



CM & F ASSOCIATES 521 EAST BEAVER AVENUE, STATE COLLEGE, PA 16801 (814) 237-9734

**APPLICATION AND AGREEMENT TO LEASE 2024-2025**  
**NO SUMMER SUBLETTING IS PERMITTED**

Date: \_\_\_\_\_ Type of Unit Requested: \_\_\_\_\_

Number to Occupy Townhouse \_\_\_\_\_

**Requested Parking:**  Yes  No Annual Fee of \$700 to be paid by August 15, 2024

Applicant's Full Name (PLEASE PRINT) \_\_\_\_\_

Social Security No.: \_\_\_\_\_ Age: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Sex:  Male  Female Current Year in College: \_\_\_\_\_ Depart./Major \_\_\_\_\_

Email address: \_\_\_\_\_

Applicant's Present Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone: ( \_\_\_\_\_ ) \_\_\_\_\_

Applicant's Former Realtor/Address (If Applicable): \_\_\_\_\_

Name of Parent/Guardian: \_\_\_\_\_

Address of Parent/Guardian: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone: ( \_\_\_\_\_ ) \_\_\_\_\_

Parent/Guardian Employer's Name & Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone: ( \_\_\_\_\_ ) \_\_\_\_\_

Will Parent Co-Sign Lease:  Yes  No

**BANK REFERENCES:**

Name of Bank & Address: (Tenant) \_\_\_\_\_ Checking or Savings

Name of Bank & Address: (Parent) \_\_\_\_\_

Credit References: Tenant/Parent/Guardian \_\_\_\_\_

Character References: (No Relatives) \_\_\_\_\_ Phone: ( \_\_\_\_\_ ) \_\_\_\_\_

\_\_\_\_\_ Phone: ( \_\_\_\_\_ ) \_\_\_\_\_

**PARKING PRIVILEGES BY PERMIT ONLY – NO PETS – NO WATER BEDS WILL BE PERMITTED. ALL TENANTS MUST HAVE PARENT/GUARDIAN CO-SIGN THE LEASE.**



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CONDITIONS OF APPLICATION AND AGREEMENT TO LEASE 2024-2025

This deposit paid by applicant will be held in escrow as a rental deposit until such time as the lease is terminated and the townhouse is vacated. The cost of necessary cleaning, repairs, or replacements shall be deducted from the deposit at termination of the lease. At the near conclusion of the final lease period, if the townhouse has not suffered excessive soiling and/or damage, the entire deposit shall be returned as one whole month's rent. Additionally, should the entire group vacate the unit totally by end of Arts Festival, an additional month's rent will be cancelled from the twelve-month Lease resulting in the last rent payment due in May concurrent with normal graduation. The tenant reserves the right to visit the unit with the Owner to review any claim for withholding of deposit to ensure verifiable conditions. Upon occupancy, please fill out and return an inspection report to protect your interests.

This is a legally binding offer to enter into a lease for the above premises on the form in current use by CM & F Associates and containing the above terms. If accepted by CM & F Associates by letter sent to the permanent address shown above, I understand that I am obligated to execute such a lease when it is tendered to me. If attempt to withdraw this offer after acceptance, or if I fail or refuse to execute such lease, CM & F Associates will make reasonable efforts to relet the premises on my behalf. If CM & F Associates is successful, I understand and agree that said deposit will be forfeited and retained as liquidated damages by CM & F Associates for its efforts in processing this application, holding the premises open on my behalf pending approval of this application, and making the necessary investigation of my character and reputation. However, until such time as CM & F Associates is able to relet the premises, I understand and agree that I shall remain liable for the monthly rental payments and their charges imposed in accordance with the terms of the proposed lease, which is agreed to be binding whether executed by me or not. No agreement except contained here will be bind either the applicant, agent, or owner.

I agree that all the information is true and correct and agree to the terms and conditions hereon which I have read and understood.

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_