

RESIDENTIAL RENTAL APPLICATION

Pennsylvania | One application required for each adult applicant

IMPORTANT: EVERY PROPOSED OCCUPANT AGE 18 OR OLDER MUST COMPLETE AND SIGN A SEPARATE APPLICATION.

Submission does not guarantee approval or create a lease; write N/A where appropriate.

APPLICANT IDENTIFICATION AND CONTACT

Legal first name		Middle name	Legal last name	
Other names used (for record matching)			Date of birth	
Primary phone		Alternate phone	Email	
Current street address		Unit	City	
State	ZIP	At this address since	Preferred contact method / time	

HOUSEHOLD, ANIMALS AND VEHICLES

List all proposed occupants; adults must submit separate applications

PROPOSED OCCUPANTS

List every person who will live at the property, including the applicant. Do not use this section to request or evaluate protected-class information.

Full legal name	Relationship to applicant	Age (if under 18)	Separate application?
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ANIMALS

Do not list a service animal or assistance animal as a pet. Disability-related accommodation requests may be handled separately and confidentially.

Animal 1: type	Breed	Name	Age	Weight	License
Animal 2: type	Breed	Name	Age	Weight	License
Animal 3: type	Breed	Name	Age	Weight	License

VEHICLES KEPT AT THE PROPERTY

Vehicle 1: make	Model	Year	Color	Plate / state
Vehicle 2: make	Model	Year	Color	Plate / state
Vehicle 3: make	Model	Year	Color	Plate / state

NO-SMOKING POLICY

**NO SMOKING OR VAPING IS PERMITTED INSIDE THE RENTAL PROPERTY
OR WITHIN 50 FEET OF ANY DOOR.**

Applicant acknowledges and agrees to comply with this no-smoking policy.

RESIDENCE AND LANDLORD HISTORY

Complete previous residence only if current residence is less than two years

CURRENT RESIDENCE

Street address Unit City / state / ZIP

From To Monthly rent Owner / manager

Owner / manager phone Owner / manager email Reason for leaving

PREVIOUS RESIDENCE - REQUIRED ONLY IF CURRENT RESIDENCE IS LESS THAN TWO YEARS

Street address Unit City / state / ZIP

From To Monthly rent Owner / manager

Owner / manager phone Owner / manager email Reason for leaving

AUTHORIZATION TO VERIFY RENTAL HISTORY

Applicant authorizes the housing provider and its agents to contact current and former housing providers to verify dates of occupancy, payment history, lease compliance, property condition, notices, balances, and other lawful tenancy information. This authorization is subject to the certification and authorization on page 6.

Applicant signature Date

List lawful, verifiable income the applicant wants considered

Employer / income source	Position / description				
Address	Phone	Start date			
Supervisor / verifier	Gross monthly income	Pay frequency			

Prior employer / income source	Position	Dates
Address / contact	Phone	Gross monthly income

Source 1	Gross monthly amount	Verification contact / document
Source 2	Gross monthly amount	Verification contact / document
Source 3	Gross monthly amount	Verification contact / document

Additional income or verification notes

SCREENING INFORMATION AND REFERENCES

Answer completely; explain any yes answer in the space provided

SCREENING QUESTIONS

Have you ever been a named defendant in an eviction or possession case?	Yes	No
Have you ever broken a lease or been asked to leave a rental property?	Yes	No
Do you owe money to a current or former housing provider?	Yes	No
Do you owe an unpaid utility balance that may affect service at the property?	Yes	No
Have you filed bankruptcy in the past 7 years?	Yes	No
Do you have a criminal conviction that is relevant to a legitimate housing-safety or property concern?	Yes	No
Have you used another identity or credit profile for housing or credit purposes?	Yes	No

Criminal-history note: Do not report arrests that did not result in conviction, or records that are sealed, expunged, pardoned, or otherwise not lawfully reportable. A housing provider should not impose a blanket ban and should evaluate lawful, relevant conviction information consistently and individually.

Explanation of any yes answer (include dates, court/county if applicable, disposition, amount, and current status)

PERSONAL REFERENCES (NOT RELATIVES OR CURRENT/FORMER LANDLORDS)

Reference 1: name	Relationship	Phone / email
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Reference 2: name	Relationship	Phone / email
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EMERGENCY CONTACT

Name	Relationship	Phone / email
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AUTHORIZATION, CERTIFICATION AND DECISION

Read before signing; retain a copy for your records

APPLICANT AUTHORIZATION AND CERTIFICATION

I certify that the information in this application and any attachments is true, complete, and correct to the best of my knowledge. I understand that material misrepresentation or omission may be grounds for denial or, where lawful, termination of a resulting tenancy. I authorize the landlord, property manager, owner, their agents, and any tenant-screening or consumer-reporting company they use to verify information in this application and obtain lawful consumer reports for rental-housing purposes, including credit, rental history, eviction records, employment/income verification, identity verification, and criminal-history information permitted by law. I authorize employers, income sources, housing providers, references, courts, public agencies, and other lawful information sources to release relevant information for this purpose. I understand that this authorization does not waive rights under the Fair Credit Reporting Act or other law. I may request the name and contact information of any screening company used. This authorization expires 90 days after signature unless a shorter period is required by law. A photocopy or electronic copy may be treated as an original.

I understand every proposed occupant age 18 or older must complete and sign a separate application.

I have reviewed this application and certify its accuracy and completeness.

Applicant signature (handwritten or valid electronic signature)

Date / time

Printed legal name

Related application / household ID

FAIR HOUSING AND CONSUMER-REPORTING NOTICE

Housing providers must apply written screening criteria consistently and comply with federal, Pennsylvania, and applicable local fair-housing laws. Federal law prohibits housing discrimination based on race, color, national origin, religion, sex (including sexual orientation and gender identity), familial status, and disability. Pennsylvania law also protects additional classes, including age and ancestry, and provides protections involving guide or support animals. Local ordinances may add protections such as source of income or other categories.

If a consumer report contributes to a denial or less favorable terms (for example, a higher deposit, higher rent, or co-signer requirement), the housing provider must provide an adverse-action notice identifying the consumer-reporting company and explaining the applicant's rights to obtain a free copy and dispute inaccurate information. The reporting company does not make the rental decision.

Form version: August 2026. General-purpose Pennsylvania form; not legal advice. The housing provider should have Pennsylvania counsel review the form, screening criteria, fee/deposit practices, privacy procedures, and municipal requirements before use.