

Kefalos & Associates Real Estate Inc.

Sales, Property Management
Residential, Commercial



717 South Trenton Avenue
Pittsburgh, PA 15221
Ph. 412-241-7144
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kefalosandassociates.com

RENTAL APPLICATION

PROPERTY LOCATION: _____ APARTMENT NUMBER _____

OCCUPANCY DATE: _____

1. APPLICANTS:

(1) Name: _____ Social Security Number: _____ DOB: _____

(2) Name: _____ Social Security Number: _____ DOB: _____

Others who will occupy unit: Name: _____ Age: _____ Name: _____ Age: _____

Name: _____ Age: _____ Name: _____ Age: _____

(1) Cell Phone Number: _____ Work Phone Number: _____

Present Address: _____ Dates of Occupancy: _____

Landlord's Name & Phone Number: _____

(2) Cell Phone Number: _____ Work Phone Number: _____

Present Address: _____ Dates of Occupancy: _____

Landlord's Name & Phone Number: _____

(1) Prior Address: _____ Dates of Occupancy: _____

Landlord's Name & Phone Number: _____

(2) Prior Address: _____ Dates of Occupancy: _____

Landlord's Name & Phone Number: _____

In case of emergency, please contact: _____

2. EMPLOYMENT

APPLICANTS:

(1) Employer: _____ Address: _____ Phone Number: _____

Gross Monthly Income: _____ Date of Employment: _____ Job Title: _____

(2) Employer: _____ Address: _____ Phone Number: _____

Gross Monthly Income: _____ Date of Employment: _____ Job Title: _____

3. REPAIRS

NEEDED: _____

Let KARE Care About You!

4. LEAD BASE PAINT Applicant/Tenants is aware and accepts that if the rental unit was built prior to 1978, it may consequently have been painted with lead base paint. It is the responsibility of the Applicant/Tenant to protect their family from lead poisoning. If the Applicant/Tenant chooses to occupy the rental unit, applicant must read and review EPA FACT SHEET on lead base paint prior to lease signing. Kefalos and Associates have not used lead based paint at any rental unit. Lessor has no knowledge of lead based paint nor does Lessor have any reports pertaining to lead base paint.

5. CIVIL RIGHTS ACTS Federal and state laws make it illegal for a landlord, broker, or anyone to use RACE, COLOR, RELIGIOUS CREED, SEX, DISABILLITY (physical or mental), FAMLIAL STATUS (children under 18 years of age), AGE (40 or older), NATIONAL ORIGIN, USE OR HANDLING/TRAINING OF SUPPORT OR GUIDE ANIMALS, or the FACT OF RELATIONSHIP OR ASSOCIATION TO INDIVIDUAL KNOWN TO HAVE A DISABILITY as reason for refusing to sell, show, or rent properties, loan money, or set deposit amounts, or as reason for any decision relating to the sale or lease of property. It is also unlawful discriminatory practice to evict or attempt to evict an occupant of a housing accommodation before the end of the term of the lease because of pregnancy or birth of a child.

6. AUTHORIZATION The undersigned Applicants acknowledge that the information provided is true and correct and hereby authorize KEFALOS AND ASSOCIATES REAL ESTATE INC. (Broker for the Landlord/Owner) to obtain both a credit report and a criminal history to verify the information contained here and to report the information obtained to the Landlord. Applicants acknowledge that if they present false information or a lack of information it may result in a forfeiture of deposits or other financial loss.

This is a preliminary application and does not obligate the Landlord or Landlord’s Broker to execute a lease or deliver possession of the proposed premises. The application fee of \$20 payable to KEFALOS AND ASSOCIATES REAL ESTATE is NON-REFUNDABLE AND IS DUE WITH THE APPLICATION. This application will not be processed until the fee is paid.

KEFALOS AND ASSOCIATES REAL ESTATE does not own the rental unit. Applicant’s information is given to the Owner of the rental unit for approval.

No pets permitted in rental units, unless approved buy Owner/Landlord.

Applicant’s acceptance based on their credit worthiness, Landlord references and income to support the rental payment. Ideally applicant should have 2 years of landlord references (non-relative), good credit rating, clean criminal history, rental payment should not exceed 25%-30% of gross monthly income, and 2 years employment.

Applicant upon approval must enter into a lease agreement within 72 hours or forfeit all deposits and right to rental unit.

Applicant is aware that the broker is paid a fee by the Owner/Landlord to secure tenants and the brokers represents the Landlord (as defined on the consumer notice). The broker is not an agent for the applicant. If applicant wishes exclusive representation, the applicant should hire a real estate broker.

I have read and agree to the previsions as stated.

APPLICANT _____ Date _____ APPLICANT _____ DATE _____

KEFALOS & ASSOCIATES REAL ESTATE INC. NICK KEFALOS (BROKER) _____

CONSUMER NOTICE FOR TENANTS

THIS IS NOT A CONTRACT

NOT TO BE USED WHEN THE LICIENCE IS SUBGATED FOR THE LANDLORD, AGENT FOR THE TENANT OR TRANSACTIONAL LICENCEE)

Kefalos and Associates Real Estate Inc. Hereby states that with respect to this property. I am acting in the following capacity.

_____ Owner/Landlord of the property.

_____ A direct employee of the Owner/Landlord: Or

X As Agent of the Owner/Landlord Pursuant to a property management or exclusive leasing agreement.

I acknowledge I have received this Notice: _____ Date: _____
(Applicant/Consumer)

_____ Date: _____
(Applicant/Consumer)

I certify that I have provided this Notice: _____ Date: _____