



# Lobos Management

P. O. Box 81067, Pittsburgh, PA 15217  
(412) 441-1400 Fax: (412) 441-6501  
info@lobosmanagement.com or www.lobosmanagement.com

## Rental Application

BUILDING _____	MONTHLY RENT _____
APARTMENT NUMBER _____	PLUS <input type="checkbox"/> ELECTRIC <input type="checkbox"/> GAS
LEASING AGENT _____	<input type="checkbox"/> WATER/SEWAGE <input type="checkbox"/> GROUNDSKEEPING
MOVE-IN DATE _____	DEPOSIT _____ APPLICATION FEE _____

### PERSONAL INFORMATION

**FULL NAME** \_\_\_\_\_  
FIRST MIDDLE LAST DATE OF BIRTH

**ADDRESS** \_\_\_\_\_  
STREET CITY STATE ZIP

SOCIAL SECURITY NO. \_\_\_\_\_ DRIVER'S LICENSE NO. \_\_\_\_\_

**SPOUSE'S FULL NAME** \_\_\_\_\_  
FIRST MIDDLE LAST DATE OF BIRTH

SOCIAL SECURITY NO. \_\_\_\_\_ DRIVER'S LICENSE NO. \_\_\_\_\_

**PRESENT PHONE NUMBER** (Home) \_\_\_\_\_ (Work) \_\_\_\_\_

**LANDLORD NAME** \_\_\_\_\_  
TEL. NO. MONTHLY PAYMENT

**DATE OF OCCUPANCY** \_\_\_\_\_

### Please list any persons who will occupy your apartment:

OTHER NAMES AND AGES:

Name _____	Age _____	Name _____	Age _____
Name _____	Age _____	Name _____	Age _____

### IN CASE OF EMERGENCY—NOTIFY:

NAME	ADDRESS	CITY/STATE	RELATIONSHIP	PHONE #
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**I UNDERSTAND THAT PERSONAL PROPERTY AND LIABILITY INSURANCE ARE MY RESPONSIBILITY BECAUSE THE OWNER AND MANAGER DO NOT INSURE ME OR MY GUESTS' PERSONAL PROPERTY OR WELL-BEING AND I UNDERSTAND THAT PETS ARE NOT PERMITTED:**

INITIALS

**PRESENT EMPLOYERS** \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 JOB TITLE \_\_\_\_\_  
 EMPLOYED SINCE \_\_\_\_\_

SUPERVISOR'S NAME \_\_\_\_\_  
 TELEPHONE NUMBER \_\_\_\_\_  
 MONTHLY PAY \_\_\_\_\_  
GROSS

**SPOUSE'S EMPLOYER** \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 JOB TITLE \_\_\_\_\_  
 EMPLOYED SINCE \_\_\_\_\_

SUPERVISOR'S NAME \_\_\_\_\_  
 TELEPHONE NUMBER \_\_\_\_\_  
 MONTHLY PAY \_\_\_\_\_  
GROSS

**OTHER SOURCES OF INCOME**  
 SOURCE: \_\_\_\_\_  
 MONTHLY AMOUNT: \_\_\_\_\_

SOURCE: \_\_\_\_\_  
 MONTHLY AMOUNT: \_\_\_\_\_

*For Office Use Only*

<input type="checkbox"/> App. fee paid _____ <small>Date Init.</small>	<input type="checkbox"/> Comm/Vac _____ <small>Date Init.</small>	<input type="checkbox"/> _____ <small>Notes</small>
<input type="checkbox"/> Deposit paid _____ <small>Date Init.</small>	<input type="checkbox"/> Lease prepared _____ <small>Date Init.</small>	<input type="checkbox"/> _____ <small>Notes</small>
<input type="checkbox"/> Rent paid _____ <small>Date Init.</small>	<input type="checkbox"/> Lease entered _____ <small>Date Init.</small>	<input type="checkbox"/> _____ <small>Notes</small>
<input type="checkbox"/> _____	<input type="checkbox"/> App. scanned _____ <small>Date Init.</small>	<input type="checkbox"/> _____ <small>Notes</small>



**IT IS UNDERSTOOD THAT IN THE EVENT THAT THIS APPLICATION IS NOT ACCEPTED BY LOBOS MANAGEMENT, THE DEPOSIT WILL BE RETURNED BUT NOT THE APPLICATION FEE**

If Lobos Management accepts this application in full or in part and applicant refuses to enter into a lease agreement for the period of time as called for in this application, then any amounts received will not be returned to applicant. The money paid will be retained by Lobos Management as liquidated damages. The application shall in no way force Lobos Management to accept this application for a lease agreement. The acceptance of applicant shall be within the sole discretion of Lobos Management. Lobos Management's tenant selection criteria is listed below. There is a fifty dollar fee for checks returned for any reason.

**Occupancy**

No violation of local housing or zoning laws.

**Credit History**

- A. If over three delinquent accounts, but current on all others, acceptance will be determined on a individual basis.
- B. A charge off usually indicates a definite refusal, but determination will be made on a individual basis.
- C. Current bankruptcy indicates a definite refusal.

**Drug Activity & Criminal Activity.**

Current drug activity indicates a definite refusal, unless currently in a rehab program. Criminal activity will be a definite refusal.

**Income**

Gross income must bear a reasonable ratio to proposed and existing obligations. Each individual on the lease must be able to document that their income exceeds at least 3 1/2 times the apartment's monthly rent. Combined income will not satisfy this requirement, and this ratio may be higher if the apartment does not include certain utilities. Lobos Management reserves the right to verify any source of income or employment.

**FAIR CREDIT REPORTING ACT PRE-NOTIFICATION**

This is to inform you that part of our procedure for evaluating your rental application will include obtaining an investigative consumer report from a consumer credit reporting agency. An investigative consumer report may include the following information: 1) Names and dates of previous employers, reason for change of employment, and work experience. 2) Public record information concerning your credit and, if any, criminal histories, and judgments. 3) Payment history to all creditors, landlords, and government agencies.

You have the right to make a written request within a reasonable period of time to obtain a disclosure of the nature of any such investigative consumer report. You also have the right to obtain a written summary of your rights under the Fair Credit Reporting Act. By signing this application you agree to release any information from consumer credit reporting agencies, current or previous landlords, or any other information repository of consumer or criminal information.

**DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD BASED PAINT HAZARDS**

**LEAD WARNING STATEMENT**

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips and dust can pose health hazards if not taken care of properly. Lead exposure is particularly harmful to young children and pregnant women. Before renting pre-1978 housing, LANDLORDS must disclose the presence of known lead-based paint hazards in the dwelling. TENANT OR APPLICANT must also receive a federally approved pamphlet on lead poisoning prevention.

**LANDLORD'S DISCLOSURE:**

- a) LANDLORD has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- b) LANDLORD has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**TENANT'S OR APPLICANT'S ACKNOWLEDGMENT**

- a) By signing below, TENANT acknowledges having received:
  - 1. Copies of all information listed above, if any; and
  - 2. The pamphlet Protect Your Family from Lead in Your Home.

**Certification of Accuracy**

The following parties have reviewed the information above, and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate. Applicant(s) agree to the terms of this application and disclosure.

**TENANT OR APPLICANT**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
E-mail address

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
E-mail address

**Where did you hear about our building?** \_\_\_\_\_

**Ask about our referral program!**

