



(814) 237-5598 - TELEPHONE  
(814) 237-9021 - FAX



(814) 238-2550 - TELEPHONE  
(814) 237-9021 - FAX

701 CRICKLEWOOD DRIVE  
STATE COLLEGE, PA 16803  
Toll Free 1-800-4-TOFTREES  
1-800-486-3873

**CONSUMER NOTICE FOR TENANTS  
THIS IS NOT A CONTRACT**

\_\_\_\_\_ hereby states that with respect to this property, Turtle Creek, Cooper's Pond, I am acting in the following capacity:

A direct employee of the Owner/Landlord

I acknowledge I have received this Notice: \_\_\_\_\_  
(Consumer) (Date)

I certify that I have provided this Notice: \_\_\_\_\_  
(Name) (Date)

CREDIT APPLICATION - RENTAL AGREEMENT - DEPOSIT RECEIPT

This application must be accompanied by a non-refundable credit-reporting fee of \$30.00 per applicant. No processing shall be done on any application until the fee is paid. **NOTE: All blanks must be filled in for processing.**

**EMAIL ADDRESS:** \_\_\_\_\_

**APPLICATION DATA:**

Name \_\_\_\_\_ Home phone \_\_\_\_\_ Work phone \_\_\_\_\_  
Address applied for \_\_\_\_\_ No. of Bedrooms \_\_\_\_\_ Townhouse \_\_\_\_\_ Apartment \_\_\_\_\_  
Lease dates \_\_\_\_\_ at \$ \_\_\_\_\_ per month  
Name and relationship of all other persons to occupy premises regularly:  
Full Name Relationship

Notify in case of emergency: \_\_\_\_\_ Phone \_\_\_\_\_  
Pet description \_\_\_\_\_ (See pet addendum)  
Social Security No. \_\_\_\_\_ Date of Birth \_\_\_\_\_ Spouse Social Security No. \_\_\_\_\_ Date of Birth \_\_\_\_\_  
Car description \_\_\_\_\_ Plate number \_\_\_\_\_ State \_\_\_\_\_  
Second car \_\_\_\_\_ Plate number \_\_\_\_\_ State \_\_\_\_\_

**RESIDENT HISTORY:**

Present home address _____	Rent \$ _____
_____	Lease dates _____
Landlord _____	Phone _____
Previous address _____	Rent \$ _____
_____	Lease Dates _____
Landlord _____	Phone _____

**EMPLOYMENT HISTORY:**

Locally employed by \_\_\_\_\_ Position \_\_\_\_\_ Dates \_\_\_\_\_  
Supervisor \_\_\_\_\_ Phone \_\_\_\_\_  
Previous Employer \_\_\_\_\_ Position \_\_\_\_\_ Dates \_\_\_\_\_  
Supervisor \_\_\_\_\_ Phone \_\_\_\_\_  
Normal annual income \$ \_\_\_\_\_ Commission \_\_\_\_\_  
Spouse's income \$ \_\_\_\_\_ Employed by \_\_\_\_\_  
Other source of income \_\_\_\_\_  
Future employment plans: \_\_\_\_\_

**REFERENCES:**

Bank name \_\_\_\_\_ Account in whose name \_\_\_\_\_

**Personal references:**

(name) (address) (phone)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Have you ever been convicted of a felony? \_\_\_\_\_ If so, when? \_\_\_\_\_

**CONDITIONS OF APPLICATION AND AGREEMENT TO LEASE**

This deposit paid by 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 cleaning, repairs or replacements shall be deducted from the security deposit at termination of the lease. Under no circumstances may applicant apply this deposit to any portion of the rent due under the lease. This is a legally binding offer to enter into a lease for the above premises on the form in current use by the Landlord, and containing the above terms. If accepted by the Landlord, I understand that I am obligated to execute such a lease when it is tendered to me. If I attempt to withdraw this offer or if I fail or refuse to execute such lease, the Landlord will make reasonable efforts to relet the premises on my behalf. If the Landlord is successful, I understand and agree that said deposit will be forfeited and retained as liquidated damages by the Landlord 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 the Landlord is able to relet 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 either the applicant, agent or owner.

I WARRANT THAT ALL OF THE ABOVE INFORMATION IS TRUE AND CORRECT AND AGREE TO THE TERMS AND CONDITIONS HEREON WHICH I HAVE READ AND UNDERSTAND.

I recognize that as part of the procedure for processing this application an investigation will be made into my finances and additional information may be obtained by interviews with acquaintances, friends, and references to include information on my character, reputation, personal characteristics, financial strength and mode of living.

Signed \_\_\_\_\_ Date \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_

All applications must be submitted with a check or money order made payable to Cooper's Pond Toftrees Associates or Turtle Creek Toftrees Associates in the amount of \$30.00 per application as well as a \$100.00 which will be applied to your security deposit. If your application is approved, the security deposit less the \$100.00 would be due in order to secure townhome/apartment.

**FOR OFFICE**

\$ \_\_\_\_\_ Security Deposit Paid on \_\_\_\_\_ Check # \_\_\_\_\_ Received By \_\_\_\_\_

\$ \_\_\_\_\_ Security Deposit Paid on \_\_\_\_\_ Check # \_\_\_\_\_ Received By \_\_\_\_\_

\$ \_\_\_\_\_ Application Fee Paid on \_\_\_\_\_ Check # \_\_\_\_\_ Received By \_\_\_\_\_

\$ \_\_\_\_\_ Application Fee Paid on \_\_\_\_\_ Check # \_\_\_\_\_ Received By \_\_\_\_\_