

Rental Agent
Carolyn Sterner
Repair Issues
717-634-0422

Rental Secretary
Samantha Pfeil
717-634-9392

ALL AMERIDREAM REAL ESTATE, LLC
Property Rentals / Property Management
300 Baltimore Street
Hanover, PA 17331
Sales 717-637-4444
Rentals 717-637-1630
Website: <http://www.crpropertyrentals.com>

Rental Billings
Julie Stoltzfoos
Rental Payments
717-479-8030



APPLICATION PROCESS

At owners options a criminal background check may be pulled in addition to the credit report.

This letter was composed so that our renter applicants have a clear understanding of how our application process works.

When mailing or dropping off your credit application, if you are not including a current scored credit report of six months or younger, you will need to include CASH (ONLY) in the amount of \$25.00 per person or we will not be able to process your application.

ALL AMERIDREAM REAL ESTATE, LLC Property Rentals/Property Management does not own any of the rental units in which we rent. We offer a service to owners of rental properties to place tenants in their units for a fee. All decisions of acceptance or denial of applicants are strictly that of a property owner. Our job is to advertise, show and screen applicants for the owners of the rental units.

After we receive an application in our office for a unit, the owner of that unit is emailed the application. The owner of that unit makes the decision as to which applicant he or she wishes to place in the unit. The Owners are usually looking for a credit score of 550 or above but may accept a double security deposit for a lower credit score.

Please note, some of our rental units will accept pets. The fee for pets is \$200, nonrefundable pet deposit, and \$25 extra a month in rent for cats, or \$50 extra a month in rent for dogs.

After the decision process has been completed, you will be notified by mail 5 to 7 business days as to the reason you have or have not been accepted. Due to the large volume of applicants, we are asking for **NO PHONE CALLS PLEASE.**

All credit applications may be used to apply for any of our rental units and will continue to be valid for a period of six months.

All credit check fees are non-refundable as we incur a charge from the credit company in which we pull your credit report from.

Thank you for applying with ALL AMERIDREAM REAL ESTATE, LLC Property Rentals/Property Management.

**PLEASE KEEP THIS PAGE FOR YOUR
INFORMATION**

**PLEASE DO NOT CALL ALL
AMERIDREAM REAL ESTATE
SALES DIVISION
CONCERNING ANY RENTAL
PROBLEMS OR QUESTIONS AS
THEY CANNOT HELP YOU.
YOU MUST CALL THE ALL
AMERIDREAM RENTALS
DIVISION NUMBER WHICH IS
(717) 637-1630, CONCERNING
RENTAL UNITS.**

**IF YOU ARE CHOSEN TO RENT ONE OF OUR PROPERTIES,
YOU NEED TO FOLLOW THE FOLLOWING:**

- 1. FIRST MONTHS RENT NEEDED TO SECURE THE RENTAL UNIT PAID IN THE FORM OF A MONEY ORDER, CERTIFIED BANK CHECK, OR DEBIT/CREDIT CARD. (THERE WILL BE A 3% CONVINENCE FEE WHEN USING A CREDIT OR DEBIT CARD) MAKE CHECKS PAYABLE TO ALL AMERIDREAM REAL ESTATE LLC.**
- 2. PROCESSING FEE IN THE FORM OF A MONEY ORDER OR CERTIFIED CHECK MADE PAYABLE TO ALL AMERIDREAM REAL ESTATE LLC. NEEDS TO BE PAID WITH FIRST MONTH RENT.**
- 3. SECURITY DEPOSIT AND ANY PET FEES WILL NEED TO BE PAID IN FULL AND MADE PAYABLE TO OWNER OF PROPERTY BEFORE EXCHANGE OF RENTAL UNITS KEYS. (CALL AHEAD TO GET THE NAME OF THE UNIT OWNER)**

IMPORTANT NOTICE

**BEFORE SUBMITTING
THIS APPLICATION TO
RENT ONE OF OUR
RENTAL UNITS, YOU
MUST BE PREPARED
(TO PAY) THE FIRST
MONTHS RENT AND
SIGN THE LEASE IF
ACCEPTED BY THE
RENTAL UNIT OWNER.**

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Non-Refundable credit report fee \$25 per person.

CASH ONLY

Credit Report fee collected: \$ _____ Form of Payment: _____

Address of the property you are applying for _____

SINGLE AND OR MARRIED APPLICANT #1

Applicant #1 Name: _____ Birth Date: _____ SSN: _____
(First) (M.I.) (Last)

Telephone Number: _____ Secondary Number: _____

Number of Adults over 18 who will be occupying the unit: _____ Number of children under 18: _____

Present Address : _____ Rent or Own
Street City State Zip

Resident at present address from: _____ to: _____ Payment per Month: _____

If renting, Name of landlord: _____ Landlord Number: _____

Previous address: _____ Rent or Own

Resident at previous address from: _____ to: _____ Payment per Month: _____

If Renting, name of landlord: _____ Landlord Number: _____

Do you have a current Lease? _____ Expiration date: _____

When can you take possession of this unit? (Circle One) ANYTIME 30 DAYS 60 DAYS

Applicant #1 currently Employed by: _____ How Long? _____

Employment address: _____ Phone Number _____

Position: _____ Income: _____ Employment contact person: _____

Applicant #1 Previously Employed by: _____ How Long? _____

Employment address: _____ Phone Number _____

Position: _____ Income: _____ Employment contact person: _____

Any additional income: _____

How did you find out about this unit? (circle one) For Rent Sign Our website Craigslist Zillow Other _____

Person to Contact in case of EMERGENCY: _____ Phone #: _____

Name of your Bank: _____ Have you ever filed for Bankruptcy: _____

Have you ever been evicted: _____ Have you ever willingly refused to pay rent? _____

Do you have any Pets?: _____ If yes, what kind and weight?: _____

SINGLE AND OR MARRIED APPLICANT #2

Applicant #2 Name: _____ Birth Date: _____ SSN: _____
(First) (M.I.) (Last)

Telephone Number: _____ Secondary Number: _____

Number of Adults who will occupying this unit: _____ Number of children under 18: _____

Present Address: _____ Rent or Own
Street City State Zip

Resident at present address from: _____ to: _____ Payment per Month: _____

If renting, Name of landlord: _____ Landlord Number: _____

Previous address: _____ Rent or Own

Resident at previous address from: _____ to: _____ Payment per Month: _____

If Renting, name of landlord: _____ Landlord Number: _____

Do you have a current Lease? _____ Expiration date: _____

When can you take possession of this unit? (Circle One) ANYTIME 30 DAYS 60 DAYS

Applicant #2 currently Employed by: _____ How Long? _____

Employment address: _____ Phone Number _____

Position: _____ Income: _____ Employment contact person: _____

Applicant #2 Previously Employed by: _____ How Long? _____

Employment address: _____ Phone Number _____

Position: _____ Income: _____ Employment contact person: _____

Any additional income: _____

Person to Contact in case of EMERGENCY: _____ Phone #: _____

Name of your Bank: _____ Have you ever filed for Bankruptcy: _____

Have you ever been evicted: _____ Have you ever willingly refused to pay rent? _____

Do you have any Pets?: _____ If yes, what kind and weight?: _____

I AGREE THAT THE FOREGOING IS TRUE AND CORRECT AND I AUTHORIZE ITS VERIFICATION FOR THE OBTAINING OF A CREDIT REPORT. THIS APPLICATION IS NOT A GUARANTEE OF TENANCY.

Applicant Signature

Date

Applicant Signature

Date

If you are accepted as a tenant into one of ALL AMERIDREAM REAL ESTATE, LLC rental units there will be a \$25.00 processing fee due at the time of rental contract signing.

IF THE FOLLOWING CONSUMER NOTICE PAGE IS RETURNED UNSIGNED WE WILL NOT BE ABLE TO PULL YOUR CREDIT REPORT UNTIL THE PAGE HAS BEEN SIGNED.

(The Consumer Notice) on the following page is explain that, as a licensed Real Estate agent, I must make everyone aware of who I am working for, the Owner or the Tenant. I, Carolyn Sterner, am working for the Owner of these Rental Units.

CONSUMER NOTICE FOR TENANTS

THIS IS NOT A CONTRACT

1 (Licensee) Carolyn Stemer hereby states that with respect to this property (describe property)
 2 _____, I am acting in
 3 the following capacity: (check one)

- 4 ☐ (i) Owner/Landlord of the Property;
 5 ☐ (ii) A direct employee of the Owner/Landlord; OR
 6 ☒ (iii) An agent of the Owner/Landlord pursuant to a property management or exclusive leasing agreement

7
 8 I acknowledge I have received this Notice:

9 Date: ★ ★
 10 ★ Print (Consumer) Print (Consumer)
 11 _____
 12 Signed (Consumer) Signed (Consumer)
 13 _____
 14 Address (Optional) Address (Optional)
 15 _____
 16 Phone Number (Optional) Phone Number (Optional)
 17 _____

18
 19 I certify that I have provided this Notice:

20 Carolyn Stemer 20-21
 21 (Licensee) Date

04/02



WE CANNOT PULL YOUR CREDIT UNLESS THIS PAGE IS SIGNED!