



**LOBOS MANAGEMENT**

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Pittsburgh, PA 15217  
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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 <b>\$35.00</b>
INITIAL LEASE TERM _____	OCCUPANCY FEE <input type="text"/> ADMINISTRATIVE FEE <b>\$199.00</b>

**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. \_\_\_\_\_

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

If Tenant/Applicant provides a cell number, Tenant/Applicant agrees to accept TEXT MESSAGES from Landlord to receive information in relation to the application or lease.   Initials

**PRESENT LANDLORD NAME** \_\_\_\_\_  
TELEPHONE 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 NO.
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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 GUEST'S PERSONAL PROPERTY OR WELL-BEING AND I UNDERSTAND THAT PETS ARE NOT PERMITTED UNLESS A SEPARATE AGREEMENT IS SIGNED.  INITIALS

**PRESENT EMPLOYER** \_\_\_\_\_  
 EMPLOYED SINCE \_\_\_\_\_  
 JOB TITLE \_\_\_\_\_

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

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

**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 Int.</small>	<input type="checkbox"/> Comm/Vac _____ <small>Date Int.</small>	<input type="checkbox"/> _____ <small>Notes</small>
<input type="checkbox"/> Deposit paid _____ <small>Date Int.</small>	<input type="checkbox"/> Lease prepared _____ <small>Date Int.</small>	<input type="checkbox"/> _____ <small>Notes</small>
<input type="checkbox"/> Rent paid _____ <small>Date Int.</small>	<input type="checkbox"/> Lease entered _____ <small>Date Int.</small>	<input type="checkbox"/> _____ <small>Notes</small>

## IMPORTANT: PLEASE READ

**DEPOSIT.** If the Landlord accepts this application in full or in part, then if applicant refuses to enter into a lease agreement for the period of time as called for in this application, then any amounts paid by applicant will not be returned to applicant. In this case, it is agreed that Landlord will retain any money paid as liquidated damages or as compensation for Landlord's lost rents, time, costs and efforts. If the lease is signed, then the deposit will be transferred and held as tenant's security deposit. If applicant is fully denied, the deposit and administrative fees will be returned to the applicant. Deposits made by credit card may be returned within 48 hours. Deposits made by check or bank transfer may be returned within 10 business days. Administrative fee is non-refundable if applicant is approved in full or in part.

**APPLICATION FEE.** This application shall in no way force the Landlord to enter into a lease agreement with the applicant. In all cases, the application fee is nonrefundable. The acceptance of applicant shall be within the sole discretion of the Landlord. Landlord will base this decision upon information gained by obtaining and reviewing an investigative credit report and criminal background report and from personal interviews with persons acquainted with applicant. Applicant authorizes Landlord to obtain this information and releases this information to Landlord.

There is a \$50 fee for checks returned for any reason.

		Initials
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**Occupancy:** No violation of local housing or zoning laws.

**Credit History:** Landlord may partially base its acceptance upon a credit score obtained from a credit reporting agency, or items found in report prepared by a background investigation agency or company.

**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 ½ times the apartment's monthly rent. Combined income will not satisfy this requirement, unless applicants are married to each other, 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 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.

### Certification of Accuracy

The following parties have reviewed the information above, and certify, to the best of their knowledge, that the following 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!**

