

Property Owner / Application Information: (Information must match Carbon County property tax records)

Full Name: _____ Signature: _____

Address: _____

Phone Numbers: (Daytime) _____ (Cell) _____ (Evening/Fax) _____

Property Manager's Information: (Applicable, if owner resides more than 30 miles from Nesquehoning Borough)

Full Name: _____ Signature: _____

Address: _____

Phone Numbers: (Daytime) _____ (Cell) _____ (Evening/Fax) _____

FOR OFFICE USE ONLY

Property Account No.: _____ Date Payment/Application Received: _____

Amount Received: \$ _____ Check Number: _____ Cash: _____ Rec'd By: _____

Rental Addendum Received: Yes _____ No _____
(Attach copy to this application)

RESIDENTIAL LICENSE NUMBER ISSUED: _____

**APPENDIX A – BOROUGH OF NESQUEHONING
REQUIRED ADDENDUM TO RESIDENTIAL RENTAL AGREEMENT**

This Addendum to Residential Rental Agreement is made this _____ day of _____, 200 , and is incorporated into and shall be deemed to amend and supplement the Residential Rental Agreement made by the undersigned Tenant and Owner, their heirs, successors and assigns, dated _____, 200 . The Residential Rental Agreement and this Addendum pertain to the Premises described in said Agreement and is located at _____ . This Addendum is required by the Residential Rental Licensing and Inspection Ordinance of the Borough of Nesquehoning.

ADDITIONAL COVENANTS AND OBLIGATIONS

In addition to the covenants and obligations set forth in the aforementioned Residential Rental Agreement, Tenant and Landlord hereby covenant and agree as follows:

A. Landlord’s Obligations

1. The landlord shall keep and maintain the leased Premises in compliance with all applicable Codes and Ordinances of the Borough of Nesquehoning and all applicable State & Federal laws and shall keep the leased Premises in good and safe condition.
2. The Manager for the Rental Unit shall be as follows:

Name: _____

Street Address: _____

Mailing Address (if different): _____

Daytime Phone Number: _____

Evening Phone Number: _____

3. The Landlord shall be responsible for regularly performing all routine maintenance including lawn mowing and ice and snow removal, and for making any and all necessary repairs in and around the leased Premises, except for any specific tasks which the parties hereby agree shall be delegated to the Tenant and which are identified as follows:

B. Tenant’s Obligations

1. The Tenant shall comply with all Codes and Ordinances of the Borough of Nesquehoning and all applicable State laws.
2. The Tenant agrees that the maximum number of unrelated persons permitted within the Regulated Rental Unit at any time shall be three (3), unless a more restrictive provision is established in the lease, or unless a higher number has specifically been allowed in the Borough Zoning Permit.
3. The Tenant shall dispose of all rubbish, garbage and other waste from the leased Premises in a clean and safe manner.

4. The Tenant recognizes that three (3) or more Disruptive Conduct Reports in any one (1) year period will result in eviction from the property under the Borough of Nesquehoning Residential Rental Licensing and Inspection Ordinance. The Tenant recognizes that they are responsible for the behavior of the guests on the property and shall not permit them to engage in disruptive conduct.
 - a. Disruptive Conduct is defined as a form of conduct, action, incident or behavior perpetrated, caused or permitted by an Occupant or Guest of a Regulated Rental Unit that:
 - i. is a violation of Ordinances of the Borough of Nesquehoning and that is so loud, untimely as to time of the day, offensive and/or nuisance-causing that it unreasonably interferes with the peaceful enjoyment by other person of their premises or causes damage to property that is owned by others,
 - ii. involves music or noise that is disruptive to persons occupying a different dwelling unit,
 - iii. involves music that is audible from a street, sidewalk, or dwelling from a minimum distance of fifty (50) feet from the premises where the sound is originating,
 - iv. is the subject of a criminal citation for Disorderly Conduct, or
 - v. is the subject of a criminal citation under the Pennsylvania Crimes Code or the Pennsylvania Liquor Code.
5. The Tenant shall not cause, not permit nor tolerate to be caused, damage to the premises that is beyond standard wear and tear.
6. The Tenant agrees to make the Rental Unit available for a scheduled inspection by Borough Code Enforcement Officers during reasonable hours, after the Tenant receives advance notice from the Owner or Manage of the Rental Unit that the Borough has requested an inspection.
7. The Tenant acknowledges and agrees that this tenancy is subject to the provisions of the Residential Rental License and Inspection Ordinance of the Borough of Nesquehoning and that failure to comply with such ordinance may result in eviction of occupants or suspension or revocation of the Owner’s privilege to rent a residential unit.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

Witness

Tenant

Witness

Tenant

Witness

Property Owner