



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	\$3,430.00 due August 1, 2024
Spring Semester	\$3,430.00 due January 1, 2025

**Option 2: Financial Aid (\*)**

Fall Semester - \$375.00 due August 1, 2024\*. Balance owed on \$3,430.00 must then be paid in full by September 1, 2024

Spring Semester - \$375.00 due January 1, 2025\*. Balance owed on \$3,430.00 must then be paid in full by February 1, 2025.

(\*) 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.

**Option 3: Twelve Month Lease (May to May)**

\$9,156.00 due in 12 equal payments due the first of each month starting May 1, 2024

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.

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

Tenant \_\_\_\_\_

Landlord \_\_\_\_\_