



RENTAL APPLICATION

MEDIA – SWARTHMORE – NEWTOWN SQUARE, PENNSYLVANIA

This is a Rental Application only and does not constitute acceptance of the applicant or resident, nor does it establish a rental lease agreement or tenancy relationship between parties. An application is to be completed by each prospective resident aged 18 years or older. If there are more than two (2) applicants, please submit an additional application form and fee. Inaccurate or falsified information will be grounds for denial or subsequent eviction from the rental unit.

NON-REFUNDABLE APPLICATION FEE:

The application fee is \$50.00 per applicant and can be paid either by Money Order or online at MediaRealEstate.com. The non-refundable application fee is not a deposit and will not be credited towards rent if the applicant is accepted as a resident. This fee covers the costs of qualifying the applicant as a prospective resident through credit and criminal background reports. The name of the screening service utilized is MRI Resident Check. You are entitled by law to dispute the accuracy of any information provided in the reports generated.

HOLD FEE:

A \$300.00 deposit must be submitted to hold the particular rental unit the applicant is applying for.

For applicants applying for an apartment in The Brynchester Community, a \$500.00 deposit is required.

If the application is denied, the deposit will be refunded. If the application is approved and the prospective resident chooses to enter into a Lease Agreement, the deposit will be applied to the first month's rent.

Upon application approval, the prospective resident has three (3) days to decide whether or not to enter into a Lease Agreement. If the prospective resident decides not to enter into a Lease Agreement within the three (3) day period, the deposit will be refunded. If the Leasing Office has not been notified **in writing** by the prospective resident within three (3) days of application approval of their intention to accept or decline the rental unit, the deposit is forfeited and becomes non-refundable.

Screening Guidelines:

Complete Application:

- Each prospective resident aged 18 years or older must submit a completed application and \$50.00 non-refundable application fee.
- Incomplete applications will not be reviewed.
- We will accept the first qualified applicant(s).

Identification:

- Applicants must submit valid U.S. State identification, which must include a photograph.
- Applicant must have a valid U.S. Social Security Number.

Prior Rental History:

- Rental History of two (2) years (if applicable) must be verifiable for unbiased/unrelated sources.
- Applicant must provide us with information necessary to contact past landlords. We reserve the right to deny any application if, after making a good faith effort, we are unable to verify prior rental history.

Sufficient Income/Resources:

- Rent not to exceed (33%) of monthly gross income.
- Income/resources must be verifiable through pay stubs, employer contracts, current tax records, and/or bank statements.

Credit/Criminal/Public Records Checks:

- Negative reports may result in denial of application.
- Any individual who is a current illegal substance abuser or has been convicted of the illegal manufacture or distribution of a controlled substance or of a felony may be denied tenancy.

Screening Process:

- We determine, based on the application, whether the applicant meets our screening guidelines.
- We verify income and resources.
- We check with current and previous landlords.
- We obtain a credit report, criminal records report, and public records report.

You may submit a rental application as follows:

- Apply Online: MediaRealEstate.com
- Mail: Media Real Estate Company, 203 E. Baltimore Avenue, Media, PA 19063
- For hand delivery, please call our office at 610-565-9000 to schedule an appointment.

TODAY'S DATE _____ REQUESTED MOVE-IN DATE _____

LEASE TERM _____ RENTAL AMOUNT \$ _____

APPLICATION FEE \$ _____ PAID ON _____ RECEIPT # _____

HOLD FEE \$ _____ PAID ON _____ RECEIPT # _____

PROPERTY ADDRESS _____

UNIT # _____

APPLICANT NAME (last) _____ (first) _____ (middle) _____

DATE OF BIRTH _____ SOCIAL SECURITY # _____

EMAIL _____ CELL # _____

DRIVER'S LICENSE # _____ STATE _____ LICENSE PLATE # _____

AUTO MAKE _____ MODEL _____ YEAR _____ COLOR _____

EMPLOYED BY _____ PHONE # _____

EMPLOYER ADDRESS _____ SUPERVISOR _____

HOW LONG – Years _____ Months _____ POSITION _____

MONTHLY GROSS PAY \$ _____ OTHER INCOME (Describe) \$ _____

BANK ACCOUNT INFORMATION

Bank Name	Account Number	Balance
_____	_____	_____
_____	_____	_____
_____	_____	_____

PRESENT ADDRESS _____ CITY _____ STATE _____ ZIP _____

HOW LONG – Years _____ Months _____ MONTHLY RENT \$ _____

LANDLORD _____ PHONE # _____

PREVIOUS ADDRESS _____ CITY _____ STATE _____ ZIP _____

HOW LONG – Years _____ Months _____ MONTHLY RENT \$ _____

LANDLORD _____ PHONE # _____

PERSONAL REFERENCES (Local if possible)

NAME _____ PHONE # _____

ADDRESS _____ CITY/STATE/ZIP _____

PERSON TO BE NOTIFIED IN CASE OF EMERGENCY

NAME _____ PHONE # _____

ADDRESS _____ CITY/STATE/ZIP _____

RELATIONSHIP _____

CO-APPLICANT NAME (last) _____ (first) _____ (middle) _____

DATE OF BIRTH _____ SOCIAL SECURITY # _____

EMAIL _____ CELL # _____

DRIVER'S LICENSE # _____ STATE _____ LICENSE PLATE # _____

AUTO MAKE _____ MODEL _____ YEAR _____ COLOR _____

EMPLOYED BY _____ PHONE # _____

EMPLOYER ADDRESS _____ SUPERVISOR _____

HOW LONG – Years _____ Months _____ POSITION _____

MONTHLY GROSS PAY \$ _____ OTHER INCOME (Describe) \$ _____

BANK ACCOUNT INFORMATION

Bank Name	Account Number	Balance
_____	_____	_____
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_____	_____	_____

PRESENT ADDRESS _____ CITY _____ STATE _____ ZIP _____

HOW LONG – Years _____ Months _____ MONTHLY RENT \$ _____

LANDLORD _____ PHONE # _____

PREVIOUS ADDRESS _____ CITY _____ STATE _____ ZIP _____

HOW LONG – Years _____ Months _____ MONTHLY RENT \$ _____

LANDLORD _____ PHONE # _____

PERSONAL REFERENCES (Local if possible)

NAME _____ PHONE # _____

ADDRESS _____ CITY/STATE/ZIP _____

PERSON TO BE NOTIFIED IN CASE OF EMERGENCY

NAME _____ PHONE # _____

ADDRESS _____ CITY/STATE/ZIP _____

RELATIONSHIP _____

NAMES OF ALL PERSONS TO OCCUPY THE RENTAL UNIT

1. Name _____ DOB _____
2. Name _____ DOB _____
3. Name _____ DOB _____
4. Name _____ DOB _____

Why are you leaving your current residence? _____

How did you find out about our rental? ☐ Internet ☐ Drive-By ☐ Word of Mouth ☐ Other _____

Have you given legal notice where you currently live? ☐ YES ☐ NO

Do you intend to have house pets at this residence? ☐ YES* ☐ NO ***If yes, please list and describe (type, name, breed, age, weight, gender, etc.)** _____

Do you smoke? ☐ YES* ☐ NO ***If yes, please initial below stating that you understand this is a Smoke-Free Property. Smoking is prohibited in the rental unit, common areas, or anywhere on the building property.**

Initial/Applicant _____ Initial/Co-Applicant _____

Renters Insurance is Mandatory. Name of Renter's Insurance _____

Have you been evicted in the last 5 years? ☐ YES* ☐ NO ***If yes, please provide the landlord's name and circumstances** _____

Have you ever filed a petition in bankruptcy? ☐ YES ☐ NO

Have you ever been convicted of a felony or misdemeanor? ☐ YES* ☐ NO ***If yes, why?** _____

Have you, at any time on or since January 1, 1998, been obligated to pay support under the order on record in any Pennsylvania county? ☐ YES* ☐ NO ***If yes, list the County and the Domestic Relations File or Docket Number** _____ **Amount \$** _____ **Are you delinquent?** ☐ YES ☐ NO

AUTHORITY FOR RELEASE OF INFORMATION

By signing this Rental Application, applicants authorize Media Real Estate Company to obtain any information deemed necessary to evaluate this application. This information may include, but is not limited to, credit reports, criminal history, judgments of record, rental history, verification of employment and salary, employment history, vehicle records, and licensing records. Applicants acknowledge that all information in the application is true and correct. Applicants acknowledge that if they present false or incomplete information, Media Real Estate Company may reject this application. Applicants understand that giving false or incomplete information may result in forfeiture of any payments made in connection with this Rental Application. Applicants understand that applicants acquire no rights in a rental unit until a Lease Agreement is fully executed by all parties.

I HAVE READ AND AGREE TO THE PROVISIONS AS STATED.

Applicant Signature

Date

Co-Applicant Signature

Date