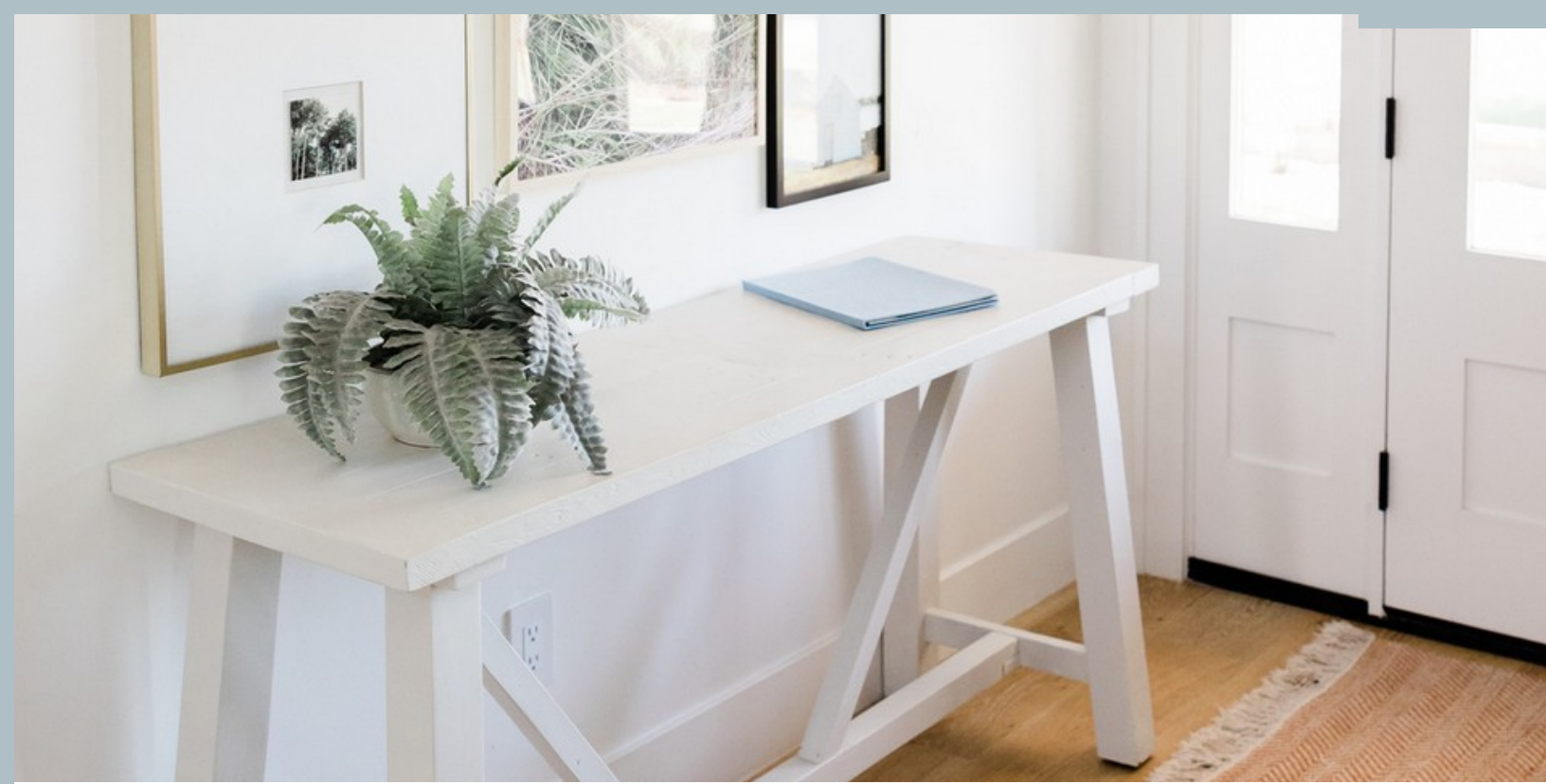




Finding Your Next Rental

A GUIDE TO A SMOOTH, WELL-PREPARED RENTAL SEARCH



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Office 215.757.6100 | Cell 215.867.9057



LOCAL EXPERTISE | STEADY GUIDANCE | TRUSTED SUPPORT

Welcome

BEFORE WE BEGIN

“

Finding a rental should feel manageable, not overwhelming. My job is to help you search with clarity, from tour to move-in.

— Lauren Hilbert



How I Work With Renters

MY COMMITMENT TO YOU

Four things you can count on, from our first conversation through move-in day.

Straight Answers

You'll get my honest read on a property, an application, and a lease — even when it isn't what you were hoping to hear.

Steady Communication

You will always know what stage we're in and what happens next. No guessing, no radio silence.

No Pressure

This is your decision. I'll give you the information and my recommendation, and you take it from there.

Handled Details

Scheduling tours, coordinating with landlords, and tracking paperwork are on me, so you can focus on finding the right place.

The Rental Search Process

THE BIG PICTURE

From first conversation to keys in hand — here is the path we'll walk together.

01

Define Needs & Budget

We talk through your must-haves, timeline, and comfortable monthly budget.

02

Tour Properties

We visit rentals that fit your criteria and compare them side by side.

03

Submit Application

We prepare a complete, well-organized application for the landlord's review.

04

Application Review

The landlord or property manager reviews your application and screening results.

05

Lease Signing

We review the lease together before you sign, so nothing is a surprise.

06

Move-In

Walkthrough, keys, and utilities transferred — you're home.

Good rentals move quickly. I'll help you stay ready to tour and apply so you're never the last one in line.

Understanding the Rental Application

APPLYING FOR A RENTAL

What You'll Need

- Government-issued photo ID
- Proof of income — pay stubs, offer letter, or tax returns
- Employment or landlord references
- Completed rental application form

What to Expect

- Consent for a credit & background check
- Application fee, if required by the landlord
- Proof of renter's insurance, if requested
- Co-signer information, if applicable

Having these documents ready before we tour lets us submit a complete application the same day — often the deciding factor in a competitive rental market.

Understanding the Lease Agreement

BEFORE YOU SIGN

Term & Rent

The length of your lease, the monthly rent amount, and the due date and accepted payment methods.

Security Deposit

Under PA law, capped at two months' rent in year one and one month's rent after year two. Held in escrow, and must earn interest if held over two years on deposits over \$100.

Utilities & Services

Which utilities are included in rent and which you'll set up and pay directly.

Maintenance & Repairs

Who is responsible for routine upkeep versus major repairs, and how to submit a maintenance request.

Pets

Whether pets are allowed, any pet deposit or rent, and breed or weight restrictions.

Notice to Enter

How much advance notice the landlord must give before entering the property for non-emergency reasons.

Your Touring Checklist

TOURING RENTALS

What to look for — and ask about — on every tour.

1

Cell & Wi-Fi Signal

Check reception and available internet providers on-site.

2

Water Pressure

Run the shower and sink faucets to check pressure and hot water.

3

Storage Space

Closets, cabinets, and any basement, attic, or garage storage.

4

Noise Levels

Listen for street noise, neighbors, and shared walls or floors.

5

Natural Light

Note window placement and light at different times of day.

6

Appliances

Confirm which appliances are included and their condition.

7

Parking

Assigned spots, street parking rules, and guest parking options.

8

Move-In Condition

Photograph any existing damage before you sign the lease.

9

Commute & Amenities

Distance to work, schools, groceries, and public transit.

Move-In to Move-Out Timeline

YOUR LEASE, START TO FINISH

1

Before You Move In

Complete a move-in inspection with the landlord and photograph any existing damage.

2

Settling In

Transfer utilities into your name and confirm renter's insurance is active.

3

During Your Lease

Submit maintenance requests promptly and keep records of all communication.

4

Before You Move Out

Give proper written notice and schedule a move-out walkthrough.

In Pennsylvania, a landlord must return your security deposit — or an itemized list of deductions — within 30 days of move-out.

Why Work With Me

WHAT YOU CAN EXPECT

A rental search that stays organized — and stress-free.

Backed by Keller Williams resources, technology, and professional reach, so nothing falls through the cracks.

WHAT YOU CAN COUNT ON

1

POINT OF
CONTACT

Same-Day

RESPONSE
TIME

0

SURPRISES AT
MOVE-IN

100%

LEASE REVIEWED
BEFORE YOU SIGN

What this adds for you

Wider access

More listings and more landlords who could be showing us your next rental.

Careful review

Every application and lease reviewed with an eye for details that matter.

Local accountability

One point of contact who knows your goals and your search.

Next Steps

READY WHEN YOU ARE

1

Share Your Must-Haves

Budget, location, timeline, and the features that matter most to you.

2

Get Search-Ready

Gather income documents and references so we can apply the moment we find the one.

3

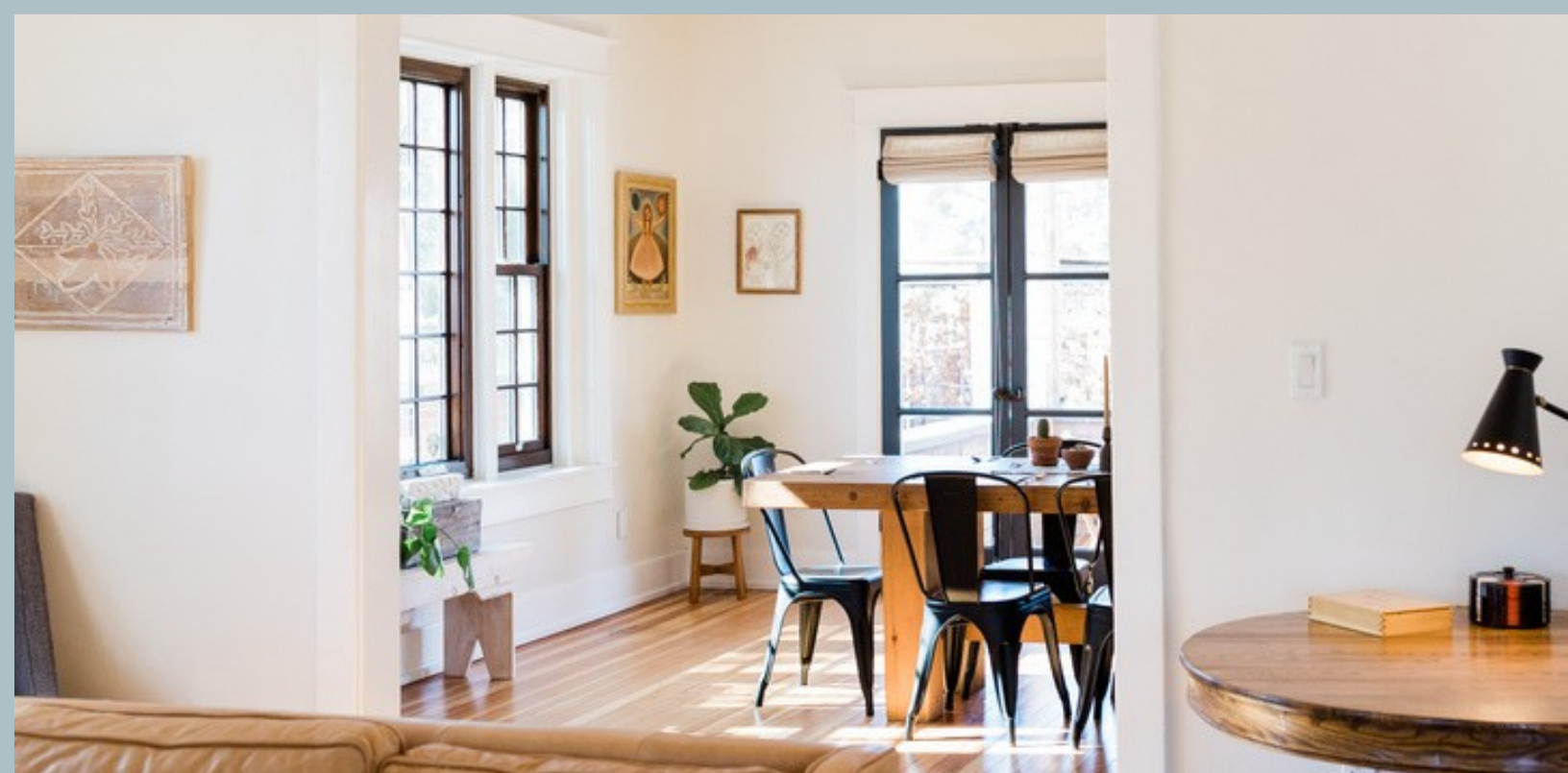
Tour Together

We'll compare properties side by side and talk through the trade-offs.

4

Apply & Sign

I'll help you submit a strong application and review the lease before you sign.



Thank You

I look forward to helping you find your next rental.

“

Your next home is out there.
My job is to help you find it
with confidence.

— Lauren Hilbert



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