

RENTAL/LEASE POLICIES

THE FOLLOWING POLICIES ARE ESTABLISHED TO ENSURE THAT ALL PROSPECTIVE APPLICANTS FOR A PROPERTY PROCESSED BY ALL COUNTY® RESIDENTIAL WILL BE TREATED EQUALLY.

Please read the following policies. If you feel you meet the guidelines for qualifying, we encourage you to submit an application. Please be advised that the following guidelines are for general information only. A number of criteria are used to evaluate an application. We reserve the right to evaluate individual circumstances used to make a final decision, subject also to our clients approval. In some cases alternative procedures can be used to approve an application. It should be noted that the owner of the property has the final authority for any decision made. We strictly adhere to Fair Housing Laws and do not discriminate against any federally protected class or handicap.

Applicants

- Each person eighteen (18) years of age or older must complete and sign an application and only the applicants may reside in the property.
- If a co-signer is necessary, the co-signer must also complete and sign an application. The acceptance of a cosigner is not normal policy and is subject to individual approval or denial by All County® CFL and/or it's clients.
- To be processed and considered, a non-refundable processing fee must accompany applications.
- The applications will not be considered with any missing or false information.

Processing Fees

- \$40.00 Non-refundable processing fee (per applicant) will be collected, (**money order only**)
- ••Molding Deposits" are accepted. Such "Molding Deposits"* are applied to the Security Deposit when approved applicant signs a lease agreement. If the applicant is not approved the "Molding Deposit" is refunded. The "Molding Deposit" is non-refundable if the applicant is approved and chooses not to rent the property.

Credit Criteria

- All County® CFL will obtain a credit report for each applicant and co-signer eighteen (18) years of age or older. Reports supplied by applicants **will not** be accepted.
- Discharged bankruptcies are acceptable.

Identification

- A Copy of your **Photo ID & Social Security Card** must be provided at the time of application.

Conditions of Move-In

- Lease signing is available Monday through Friday by appointment only.
- All utilities, when applicable, must be transferred into the residents' name as of the date of possession.
- Security deposit and first month's rent are to be paid in certified funds and lease must be fully executed before keys are provided.

Conditions of Move-Out

- Applicants understand that All County® Residential will charge a minimum carpet & unit cleaning charge at the expiration of the lease.

Note: Some properties do not allow pets.

All County®
Residential
501 Lakeside Park
Southampton, PA 18966



Property Address You're Applying For

Residential Property Management
 501 Lakeside Park
 Southampton, PA 18966

Application to Rent

Applicant Information (All applicants age 18 or older must complete an application)
 PLEASE FILL OUT COMPLETELY- Incomplete applications will not be considered!

Applicant Name Last		First		MI	Date of Birth	Social Security U	
Drivers License #	State Issued	Home Phone ()		Work Phone ()			
Current Address		Apt. »	City		State	Zip	
Lived at Present Address Since		Reason For moving		Email Address			
Landlords Name		Phone ()		Current Rent Amount: S			
Previous Address		Apt. It	City		State	Zip	
Lived at Previous Address		Reason For moving					
Landlords Name		Phone ()		Rent Amount: S			

Employment Information (Include wages, pensions, alimony, and any other form of income)

Present Employer		Phone ()		Job Title			
Address		City		State	Zip		
Supervisors Name			Length of Employment				
Current Cross Monthly Income				Self Employed		YES / NO	

Previous Employer		Phone ()		Job Title			
Address		City		State	Zip		
Supervisors Name			Length of Employment				
Gross Monthly Income				Self Employed		YES / NO	

Vehicle Information

Automobile Make	Model	Year	License Plate #
Automobile Make	Model	Year	License Plate It
Motorcycles (Other Vehicles)			

Banking Information

Name of Hank	Address	City	State
Checking Account U		Savings Account #	

Miscellaneous Information

Number of Occupants (Including Yourself) Adults:			Children		
Child's Name.	Date	SS#	Child's Name	Date of Birth	SS#
Emergency Contact Name		Phone ()		Relationship	
Address		City		State	Zip
How did you find out about this property?				•Have you ever been evicted or asked to move? YES/NO	
Have you ever filed for bankruptcy? YES/NO		Has it been dismissed? YES/NO		If yes when?	
Have you ever been arrested? YES /NO If yes please explain:					

Pet Information

Type of Pet	Breed	Age	How many pounds?
Type of Pet	Breed	Age	How many pounds?

*** I hereby agree to rent this property under the following terms:**

Monthly Rent	\$	Advanced Rent	\$
Security Deposit	\$	Pet Deposit / Fee	\$

Please list any additional information that may aide in the processing of this application:

Applicant represents that all the information provided by applicant are true and correct and hereby authorizes agent/landlord to conduct a full background check and verification of the information provided including but not limited to, the obtaining of a credit report, employment, eviction, criminal/civil background, sex offender check and agrees to furnish additional credit references upon request

This application is for qualification purpose only and does not in any way guarantee the applicant that he/she will be offered this property. I authorize agent/owner to collect a processing fee and will accept more than one application on this rental property and the Landlord in its sole discretion will select the best-qualified tenant. Any omissions on this application are grounds for denial or may be returned to applicant for completion.

◆Non-refundable application processing fee is \$40.00 for each person eighteen (18) years of age or older.

Requested date to start lease/rental: _____ . Applicant agrees upon approval of this application to sign a lease agreement and to pay all sums due, including deposits, before occupancy.

Date: _____ ; _____ Applicant's Signature:

Non-refundable application processing fee of \$ _____.00 collected by: _____ Date:

**How did you hear about us? Rental Magazine _____ Sign/ Drive-by _____
 Newspaper/ Flyer _____ Internet _____
 Other _____