



APPLICATION PROCESS

Application: Each applicant and Co-Signor (if applicable) must fully complete and sign the application form(s). (Each person residing in the unit who is over the age of 18 must be listed as a tenant and is subject to the application process).

\$50.00 Application processing and credit report fee for each applicant or co-signor (if applicable).*

*Please note: if applicant's employer charges a fee for employment verification information, the applicant will be billed for the charges incurred.

Security Deposit The security deposit is equivalent to one month's market rent and is refundable if the application is cancelled in writing within 72 (seventy-two) hours of the initial deposit. **Payment of the security deposit is required in order to take an apartment off of the market.**

Please make checks payable to "**EB Realty Management Corp**"

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- Requirements:**
1. Identification: Photo I.D. and a social security card or passport.
 2. Income: Two current pay stubs that must show year-to-date or last year's W-2 forms. For applicants with new employment, an offer letter is acceptable.
 3. Stable employment history.
 4. Positive credit rating.
 5. Positive rental history/ mortgage history.
 6. Annual income must be at least 3X the annual rent.

* Requested information to process all applications is due within 72 Hours of the initial deposit*

Move- In: First month's rent must be paid in certified funds two weeks prior to move-in. Leases start on the first of each month. If needed, days prior to the first of the month will be prorated based on a 30 day month and paid in full prior to move in.

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APPLICATION FOR LEASE AGREEMENT

I hereby make this application in order to induce MURAL LOFTS to approve my lease application

For apartment # _____ at the monthly rental of _____

Applicant's Full Name _____ Birth Date _____

Applicant's Social Security No. _____ Marital Status _____

Applicant's Home Phone No. () _____ Work Phone No. () _____

Applicant's Cell Phone No. () _____ Email Address: _____

Referred By (please check one): ☐ Philadelphia Apt. Company ☐ Apartment Guide ☐ Apartments.com ☐ Rent.com

☐ Realtor ☐ Locator Service ☐ Social Media ☐ Walk by ☐ Other _____

How many others will occupy the apartment? _____ Please list below.

Name: _____ Relationship _____ Birth Date _____

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Present Address _____ City, State, Zip Code _____ How Long? _____

Present Agent or Owner _____ Phone No. () _____

Monthly Rent _____ Mortgage Amount _____ Fax No. () _____

If less than 3 years at Present Residence:

Previous Residence _____ City, State, Zip code _____ How Long? _____

Previous Agent or Owner _____ Phone No. () _____

Reason for leaving Previous Residence:

Present: _____

Previous: _____

Applicant's Occupation _____ Present Employer _____

Address _____ How Long? _____

Income Current Year _____ Income Previous Year _____

Supervisor's Name _____ Phone No. () _____

List Any Other Asset or Income Source(s) & Account Numbers (i.e. saving accounts, stocks, bonds, capital investments, etc.)

Automobile License Plate No. _____ State of Registry _____

Automobile Make _____ Model _____

Driver's License No. _____ Year _____

In case of an emergency, please notify:

Name _____ Relationship _____

Address _____ Phone No. () _____



Have you ever been:

- | Yes | No | |
|-----------------------|-----------------------|---|
| <input type="radio"/> | <input type="radio"/> | Evicted from any residential or business occupancy? |
| <input type="radio"/> | <input type="radio"/> | An occupant in any residential or business property under a lease which was terminated prior to its expiration? |
| <input type="radio"/> | <input type="radio"/> | The owner of real estate which was foreclosed or sold for failure to pay any debt? |
| <input type="radio"/> | <input type="radio"/> | Arrested? |
| <input type="radio"/> | <input type="radio"/> | Convicted by any magistrate of record? |
| <input type="radio"/> | <input type="radio"/> | The owner of any personal property (ex. car, furniture, etc.) which was encumbered by any judgement or lien? |

If the answer is "Yes" to any of these questions, please explain in detail, stating places, dates, and names:

IT IS AGREED AND UNDERSTOOD:

1. Waterbeds are not permitted and I agree that I will not maintain or keep a waterbed while an occupant of MURAL LOFTS. I further understand that failure to comply herewith will constitute a lease violation.
2. If applicant has misstated the number of persons in Applicant's family or the number of persons intended to occupy the apartment, or if the Applicant made any misstatement of fact in this application, MURAL LOFTS may reject the application. Any such misstatement shall constitute a breach of any Lease attached hereto.
3. If this application is accepted, leases for the apartment, ready for signature, will be available to the Applicant at MURAL LOFTS, 523 N. Broad Street. The applicant agrees to sign the said Lease within two weeks after the date of notice of approval. Security Deposit is due at time of initial application, and is equal to one month's market rent. In the event that Applicant fails to execute the said Lease within the two week period, MURAL LOFTS acceptance of this application shall be automatically withdrawn, and the Leases shall be deemed null and void.
4. Applicant hereby authorizes the agents of MURAL LOFTS to make investigation as to the Applicant's character, general reputation, personal characteristics, credit history and mode of living. The nature of any investigation will be furnished upon Applicant's written request within a reasonable time.
5. Co-Applicant must file a separate application.

Co-Applicant's Name _____

Applicant represents that all above statements are true and complete. Applicant hereby authorizes verification of the above information, references and credit records, and applicant releases from all liability or responsibility all persons and corporations requesting or supplying such information. Applicant acknowledges that false information may constitute grounds for rejection of this application, termination of right of occupancy and /or of deposits and may constitute a criminal offense under PA law.

I have read and agree to the provisions as stated.

Signature of Applicant	_____	Date	_____
Lease to Date From	_____	to	_____
Signature of Leasing Agent	_____	Date	_____

Accepted and Approved : MURAL LOFTS Property Manager _____ Date _____