



(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 \$50.00 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 _____ Cell 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. _____ DOB _____ Spouse Social Security No. _____ DOB _____

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 \$50.00 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 _____ Payment Type _____ Received By _____

\$ _____ Security Deposit Paid on _____ Payment Type _____ Received By _____

\$ _____ Application Fee Paid on _____ Payment Type _____ Received By _____

\$ _____ Application Fee Paid on _____ Payment Type _____ Received By _____