit monies (minus the application fee) will be fully refunded. If application is approved and the applicant cancels, choosing not to enter into a lease, after three (3) days from the date of the deposit, the landlord has the right to retain all deposit monies. In the event that the application is not approved, all monies (minus the application fees) will be returned to the applicant.

Initial Initial

Landlord will make every effort to make the property available on the scheduled commencement date of the lease. If there is a delay on the part of the Landlord, no rent will be due until the property is available. Tenant agrees not to hold landlord responsible for any inconvenience, loss or damage because of any delay in making the property available. If for any reason the designated property cannot be delivered to the tenant as scheduled, landlord will not be held responsible for any loss or damage. The landlord will make every effort to deliver to the tenant alternate reasonable accommodations.

The undersigned has read this entire agreement and certifies that the information given is true and correct. The undersigned understands and accepts that any fraud or false information given will result in an automatic cancellation and forfeiture of any and all deposit monies. The undersigned certifies that this application is for himself or herself and family (no outside party) and is responsible as such.

The fee of Fifty (\$50.00) per person, is for the investigation of the applicants' credit history and is NOT REFUNDABLE. All applicants must appear in person with identification to execute this application.

To facilitate the investigation efforts in processing this application, the undersigned has furnished references, financial information and other to the Landlord. The applicant thereby authorizes and directs said persons to give any and all information concerning them. The applicant hereby assumes full responsibility for the investigation, waiving all rights of action for any consequences or results from said investigation. The Landlord will perform a full, detailed credit investigation, which may include verification of income, prior landlord references, mortgage information and/or investigation of any other financial information. Please note that co-applicants' acceptance criteria will be based on the lowest credit standing.

Acceptance of application will be based upon favorable credit history, positive rental history devoid of any prior landlord violations and proof of sufficient income/assets. A credit report will be required for all applicants over 18 years of age. This will consist of a thorough investigation by National Tenant Network, a nationally accredited research firm. All applicants over the age of 18 must be gainfully employed or prove sufficient assets to support the required rental payments. Applicants' gross monthly income should comply with the industry standard which dictates that the applicants' monthly income should be equal to or greater than three times the monthly rent due.

Applicant fully understands and acknowledges that the Heritage community to which they are applying for residency is a pet friendly community and that there is the possibility that the home into which they move has had pets in residence. While landlord assures that carpets will be cleaned or replaced before move in, it is completely within landlord's discretion as to whether the carpets are replaced. Applicant agrees that if they or any other occupants of the home have allergies which would require new carpet, it is the full responsibility of applicant to bear the complete cost of the carpet and to notify landlord at time of application.

Initial Initial

APPLICANT'S SIGNATURE: _____ DATE: _____

VALID PHOTO I.D RECEIVED: _____

APPLICANT'S SIGNATURE: _____ DATE: _____

VALID PHOTO I.D RECEIVED: _____

Application Accepted by: _____ Date: _____

Application Approved: _____ Denied: _____ LMR Required: _____ Manager: _____

Please mail or fax your completed application to:

Orchard Hill
One Applewood Drive
Perkasie PA 18944
Fax 215-257-1625

THANK YOU FOR SELECTING HERITAGE AS YOUR HOME.

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