



3545 Marietta Ave, Suite DD, Lancaster, PA 17601
 Phone: 717-285-4555 Fax: 717-285-4504

Property Applied For: _____
 Move-in Date Requested: _____
 Rent for Unit: _____ Security Deposit Required: _____
 Utilities included in rent amount: _____
 Appliances provided: _____
APPLICATION FEE: \$15.00 (per adult) X _____ = _____

Applicant #1

Name _____ S.S. # _____ - _____ - _____ Cell Phone _____ - _____
 Address _____ Home Phone() _____ - _____
 _____ Zip _____ Email: _____
 How Long? _____ Landlord/Agent _____ Phone() _____ - _____
 Previous Address _____ Zip _____
 How Long? _____ Landlord/Agent _____ Phone() _____ - _____

Applicant #2

Name _____ S.S. # _____ - _____ - _____ Cell Phone _____ - _____
 Address _____ Home Phone() _____ - _____
 _____ Zip _____ Email: _____
 How Long? _____ Landlord/Agent _____ Phone() _____ - _____
 Previous Address _____ Zip _____
 How Long? _____ Landlord/Agent _____ Phone() _____ - _____

Employment Information:

Applicant #1

Applicant #2

Employer _____ / _____
 Position Held _____ / _____
 Supervisor _____ / _____
 How Long? _____ / _____
 Monthly Income (attach most recent pay-stub) _____ / _____
 Annual Income (attach prior year w-2) _____ / _____

Other Occupants:

Names _____ Ages _____ Relationship _____
 Do you have any pets? _____ How many? _____ Type _____ Breed _____ Weight _____ Age _____

Applicant #1

Applicant #2

Have you ever applied with Prospect Leasing & Mgmt? _____
 Have you ever been evicted from a rental property? _____
 Have you ever filed for bankruptcy? If yes, when? _____
 Have you ever been convicted of a felony? _____
 Are you 18 years of age or older? _____
 Drivers License State and Number (attach copy of I.D.) _____

I declare that the foregoing information is true and correct, and authorize its verification and the obtaining of a consumer credit report. I agree that the landlord may terminate any agreement entered into in reliance on any misstatement made above. I further acknowledge that any security deposit monies paid by me will be forfeited should I choose not to complete the lease signing process.

_____ (Applicant) _____ (Applicant) _____ (Date)

CONSUMER NOTICE
THIS IS NOT A CONTRACT

_____ Hereby states that with respect to this property, _____

I am acting in the following capacity:

- ____(I) Owner/Landlord of the Property;
____(II) A Direct Employee of the Owner/Landlord; or
 X (III) An Agent of the Owner/Landlord Pursuant to a Property Management or Exclusive Leasing Agreement.

I acknowledge that I have received this notice:

Date: _____

Print (consumer): _____

Print (consumer): _____

Signed (consumer): _____

Signed (consumer): _____

I certify that I have provided this notice:

_____ Date: _____

• LEASING QUALIFICATIONS

- **APPLICATION FEE:** A non-refundable application fee of \$15.00 must be paid by each applicant.
- **APPLICANTS:** Applicants must be at least 18 years of age. All persons who are expected to reside in the unit that are 18 years or older must complete and sign the application and pay the application fee.
- **OCCUPANTS:** Occupancy will be limited to no more than two (2) persons per bedroom, unless otherwise dictated by local municipality.
- **SOCIAL SECURITY NUMBER:** Each applicant must have a United States government issued Social Security number in order for the verification process to begin.
- **INCOME:** A verifiable consistent monthly gross income less certain monthly debt obligations from the applicant(s), of at least three and one half (3.5) times the monthly rent amount. If not, then a co-signer may be required or prepayment/escrow may be used as an option at our discretion.
- **CREDIT HISTORY:** Applicants must have a credit report which reflects a positive payment history on at least 66% of the total accounts reported for the last three (3) years, applicant may not have any collections on previous rental accounts.
- **RESIDENCE HISTORY:** Applicants must have a current resident reference (rental or mortgage) reflecting a prompt payment record for the past two (2) years or a credit approved co-signer.
- **CRIMINAL HISTORY:** Applicants must not have a criminal history which reflects any prior felony convictions.
NOTE: This requirement does not constitute a guarantee or representation that residents or occupants residing at any listed property have not been convicted of a felony.
- **VALIDITY PERIOD:** Approved applications (other than those who are on our active waiting list) will remain in good standing for a period of ninety (90) days from the approval date. If the lease is not signed and/or the applicant(s) fails to occupy an apartment within the viable time period, the application must be re-submitted for verification and approval and a new application fee must be paid.

How did you find out about the property you are applying for?

____ Lancaster Newspaper ____ Advertiser/Merchandise ____ Apartment Finder ____ Rentals.com
____ Sign ____ Yellow Book ____ Referral from a current resident ____ Other _____