

Falk Realty Management

320 South Carl Street, State College, PA 16801

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info@falkrealty.net



Today's Date: _____

APPLICATION AND AGREEMENT TO LEASE

Building applying for: _____ Apt. No. _____

No. to occupy apt. _____ Parking Yes _____ No _____

Drivers License # _____ State _____ Parking \$ _____
per month

No. of bedrooms _____ Furnished _____ Unfurnished _____

Lease start 8 / 18 / 2010 to 8 / 11 / 2011 per month \$ _____

AT HAMPSHIRE AND PARKVIEW PARKING IS RENTED AT AN ADDITIONAL COST. PARKING BY PERMIT ONLY.

S.S. # _____ Date of Birth _____ Sex M _____ F _____

Applicant's full name (Please Print) _____

Applicant's cell phone number _____ Applicant's e-mail address _____

Applicant's present address _____

Applicant's former landlord _____ Phone number _____

Current rental amount \$ _____ per month

Present employer: _____ Employer's phone number _____

BY SIGNING THE FOLLOWING LINE, THE APPLICANT UNDERSTANDS THE SIGNATURE OF A PARENT / GUARDIAN IS REQUIRED ON THE LEASE. _____

Parental Information:

Name of Parent or Guardian _____

Address of Parent or Gaurdian _____

City _____ State _____ Zip _____ Phone () _____

PLEASE READ THE FOLLOWING STATEMENT BEFORE SIGNING THIS APPLICATION

The deposit paid by you the applicant will be held in escrow as a security deposit until such time as the lease is terminated and the apartment is vacated. The cost of necessary repairs, cleaning, or replacements shall be deducted from the security deposit at termination of the lease. Under no circumstances will this deposit be considered as part of the rent.

Any material misrepresentation on this application will be considered grounds to terminate or void any lease agreement with Falk Realty.

The within agreement shall constitute an offer to lease which may not be revoked and shall remain open and capable of acceptance until the above listed date of lease beginning. Falk Realty agrees that if the application is accepted the unit will be reserved for the applicant in accordance with the terms and conditions herein and shall be available for occupancy on the date specified provided applicant has submitted necessary guaranty agreements and entered into the lease agreement contemplated herein and be in full compliance with all terms and provisions of such lease agreement including the payment of rent and security deposit monies.

This is a legally binding offer to enter into a lease for the above premises on the form in current use by Falk Realty, and containing the above terms. If acceptance by Falk Realty, I understand that I am obligated to execute such a lease when it is tendered to me. If I attempt to withdraw this offer after acceptance, or I fail or refuse to execute such a lease, Falk Realty will make reasonable efforts to re-rent the premises on my behalf. If Falk Realty is successful, I understand and agree that said deposit will be forfeited and retained as liquidated damages by Falk Realty for its efforts in processing this application, holding the premises open on my behalf pending approval of this application, and making the necessary investigation of my character and reputation. However, until such time as Falk Realty is able to re-rent the premises, I understand and agree that I shall remain liable for the monthly rental payments and other charges imposed in accordance with the terms of the proposed lease, which is agreed to be binding whether executed by me or not.

No agreement except contained here will bind the applicant, agent or owner.

I accept the above statement:

Signed _____ Date: _____

AUTHORIZATION TO RELEASE INFORMATION TO PROSPECTIVE LANDLORD OR PROPERTY MANAGER AND NATIONAL CREDIT REPORTING

I, _____ represent that I am herewith applying to rent residential premises of Falk Realty.
PRINT

It is important that my prospective landlord or property manager be provided with information regarding my tenancy with current or former landlords or property managers, credit history, and any criminal records National Credit Reporting will be providing said information.

Each of the parties stated is hereby requested and authorized to speak with or communicated with the prospective landlord or property manager set forth above and National Credit Reporting for the purpose of discussing any and all of the facts and circumstances of my current or former tenancy, as well as the other information listed above. There are no limitations or restrictions regarding what may be discussed or revealed to my prospective landlord or property manager and National Credit Reporting.

You are also herewith given express permission and consent to provide copies of my entire tenancy file, credit history and criminal record history to the prospective landlord or property manager set forth above and National Credit Reporting.

I hereby hold the above named parties and National Credit Reporting free and harmless of any liability for providing written or verbal information and / or discussing the quality of my tenancy with my prospective landlord or property manager and National Credit Reporting.

I warrant that all the above information is true and correct and agree to the terms and conditions hereon which I have read and understand.

Signed _____ Date _____

Signed _____ Date _____

Agent _____