



3018 Merrick Rd. Wantagh, NY 11793
516-799-1900 Fax 516-799-0975
sales@PBTrealty.com
RESIDENTIAL APPLICATION

Date: _____

Name of Applicant: _____

Present Address: _____

Telephone #: Cell: _____ Street _____ Town _____ Home: _____

Work: _____ Email: _____

Social Security # _____ Date of Birth: _____

**Driver License # _____ State: _____

Name and ages of each person to occupy apartment other than applicant and Co-applicant:

Name: _____ Age: _____ Relationship: _____

Name: _____ Age: _____ Relationship: _____

Present Landlord: _____ Phone #: _____

Landlord's Address: _____

of Years at Present Address: _____ Rent Per Month: \$ _____

Prior Address (If less than 5 years): _____

**Name of Employer: _____

Address of Employer: _____

Supervisor: _____ Supervisor's Phone # _____

Occupation: _____ Annual Salary: \$ _____ No. of Years: _____

If Present Job for Less than Five Years, List Names, Addresses & Phone Numbers of all Employers:

Employer's Name: _____ Address: _____ Phone #: _____ Duration: _____

1. _____

Personal References (must be someone you have known for at least two year's)

Name: _____ Address: _____ Phone #: _____

Name: _____ Address: _____ Phone #: _____

Automobile Information Make & Model of Automobile/Year/License Plate No/State

1. _____

2. _____

****MUST include Copy of Driver's License and last month's Pay Stubs.**



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RESIDENTIAL CO-APPLICATION

Date: _____

Name of Applicant: _____

Present Address: _____

Telephone #: Cell: _____ Street _____ Town _____ Home: _____

Work: _____ Email: _____

Social Security # _____ Date of Birth: _____

**Driver License # _____ State: _____

Name and ages of each person to occupy apartment other than applicant and Co-applicant:

Name: _____ Age: _____ Relationship: _____

Name: _____ Age: _____ Relationship: _____

Present Landlord: _____ Phone #: _____

Landlord's Address: _____

of Years at Present Address: _____ Rent Per Month: \$ _____

Prior Address (If less than 5 years): _____

** Name of Employer: _____

Address of Employer: _____

Supervisor: _____ Supervisor's Phone # _____

Occupation: _____ Annual Salary: \$ _____ No. of Years: _____

If Present Job for Less than Five Years, List Names, Addresses & Phone Numbers of all Employers:

Employer's Name: _____ Address: _____ Phone #: _____ Duration: _____

1. _____

Personal References (must be someone you have known for at least two year's)

Name: _____ Address: _____ Phone #: _____

Name: _____ Address: _____ Phone #: _____

Automobile Information Make & Model of Automobile/Year/License Plate No/State

1. _____

2. _____

****MUST include Copy of Driver's License and last month's Pay Stubs.**



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PET APPLICATION

Tenant Name_____

Number of Pet(s)_____

Type of Pet(s)_____

Size of Pet(s)_____

Are you willing to offer an additional Security Pet Deposit?_____

If yes how much of a deposit? \$_____

Comments_____

Tenant Signature_____

Print Name_____

Date_____



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Credit Report/Background Check Authorization & Real Estate Fee Disclosure

Applicant(s) guarantee that all these statements are true and correct and hereby authorize landlord/agent to verify these items. The Applicant(s) agrees to pay Precise Building Technologies Corp. a **commission equal to 1 month's rent** before taking possession of the premises. The Brokers fee is nonrefundable if the Landlord accepts your Tenancy. **All Deposits are subject to a 20% cancellation fee equal to one month's rent. If Landlord Does Not accept the tenant due to credit history there will be a \$20.00 charge for credit report and rest of Deposit will be Refunded.** This application is not a rental agreement, contract to rent or lease, all applications are subject to approval of owner or managing agent who may investigate my credit, employment, character and reputation. It is against the law to discriminate against prospective tenants on the basis of race, religion, national origin, age, and disability or family status. I give PBT Realty the authorization to perform a background check and to give a copy of my credit report to the Owner/Landlord of the property I'm trying to rent.

I (We) hereby give PBT Realty permission to run a credit report to verify our credit and obtain a full background check.

Date: _____

Name: _____

Social Security Number: _____

Co Applicant Name: _____

Co Applicant Social Security Number: _____

Address: _____

City: _____ State: _____ Zip: _____

Signature: _____

Co Applicant Signature: _____

PBT Real Estate Agent: _____



PBT Realty
Precise Building Technologies Corp.

3018 Merrick Road Wantagh, NY 11793
516-799-1900 Fax 516-799-0975

PROPERTIES TO SHOW PROSPECTIVE TENANT

DATE _____

TENANT _____

ADDRESS _____

CITY _____ ZIPCODE _____

PHONE _____ CELL _____

THE PROPERTIES ON THIS LIST HAVE BEEN SHOWN TO THE ABOVE NAMED PERSON. IF YOU DECIDE TO RENT ANY OF THESE PROPERTIES IT IS AGREED THAT YOU WILL RENT ONLY THROUGH PBT REALTY.

PROPERTY ADDRESS:

ANY DISPUTE ARISING OUT OF THIS AGREEMENT SHALL BE SUBMITTED TO ARBITRATION UNDER THE RULES OF THE AMERICAN ARBITRATION ASSOCIATION.

AGREED: _____
TENANT

AGENT PBT REALTY



Division of Licensing Services

New York State
Department of State, Division of Licensing Services
(518) 474-4429
www.dos.ny.gov

New York State
Division of Consumer Rights
(888) 392-3644

New York State Housing Discrimination Disclosure Form

Federal, State and local Fair Housing Laws provide comprehensive protections from discrimination in housing. It is unlawful for any property owner, landlord, property manager or other person who sells, rents or leases housing, to discriminate based on certain protected characteristics, which include, but are not limited to **race, creed, color, national origin, sexual orientation, gender identity or expression, military status, sex, age, disability, marital status, lawful source of income or familial status**. Real estate professionals must also comply with all Fair Housing Laws.

Real estate brokers and real estate salespersons, and their employees and agents violate the Law if they:

- Discriminate based on any protected characteristic when negotiating a sale, rental or lease, including representing that a property is not available when it is available.
- Negotiate discriminatory terms of sale, rental or lease, such as stating a different price because of race, national origin or other protected characteristic.
- Discriminate based on any protected characteristic because it is the preference of a seller or landlord.
- Discriminate by “steering” which occurs when a real estate professional guides prospective buyers or renters towards or away from certain neighborhoods, locations or buildings, based on any protected characteristic.
- Discriminate by “blockbusting” which occurs when a real estate professional represents that a change has occurred or may occur in future in the composition of a block, neighborhood or area, with respect to any protected characteristics, and that the change will lead to undesirable consequences for that area, such as lower property values, increase in crime, or decline in the quality of schools.
- Discriminate by pressuring a client or employee to violate the Law.
- Express any discrimination because of any protected characteristic by any statement, publication, advertisement, application, inquiry or any Fair Housing Law record.

YOU HAVE THE RIGHT TO FILE A COMPLAINT

If you believe you have been the victim of housing discrimination you should file a complaint with the New York State Division of Human Rights (DHR). Complaints may be filed by:

- Downloading a complaint form from the DHR website: www.dhr.ny.gov;
- Stop by a DHR office in person, or contact one of the Division’s offices, by telephone or by mail, to obtain a complaint form and/or other assistance in filing a complaint. A list of office locations is available online at: <https://dhr.ny.gov/contact-us>, and the Fair Housing HOTLINE at (844)-862-8703.

You may also file a complaint with the NYS Department of State, Division of Licensing Services. Complaints may be filed by:

- Downloading a complaint form from the Department of State’s website
https://www.dos.ny.gov/licensing/complaint_links.html
- Stop by a Department’s office in person, or contact one of the Department’s offices, by telephone or by mail, to obtain a complaint form.
- Call the Department at (518) 474-4429.

There is no fee charged to you for these services. It is unlawful for anyone to retaliate against you for filing a complaint.



Division of Licensing Services

New York State
Department of State, Division of Licensing Services
(518) 474-4429
www.dos.ny.gov

New York State
Division of Consumer Rights
(888) 392-3644

New York State Housing Discrimination Disclosure Form

For more information on Fair Housing Act rights and responsibilities please visit
<https://dhr.ny.gov/fairhousing> and <https://www.dos.ny.gov/licensing/fairhousing.html>.

This form was provided to me by _____ (print name of Real Estate Salesperson/
Broker) of _____ (print name of Real Estate company, firm or brokerage)

(I)(We) _____

(Real Estate Consumer/Seller/Landlord) acknowledge receipt of a copy of this disclosure form:

Real Estate Consumer/Seller/Landlord Signature _____ Date: _____

Real Estate broker and real estate salespersons are required by New York State law to provide you with this Disclosure.



New York State
DEPARTMENT OF STATE
Division of Licensing Services
P.O. Box 22001
Albany, NY 12201-2001

Customer Service: (518) 474-4429
Fax: (518) 473-6648
Web site: www.dos.state.ny.us

NEW YORK STATE DISCLOSURE FORM FOR LANDLORD AND TENANT

THIS IS NOT A CONTRACT

New York state law requires real estate licensees who are acting as agents of landlords and tenants of real property to advise the potential landlords and tenants with whom they work of the nature of their agency relationship and the rights and obligations it creates. This disclosure will help you to make informed choices about your relationship with the real estate broker and its sales agents.

Throughout the transaction you may receive more than one disclosure form. The law may require each agent assisting in the transaction to present you with this disclosure form. A real estate agent is a person qualified to advise about real estate. If you need legal, tax or other advice, consult with a professional in that field.

DISCLOSURE REGARDING REAL ESTATE AGENCY RELATIONSHIPS

LANDLORD'S AGENT

A landlord's agent is an agent who is engaged by a landlord to represent the landlord's interest. The landlord's agent does this by securing a tenant for the landlord's apartment or house at a rent and on terms acceptable to the landlord. A landlord's agent has, without limitation, the following fiduciary duties to the landlord: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A landlord's agent does not represent the interests of the tenant. The obligations of a landlord's agent are also subject to any specific provisions set forth in an agreement between the agent and the landlord. In dealings with the tenant, a landlord's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the value or desirability of property, except as otherwise provided by law.

TENANT'S AGENT

A tenant's agent is an agent who is engaged by a tenant to represent the tenant's interest. The tenant's agent does this by negotiating the rental or lease of an apartment or house at a rent and on terms acceptable to the tenant. A tenant's agent has, without limitation, the following fiduciary duties to the tenant: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A tenant's

agent does not represent the interest of the landlord. The obligations of a tenant's agent are also subject to any specific provisions set forth in an agreement between the agent and the tenant. In dealings with the landlord, a tenant's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the tenant's ability and/or willingness to perform a contract to rent or lease landlord's property that are not inconsistent with the agent's fiduciary duties to the buyer.

BROKER'S AGENTS

A broker's agent is an agent that cooperates or is engaged by a listing agent or a tenant's agent (but does not work for the same firm as the listing agent or tenant's agent) to assist the listing agent or tenant's agent in locating a property to rent or lease for the listing agent's landlord or the tenant agent's tenant. The broker's agent does not have a direct relationship with the tenant or landlord and the tenant or landlord cannot provide instructions or direction directly to the broker's agent. The tenant and the landlord therefore do not have vicarious liability for the acts of the broker's agent. The listing agent or tenant's agent do provide direction and instruction to the broker's agent and therefore the listing agent or tenant's agent will have liability for the acts of the broker's agent.

DUAL AGENT

A real estate broker may represent both the tenant and the landlord if both the tenant and landlord give their informed consent in writing. In such a dual agency situation, the agent will not be able to provide the full range of fiduciary duties to the landlord and the tenant. The obligations of an agent are also subject to any specific provisions set forth in an agreement between the agent, and the tenant and landlord. An agent acting as a dual agent must explain carefully to both the landlord and tenant that the agent is acting for the other party as well. The agent should also explain the possible effects of dual representation, including that by consenting to the dual agency relationship the landlord and tenant are giving up their right to undivided loyalty. A landlord and tenant should carefully consider the possible consequences of a dual agency relationship before agreeing to such representation. A landlord or tenant may provide ad-

vance informed consent to dual agency by indicating the same on this form.

DUAL AGENT WITH DESIGNATED SALES AGENTS

If the tenant and the landlord provide their informed consent in writing, the principals and the real estate broker who represents both parties as a dual agent may designate a sales agent to represent the tenant and another sales agent to represent the landlord. A sales agent works under the supervision of the real estate broker. With the informed consent in writing of the tenant and the landlord, the designated sales agent for the tenant will function as the tenant's agent representing the interests of and advocating on behalf of the tenant and the designated sales agent for the

landlord will function as the landlord's agent representing the interests of and advocating on behalf of the landlord in the negotiations between the tenant and the landlord. A designated sales agent cannot provide the full range of fiduciary duties to the landlord or tenant. The designated sales agent must explain that like the dual agent under whose supervision they function, they cannot provide undivided loyalty. A landlord or tenant should carefully consider the possible consequences of a dual agency relationship with designated sales agents before agreeing to such representation. A landlord or tenant may provide advance informed consent to dual agency with designated sales agents by indicating the same on this form.

This form was provided to me by _____ (print name of licensee) of _____ (print name of company, firm or brokerage), a licensed real estate broker acting in the interest of the:

☐ Landlord as a (check relationship below)

☐ Tenant as a (check relationship below)

☐ Landlord's agent

☐ Tenant's agent

☐ Broker's agent

☐ Broker's agent

☐ Dual agent

☐ Dual agent with designated sales agents

For advance informed consent to either dual agency or dual agency with designated sales agents complete section below:

☐ Advance informed consent dual agency

☐ Advance informed consent to dual agency with designated sales agents

If dual agent with designated sales agents is indicated above:

_____ is appointed to represent the tenant; and

_____ is appointed to represent the landlord in this transaction.

(I)(We) acknowledge receipt of a copy of this disclosure form:

Signature of Landlord(s) and/or Tenant(s):

Date: _____

Date: _____