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320 S. Corl St. Apt. 2 State College, PA 16801Ph. (814) 238-8788 info@falkrealty.net [www.falkrealty.net](http://www.falkrealty.net)



 Date: \_\_\_\_\_\_\_\_\_\_\_ Application Deposit: $\_\_\_\_\_\_\_\_\_\_\_\_\_ Payment Method: \_\_\_\_\_\_\_\_\_\_\_\_

**LEASE APPLICATION**

***Each co-resident and each occupant 18 years old and over must submit a separate application. Spouses may submit a joint application. Once an application fee is given, it is non-refundable.***

Building applied for: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Apt. No.\_\_\_\_\_\_\_\_\_\_\_\_ # to occupy Appt. \_\_\_\_\_\_\_\_\_\_

**Circle** apartment size you are interested in: **Studio/ One Bedroom/ Two Bedroom/ Three Bedroom**

Rent will be $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ per month. The lease terms are the **August 17, 2020 to July 31, 2021**

Will you need **parking** **YES** or **NO** If **YES** how many spaces \_\_\_\_\_\_\_\_ *(Parking is rented at an additional cost of $70.00 per month at Hampshire & Parkview and $20.00 per month at Falport 1215, Riviera, & Twin Towers. A second spot at all other buildings is based on availability and at an additional cost. A separate parking lease must be signed.)*

**Applicant’s Information:**

Your full name (as shown on driver's license or govt. ID card):\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Applicant's present address\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

City \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ State \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Zip \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Driver’s license No.\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ State: \_\_\_\_\_\_\_\_\_\_\_ Cell Phone (\_\_\_\_\_\_\_\_) \_\_\_\_\_\_\_\_\_-\_\_\_\_\_\_\_\_\_\_

You Social Security #\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ are you a US citizen? **YES/NO** Birth date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Applicant's e-mail address\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**General Information:**

Looking for a **FURNISHED** or **UNFURNISHE**D apartment?

Do you smoke **YES** or **NO** do you or any occupants have an animal **YES** or **NO** Type\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Applicant's former landlord name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Phone (\_\_\_\_\_\_\_) \_\_\_\_\_\_\_\_**-**\_\_\_\_\_\_\_\_\_\_\_\_\_

Why are you leaving your current residence? \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Previous monthly rent? $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date moved in: \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_\_ Date moved out: \_\_\_\_\_/\_\_\_\_\_\_/\_\_\_\_\_\_\_

Are you a student? **YES** or **NO** **Undergraduate 1 2 3 4 / Grad / Post Doc / Professional / Other**

**NOTE: ALL TENANTS ARE REQUIRED TO PURCHASE RENTER’S INSURANCE. PERSONAL LIABILITY MUST BE $300,000 AT MINIMUM.**

**Employer Information: (only fill this section in if you are employed full time)**

Present employer: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Supervisor Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Employer's Phone: (\_\_\_\_\_\_) \_\_\_\_\_\_\_\_\_\_-\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Monthly income (gross):$\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Parent Information: If you have a parent/co-signer for your lease contract, please leave this section blank and fill in the parent information and visit our website or office for a parent/co-signer application)**

Name of Parent/Guardian \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Address of Parent/Guardian \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

City \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_State \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Zip \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Parents Phone (\_\_\_\_\_\_\_) \_\_\_\_\_\_\_\_-\_\_\_\_\_\_\_\_\_\_ Parents Employer \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Address\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Phone (\_\_\_\_\_\_) \_\_\_\_\_\_\_\_-\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Why You Applied Here: Were you referred**? YES NO** If yes, by whom\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Did you find us on your own? YES or NO- If yes, please indicate rental publication below or other here: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Rental Publication \_\_\_\_\_Internet please name site/location\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Your Spouse: (If Applicable)**

Full name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Former last Name (maiden) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Spouse's Social Security #:\_\_\_\_\_\_\_\_\_\_\_**-**\_\_\_\_\_\_\_\_\_\_\_\_**\_-**\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Birth date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Cell phone (\_\_\_\_\_\_\_) \_\_\_\_\_\_\_\_**\_-\_**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ E-mail address \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Are you a U.S. citizen? **YES** or **NO** Student? **YES** or **NO** Employed? \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Names of others that will be living with: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Your Rental / Criminal History: (Check only if applicable)***Have you, your spouse, or any occupant listed in this Application ever: \_\_\_\_\_\_ been evicted or asked to move out? \_\_\_\_\_ moved out of a dwelling before the end of the lease term without the owner's consent? \_\_\_\_\_ declared Bankruptcy? \_\_\_\_\_ been sued for rent? \_\_\_\_\_ been sued for property damage? \_\_\_\_\_ been charged, detained, or arrested for, or pleaded guilty or nolo contender to, or been convicted of, or been given deferred adjudication for, any offense involving actual or threatened injury to a person (including sex crimes), or damage to property, or involving the use, possession, manufacture, distribution or sale of any illegal drugs or paraphernalia? Please indicate the year, location and type of each such charge or offense, other than those that were resolved by dismissal or acquittal. We may need to discuss more facts before making a decision. You Represent the answer is "no" to any item not checked above.*

 **Emergency Contact**: (Emergency contact person over 18, who will not be living with you)

Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

City / State / Zip: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Contact Number: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

*Any material misrepresentation on this application will be considered grounds to reject this application and/or to terminate or void a lease agreement with Falk Realty.*

*Authorization: I or we authorize Falk Realty, its owners, agents, employees and representatives, as well as the owner of the property to which this application applies to obtain reports from any consumer reporting agencies before, during, and after my/our tenancy and to verify, by all available means, the information in this application. All information obtained will be used only in connection with this application.*

**Contemplated Lease Contract information:**

**This section to be filled in only if the Lease Contract is not signed by resident(s) at the time of application for rental.**

Names of all residents who will sign Lease Contract \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Name of owner / Lessor: **Falk Realty**

Property name and type of dwelling (bedrooms and baths) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Complete street address\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_State College, PA 16801

Total number of residents and occupants\_\_\_\_\_\_\_\_\_;

Beginning date and ending date of lease contract: **August 17, 2020 to July 31, 2021**

Total security deposit $\_\_\_\_\_\_\_\_\_\_\_; Pet Fee (nonrefundable) $\_\_\_\_\_\_\_\_\_\_

Monthly rent for dwelling unit $\_\_\_\_\_\_\_\_; Monthly Pet Fee $\_\_\_\_\_\_\_\_\_\_\_\_

The prorated rent for first month’s rent will be $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_;

**Application Agreement**

**1. Lease Contract Information.** The lease contemplated by the parties is attached--or, if no lease is attached, the lease to be entered into upon approval of this application will be the lease then being used by Falk Realty.

**2. Application Fee.** The application fee paid at the time of this application is non-refundable for any reason.

**3. Application Deposit.** The application deposit paid at the time of this application is refundable only as set forth below. The application deposit is not a security deposit. However, it will be credited toward the required move-in costs when a lease has been signed by all parties, OR it may be refunded if you are not approved; OR it may be retained by us as liquidated damages if you fail to sign a lease upon approval of this application or if you withdraw your application.

**4. Approval When Lease Contract Is Signed In Advance**. If you and all co-applicants have already signed the lease when we approve this application, our representative will notify you (or one of you if there are co-applicants) of our approval, sign the lease, and then credit the application deposit toward the required move-in costs.

**5. Approval When Lease Contract Isn't Yet Signed**. If you and all co-applicants have not signed the lease when we approve this application, our representative will notify you (or one of you if there are co-applicants) of the approval, sign the lease when you and all co-applicants have signed it, and then credit the application deposit toward the required move-in costs.

**6. If you fail to Sign lease after Approval**. Unless we authorize otherwise in writing, you and all co-applicants must sign the lease within 3 days after we give you our approval in person or by telephone, or within 5 days after we mail you our approval. If you or any co-applicant fails to sign the lease, we may keep the application deposit as liquidated damages and withdraw our approval with or without notice to you.

**7. If you withdraw before Approval**. If, before signing the lease, you or any co-applicant withdraws this application or notifies us that you've changed your mind about renting the dwelling unit, we'll be entitled to retain the entire application deposit as liquidated damages and withdraw our approval with or without notice to you.
**8. Completed Application.** This application will not be considered "completed" and will not be processed until all of the following have been provided to us (unless checked): \_\_\_\_ A separate application has been fully filled out and signed by you and each co-applicant; \_\_\_\_ \_\_\_an application fee has been paid to us, unless waived; \_\_\_\_\_ an application deposit has been paid to us. If no item is checked, all are necessary for this application to be considered completed.
**9. Non-approval in Seven Days**. We will notify you whether this application has been approved within seven days after the date we receive a completed application and all information needed by us to consider your application. Your application will be considered "disapproved" if we fail to notify you of your approval within seven days after we have received a completed application and all information needed by us to consider your application. Notification may be in person or by mail or telephone unless you have requested notification in a specific manner. You must not assume approval until you receive actual notice of approval.
**10. Refund after Non-approval.** If you are disapproved or deemed disapproved, we'll refund your application deposit within 30 days of such disapproval. You authorize us to make the refund check payable to all co-applicants jointly and mail it to any one of the applicants.
**11. Extension of Deadlines**. If any deadline in this application falls on a Saturday, Sunday, or a state or federal holiday, the deadline will be extended to the end of the next business day.
**12. Notice to or from Co-applicants**. Any notice we give you or your co-applicant(s) is considered notice to all co-applicants; and any notice from you or any of your co-applicants is considered notice from all co-applicants
**13. Keys or Access Devices.** We'll furnish keys and/or access devices only after: (1) all parties have signed the contemplated lease and other rental documents and (2) all applicable move-in costs, including rent and security deposit, have been paid in full.
**14. Parental Guarantee Form.** A Parental Guarantee Form (PG Form) must be completed if the applicant is a student. This application will not be approved, a lease will not be signed, and keys and access devices to the apartment will not be given out until Falk Realty has received all required PG Forms. If you are a student that receives a stipend, we may accept proof of the stipend in lieu of a PG Form.
**15. Receipt.**
Application fee $ 00.00
Application deposit $ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
Total of above application fee and application deposit: $ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
Total amount of money we've received to this date: $ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
**16. This Application is not a lease.** This application is not a lease, and it is not an agreement to enter into a lease. Neither you nor Falk Realty will have any obligations, rights or remedies under a lease until a lease has been signed by both you and Falk Realty.
**15. Signature.** Our representative's signature is consent only to the above application agreement. It does not bind us to accept applicant or to sign a lease.

***Acknowledgement.***
***You declare that all your statements on this Application are true and complete. You*** ***authorize us to verify all information through any means, including consumer reporting agencies and other rental housing owners.*** ***If you fail to answer any question or give false information, we may reject the application, retain all application fees and*** ***Deposits as liquidate damages, and terminate your lease, if one has been signed. Giving false information is a serious criminal offense. In lawsuits relating to this application or the lease, we may recover all attorney's fees and litigation costs from you. We may at any time furnish information to consumer reporting agencies and other rental*** ***Housing owners regarding your performance of your legal obligations, including both favorable and unfavorable information***

Applicant’s Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Date:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Spouse’s Signature (If applicable):\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Date:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signature of Falk Realty Management: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Date:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_