



119 South Burrowes Street • State College, PA 16801
TEL: 814-238-1878 • EMAIL: info@gnrealty.com

APPLICATION AND AGREEMENT TO LEASE

OFFICE USE ONLY:

Tenant# _____

Building applied for Penn Center Apartments Apt. No. _____

Type 2B/2B No. to occupy Apt. _____ *Parking - Yes _____ No _____

At \$ _____ per month/semester Lease ____/____/____ to ____/____/____ Yearly \$ _____

*Parking is rented at an additional cost based on availability. A separate parking lease must be signed.

One Semester _____ Two Semester _____ Date of Birth _____ Sex M _____ F _____

Applicant's full name (Please Print) _____

Applicant's Present/School Address _____

City _____ State _____ Zip _____

Applicant's cell phone # _____ Applicant's e-mail address: _____

Applicant's former realtor and phone # _____

Name of Parent/Guardian _____

Address of Parent/Guardian _____

City _____ State _____ Zip _____

Parent/Guardian's cell phone # _____ Parent's Email Address _____

Parent/Guardian's Employer Name and Address _____ Phone _____

BY SIGNING THE FOLLOWING LINE, THE APPLICANT UNDERSTANDS THE SIGNATURE OF A PARENT/GUARDIAN IS REQUIRED ON THE LEASE!

Applicant Signature _____

PARKING PRIVILEGES BY PERMIT ONLY - NO PETS PERMITTED - NO FIREARMS PERMITTED

CONDITIONS OF APPLICATIONS AND AGREEMENT TO LEASE

This deposit paid by applicant will be held in escrow as a security deposit until such time as the lease is terminated and the apartment is vacated. The cost of necessary cleaning, repairs, or replacements shall be deducted from the security deposit at termination of the lease. Under no circumstances will this deposit be considered as part of the rent.

This is a legally binding offer to enter into a lease for the above premises on the form in current use by GN Associates, and containing the above terms. If accepted by GN Associates, I understand that I am obligated to execute such a lease when it is tendered to me. If I attempt to withdraw this offer after acceptance, or I fail or refuse to execute such lease, GN Associates will make reasonable efforts to relet the premises on my behalf. If GN Associates is successful, I understand and agree that said deposit will be forfeited and retained as liquidated damages by GN 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 GN Associates is able to relet the premises, I understand and agree that I shall remain liable for the monthly rental payments and other 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 bind either the applicant, agent or owner.

I WARRANT THAT ALL THE ABOVE INFORMATION IS TRUE AND CORRECT AND AGREE TO THE TERMS AND CONDITIONS HERE-ON WHICH I HAVE READ AND UNDERSTAND.

Applicant's Signature _____

Dated _____

I acknowledge receipt of the Application and Agreement to Lease containing the acceptance by GN Associates.

Date _____

Signature

This Application is accepted by GN Associates: _____

Signature

PENN CENTER ROOMMATE QUESTIONNAIRE

(Please answer honestly)

Name _____ CELL Phone #: _____

Hometown _____ HOME Phone #: _____

E-mail Address _____

Date of Birth _____ Will you be a: Freshman _____ Sophomore _____ Junior _____ Senior _____

Major _____ Roommates you wish to live with _____

Private Bedroom

Shared Bedroom

How many hours per day do you spend studying: _____ Home _____ Library _____

Do you study with the: TV on _____ Music on _____ Absolute Silence _____

Music you like: Hard Rock _____ Rap _____ Pop _____ Country _____ Classical _____

Alternative _____ Other _____

Do you smoke cigarettes? Yes _____ (please explain below) No _____
Light _____ 1 pack a day _____ 2+ packs a day _____

Do you mind living with others who smoke? Yes _____ No _____

Will you want to have parties in your apartment? Yes _____ No _____
If yes, how many times a week? 1 _____ 2 _____ 3 _____ 4 + _____ Weekends Only _____

Do you drink? Yes _____ No _____
If yes, how many drinks per party? 1-2 _____ 3-4 _____ 5-6 _____ 7+ _____

Do you approve of drugs? Yes _____ No _____

Will you have overnight guests? Yes _____ No _____

Do you mind if your roommate(s) have overnight guests? Yes _____ No _____

Do you work outside of school? Yes _____ No _____
If yes, how many hours per week? 1-5 _____ 6-10 _____ 11-20 _____ 21 + _____

Are you: Messy _____ Neat _____ In between _____

When you get angry, what do you usually do? Sulk _____ Cry _____ Scream _____ Talk to people _____
Other _____

How did you hear about Penn Center Apartments?
Search Engine _____ Penn College Website _____ Mail _____
Word of Mouth _____ Other _____

Additional Comments: _____

**GN ASSOCIATES
PENN CENTER APARTMENTS
PRIVATE BEDROOM RATE OPTION SHEET**

Please **check** one of the following payment options:

Option 1: Private Bedroom, Two Semester Lease - Single Payments

Fall Semester	\$3,331.00 due August 1, 2023
Spring Semester	\$3,331.00 due January 1, 2024

Option 2: Private Bedroom, Two Semester Lease – Monthly Payments

\$7,371.00 due in 9 periodic payment of \$819.00 per month starting August 1, 2023

Option 3: Twelve Month Lease (May to May)

\$9,829.00 due in 12 periodic payment of \$819.00 per month starting May 1, 2023

Option 4: Financial Aid (*)

Fall Semester - \$375.00 due August 1, 2023*. Balance owed on \$3,331.00 must then be paid in full by September 1, 2023.

Spring Semester - \$375.00 due January 1, 2024*. Balance owed on \$3,331.00 must then be paid in full by February 1, 2024.

(*) Grant/Loan paperwork must be submitted to and approved by GN Associates. Tenant acknowledges that payment under this option is not contingent upon receipt of financial aid. Payment is due whether or not financial aid is received.

If no option is selected, you will automatically be assigned to Rate Option #1.

All payments are due on the first day of each month in which a payment is due. If Tenant does not make each rent payment by the fifth day of the month, Tenant shall pay a late charge.

Tenant _____

Landlord _____