

EADEH ENTERPRISES

511 OLD LANCASTER ROAD, STE 8, BERWYN, PA 19312
PHONE: 610-647-1776 ext. 112 FAX: 610-647-6060
CONTACT: JOANNE MARKS, - joannemarks@eadeh.com

A NON-REFUNDABLE APPLICATION FEE OF \$50.00 IS DUE AT TIME OF APPLICATION AND PHOTO ID FOR ALL APPLICANTS AND ONE MONTH PROOF OF INCOME IS REQUIRED AT TIME OF APPLICATION

RENTAL APPLICATION

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ALL APPLICANTS WILL BE SUBJECT TO AN INVESTIGATION OF
THEIR CREDIT AND RENTAL HISTORIES.
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All information must be printed clearly. Any missing information may delay/void this application process.

DATE OF APPLICATION: _____ OCCUPANCY DATE: _____

PROPERTY ADDRESS: _____

CITY/STATE/ZIP: _____

.....
APPLICANT INFORMATION:

First Name: _____ Middle: _____ Last Name: _____
Social Security #: _____ - _____ - _____ Date of Birth: _____
Driver's License #: _____ Expiration Date: _____
Automobile Make: _____ Year: _____ License Plate #: _____
Current Phone #: _____ Other #: _____
Email Address: _____

RENTAL HISTORY:

CURRENT Landlord(s) OR HOME ADDRESS: _____
Landlord's Phone # (if applicable): _____
Current Home Address: _____
City/State/Zip: _____ Length of Residence: _____
Rent/Mortgage: _____ Reason for Moving: _____

PREVIOUS Landlord: _____ Landlord's Phone #: _____
Previous Address: _____
City/State/Zip: _____ Length of Residence: _____
Rent/Mortgage: _____ Reason for Moving: _____

EMPLOYER INFORMATION:

CURRENT Employer: _____ Length of Employment: _____
Employment Address: _____
City/State/Zip: _____ Employment Phone #: _____
Current Position: _____ Income Per Month (ALL SOURCES): _____

PREVIOUS Employer: _____ Reason Left?: _____
Employment Address: _____
City/State/Zip: _____ Employment Phone #: _____
Current Position: _____ Income Per Month (ALL SOURCES): _____

OTHER INFORMATION:

Have you ever declared bankruptcy or suffered foreclosure?

Yes No, If yes, list any payments\$ _____

Have you been evicted or sued for unpaid rent or damages to leased property?

Yes No, If yes, explain: _____

Have you ever refused to pay rent for any reason?

Yes No, If yes, explain: _____

Have you ever been convicted of a felony or misdemeanor?

Yes No, If yes, explain: _____

Have you at any time or since January 1, 1998 been obligated to pay support under an order on record in any Pennsylvania county? If yes, list the County and the Domestic Relations File or Document #

Yes No, If yes, explain: _____

The number of occupants for this rental: _____ List Names & Relationships to All Occupants:

Does any Applicant or Occupant own any pets? If yes, list and describe

Yes No, If yes, explain: _____

In Case of Emergency, Contact: _____ Relationship: _____

Current Address: _____

City/State/Zip: _____ Phone #: _____

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CO-APPLICANT / GUARANTOR INFORMATION:

First Name: _____ Middle: _____ Last Name _____

Social Security #: _____ - _____ - _____ Date of Birth: _____

Driver's License #: _____ Expiration Date: _____

Automobile Make: _____ Year: _____ License Plate #: _____

Current Phone #: _____ Other #: _____

Email Address: _____

RENTAL HISTORY: (Please include address if you own property.)

CURRENT Landlord: _____ **Landlord's Phone #:** _____

Current Address: _____

City/State/Zip: _____ Length of Residence: _____

Rent/Mortgage: _____ Reason for Moving: _____

PREVIOUS Landlord: _____ **Landlord's Phone #:** _____

Previous Address: _____

City/State/Zip: _____ Length of Residence: _____

Rent/Mortgage: _____ Reason for Moving: _____

EMPLOYER INFORMATION:

CURRENT Employer: _____ **Length of Employment:** _____

Employment Address: _____

City/State/Zip: _____ Employment Phone #: _____

Current Position: _____ Gross Income Per Month: _____

PREVIOUS Employer: _____ **Reason Left:** _____

Employment Address: _____

City/State/Zip: _____ Employment Phone #: _____

Current Position: _____ Gross Income Per Month: _____

FINANCIAL INFORMATION: The following references must be completely filled out:

Savings Acct At: _____ Acct #: _____

Checking Acct At: _____ Acct #: _____

Credit Acct At: _____ Acct #: _____

OTHER INFORMATION:

Have you ever declared bankruptcy or suffered foreclosure?

Yes No, If yes, list any payments\$ _____

Have you been evicted or sued for unpaid rent or damages to leased property?

Yes No, If yes, explain: _____

Have you ever refused to pay rent for any reason?

Yes No, If yes, explain: _____

Have you ever been convicted of a felony or misdemeanor?

Yes No, If yes, explain: _____

Have you at any time or since January 1, 1998 been obligated to pay support under an order on record in any Pennsylvania county? If yes, list the County and the Domestic Relations File or Document #

Yes No, If yes, explain: _____

The number of occupants for this rental: _____ List Names & Relationships to All Occupants:

Does any Applicant or Occupant own any pets? If yes, list and describe (PLEASE SEE PET ADDENDUM & POLICY FOR ADDITIONAL FEES/RULES)

Yes No, If yes, explain: _____

In Case of Emergency, Contact: _____ Relationship: _____

Current Address: _____

City/State/Zip: _____ Phone #: _____

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Notices & Information

CONDITION OF PROPERTY:

The property will be leased in the same condition as it is shown unless otherwise agreed in writing:

SPECIAL PROVISIONS:

APPLICANT (S) UNDERSTANDS AND ACCEPTS THE FOLLOWING CONDITIONS:

1. Landlord has the right to reject the Application. If the applicant fails to take possession on the date specified in the lease and fails to pay any additional sum(s) due before possession, the Security deposit will be forfeited as compensatory damages.
2. I realize that the rental agent from whom I am making an application for the rental unit, cannot promise, authorize or order any repairs or improvements to the premises other than having it cleaned and painted.
3. The Lease term is *One year*. I understand the landlord may change this term. I understand that I am responsible for payment of all utilities and related service contracts for Electric, Gas Heat, and A/C, etc if applied to that property. It is my responsibility to notify the necessary utility companies to put service in my name prior to taking possession.
4. I am aware of the monthly rate and the standard Deposits required:
First Month's Rent, Last Month's Rent and a Security Deposit (same amount as rent).
Additional deposits may be required pending on application.
6. I am aware that I will be required to obtain Renter's Insurance listing the Landlord as Additional insured.
7. If my application is approved I am aware that at the time of the lease signing I must bring a:
Certified Bank Check or Money Order, made payable to: EADEH FAMILY LIMITED PARTNERSHIP

FAIR CREDIT REPORTING ACT:

15 U.S.C. & 1681 et. Seq.

In compliance with the Fair Credit Reporting Act, be advised that a detailed consumer credit report or similar report must be secured to determine:

- 1.) Your Residency and Employment sources for the past three (3) years, And,
- 2.) The extent, nature and repayment record of your present and past indebtedness. Your signature affixed authorizes this situation to secure the expeditious manner the aforementioned consumer report or similar report, acknowledges your awareness of its purpose and extend of disclosure.

Applicant(s) authorize Landlord to obtain any information deemed necessary to evaluate this application and authorize an investigation into, but not limited to, credit reports, credit history, criminal history, judgments of record, rental history, verification of employment and salary, employment history, vehicle records, and licensing records of any and all names listed on this application. Applicant(s) acknowledge that all information in the Application is true and correct. Applicant(s) acknowledge that if they present false or incomplete information, the Landlord may reject this application. Applicant(s) understand that there may be a non-refundable fee to cover the cost of processing my application, which you will not be refunded if you don't get the apartment. Giving false or incomplete information may result in forfeiture of any payments made in connection with this Rental Application

I have read and agree to the contents of this application:

APPLICANT (S) SIGNATURE _____

DATE: _____

CO-APPLICANT (S) SIGNATURE _____

DATE: _____

- OFFICE USE ONLY -

Date Application Rcvd: _____ Application Processed By: _____

Applicant Verification:

Rental: _____

Employment: _____

Credit: _____

Co Applicant Verification:

Rental: _____

Employment: _____

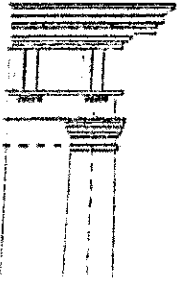
Credit: _____

Approved. Comments: _____

Denied. The following Criteria were not met: _____

Approved By: _____

Date: _____



EADFH enterprises

EADFH.COM

511 Old Lancaster Road, Suite 8 Berwyn, Pennsylvania 19312 Tel 610-647-1776 Fax 610-647-6060

VERIFICATION OF RENTAL HISTORY

TO: _____

We are requesting verification of rental history for the individual named below, who states they are a present or former tenant.

Please complete the information and fax to _____

Thank you for your cooperation.

Cordially,

I HEREBY AUTHORIZE YOU TO RELEASE INFORMATION REGARDING MY TENANCY TO THE INQUIRING LANDLORD.

TENANT SIGNATURE _____

DATE _____

Rental history of _____

Date moved in _____ Moved out _____ Monthly rent \$ _____

Was rent paid on time? _____ Number of times late? _____

What was included in rent? _____

Number of persons in family? _____ Did they follow the rules? _____

Complaints by others (explain)? _____

Care of rental unit: _____

Any damage? _____ Any pets? _____

Overall rating as a tenant (good, fair, poor, explain) _____

Would you rent to them again? _____

Did they give notice to move? _____ If former tenant, did you return full security deposit? _____

If not, why? _____

Person providing information: _____

Title: _____ Phone: _____





Real Estate Leasing
Commercial & Residential

PET POLICY

Dogs & Cats Allowed

Non-Refundable Pet Privilege Fee: \$500 per pet at lease signing
Recurring Additional Rent Per Pet: \$35 per month as Additional Rent

Breed Restrictions: Rottweilers, German Shepherds, Akitas, Pinschers, Cane Corso, Pitbulls, Staffordshire Terrier Breeds, Great Dane, Malamutes, Huskies, Wolf Hybrids, Dobermans, Chow Chows, Mastiffs, Korean Jindo, American Bully, Bulldogs, Dalmatians, and Boxers or any of these as a mix.

Landlord can require DNA test at Tenant expense to confirm breed.

- Within each unit Tenants may have a maximum of 2 pets per apartment
- 40 LB Max per pet
- No Exotic Pets
- Pet must be spayed/neutered
- Pets must be leashed outside of the unit, in all common areas and exterior areas.
- Tenants MUST clean up outside after their pet; and/or daily litter box cleaning.
- Tenants are responsible for cleaning up "accidents" inside the building promptly.
- Dog(s) must be crated until they have reached 2 years old to prevent chewing & house breaking purposes. Animals who cause damage to the unit including but not limited to chewing fixtures, cabinets, baseboards, or other parts of the apartment or urinating in the unit must be crated unless supervised.
- For any damage caused by the Pet(s) Tenants and Guarantors shall be financially responsible as an Additional Rent; damage costs will be deducted from the security deposit; balances due exceeding the security deposit shall be paid by Tenant and Guarantors at Lease expiration or earlier termination of the Lease.

Please Note:

If we receive any complaints whether it be about noise, not picking up/disposing of pet waste or any other complaints we will implement a 3-strike rule in which on the 3rd strike the pet must be rehomed. Landlord has the right to do an inspection without notice.

The ability to have a pet is a privilege & the landlord at its sole discretion may refuse occupancy with a pet or may require a pet owner with disruptive or destructive pet be rehomed to continue living in the leased unit.

ANIMAL ADDENDUM

Pursuant to this Animal Addendum, Landlord may permit a tenant to keep an animal(s) (not more than two), upon the following terms and conditions which shall be deemed to be a part of the tenant's lease:

1. The following rules apply with respect to all animals:

(a) a deposit of \$500.00 (non-refundable deposit) assessed for each animal(s) (up to two), but tenants are financially responsible for any injury to persons and for damage, repair, or replacement of personal property and property damage caused by any animal(s);

(b) an additional \$35 per month per animal monthly fee;

(b) tenants are responsible for sanitary disposal of all waste products of the animal(s), including removal of waste materials from outdoor areas and disposal of such waste in appropriate trash receptacles;

(c) the tenant shall register the animal with Landlord, providing:

(i) a photograph of the animal(s);

(ii) evidence of current immunization;

(iii) veterinarian contact information; and

(iv) if required by local law, evidence of licensing*;

(d) tenants will not permit animal(s) to be left alone in an apartment or home if they are noisy;

(e) all animals must be properly restrained when outside the tenant's apartment or home and must not be left unattended when outdoors;

(f) animals cannot exhibit aggressive or noisy behavior that threatens the health, safety, or quiet enjoyment of others.

4. The terms of this Addendum may be amended upon written notice to tenant.

5. Failure to comply with this Addendum constitutes a violation of the Lease and may authorize the remedies for violations provided in the Lease, including but not limited to, eviction.

*(Tenant will update vaccination and licensing records annually).

I HAVE READ THIS ANIMAL LEASE ADDENDUM AND AGREE TO ITS TERMS.

TENANT'S NAME: _____

DATE: _____