

3. Other income which you wish to have considered when this Application is evaluated?
 Amount: _____ Source: _____
4. Bank References:
 Checking Account: Place _____ Account No.: _____
 Savings Account: Place _____ Account No.: _____
5. Credit References:
 Name: _____ Address: _____
 Account No.: _____
 Name: _____ Address: _____
 Account No.: _____
6. Motor Vehicles Owned by Applicant(s):
 Year _____ Make _____ Tag No. _____
 Year _____ Make _____ Tag No. _____
7. Persons to occupy apartment in addition to Applicant(s):
 Name _____ Relationship _____
 Date of Birth: _____
 Name _____ Relationship _____
 Date of Birth: _____
8. Rent or own present address: _____
 Rent or mortgage payment now paid: _____
 Present mortgage company or landlord: _____
 Telephone number and address: _____
 Immediate Prior Residence: _____
9. Closest relative and/or personal reference:
 Name: _____ Address: _____
 Telephone No.: _____ Relationship: _____
10. How did you hear about this apartment community:

11. Do you wish permission to have a pet on the Premises: Yes _____ No _____

If yes, there must be a completed Pet Addendum.

Unless specifically agreed to in writing by the Landlord, no pets of any kind will be allowed on the Premises.

12. Are you, or any anticipated occupant of the Premises, a current illegal abuser or addict of a controlled substance? Yes _____ No _____

13. Have you, or any anticipated occupant of the Premises, been convicted of the illegal possession, manufacture or distribution of a controlled substance? Yes _____ No _____

14. Will you be able to maintain the apartment in a neat, clean, good and sanitary condition? Yes _____ No _____

15. Have you been convicted of a crime other than a minor traffic violation, since the age of 18? Yes _____ No _____

16. Are you currently serving in the United States Armed Forces? Yes _____ No _____

Application Fee: \$35.00 Rec'd by: _____ **Date:** _____

Check () Cash () Money Order ()

Upon execution of a Lease, Applicant shall pay to Landlord the Security Deposit and first month's rent in the amount listed above, if the same were not paid with this Application.

1. It is understood that the sums deposited herewith as Processing Fee are not refundable.
2. The sums (if any) deposited herewith as Security Deposit are refundable if this Application is not approved by the owners of the apartment community.
3. If the owners of the apartment community accept this Application, either orally or in writing, Applicant(s) agree that within five (5) days of having been mailed notice of the approval of this Application, to enter into a Lease in conformity with this Application on the owner's standard form of Lease Agreement (a copy of which has been made available for Applicant(s) to review).
4. If the owners of the apartment community accept this Application, and Applicant(s) do not enter into a Lease as aforesaid, Applicant(s) shall remain liable for all damages, including lost rental, incurred by the owners as a result thereof, and the entire sum paid as a Security Deposit (if any) may be applied by the owners to such damages and losses, if any. In the event of no losses or damages, the Security Deposit shall be returned.
5. If a Landlord requires from a prospective tenant any fees other than a Security Deposit as defined by Section 8-203(a) of the Real Property Article of the Annotated Code of Maryland, and these fees exceed \$25.00, then the Landlord shall return the fees, subject to the exceptions below, or be liable for twice the amount of the fees in damage. The return shall be made no later than fifteen (15) days following the date of occupancy or the written communication, by either party to the other, of a decision that no tenancy shall occur.
6. The Landlord may retain only that portion of the fees actually expended for a credit check or other expenses out of the Application, and shall return that portion of the fees not actually expended on behalf of the tenant making application.
7. Items 5 and 6 of this Lease Application, aforesaid, do not apply to a Landlord who offers four (4) or less dwelling units for rent on one (1) parcel of property or at one (1) location, or to seasonal or condominium rentals.
8. The Landlord agrees to lease to the Applicant(s) the above specified apartment so long as Applicant(s) qualify for tenancy under the criteria established by the owners of the apartment community.
9. It is understood that the Security Deposit, or any portion thereof, may be withheld for unpaid rent, damage due to breach of this Lease or for damage by Tenant or the Tenant's family, agents, employees, guests or invitees in excess of ordinary wear and tear to the Premises, common areas, major appliances and furnishings owned by the Landlord. The Tenant shall have the right to be present when the Landlord, or the Landlord's agent, inspects the Premises in order to determine if any damage was done to the Premises, if the Tenant notifies the Landlord by certified mail of the Tenant's intention to move, the date of moving, and the Tenant's new address. The notice to be furnished by the Tenant shall be mailed to the Landlord at least fifteen (15) days prior to the date of moving. Upon receipt of the notice, the Landlord shall notify the Tenant by certified mail of the time and date when the Premises is to be inspected. The date of inspection shall occur within five (5) days before or five (5) days after the date of moving as designated in the Tenant's notice.
The Tenant shall have a right to receive, by first class mail, delivered to the last known address of the Tenant, a written list of the charges against the Security Deposit claimed by the Landlord and the actual costs, within forty-five (45) days after the termination of the tenancy. The Landlord shall be further obligated to return any unused portion of the Security Deposit, by first class mail, addressed to the Tenant's last known address within forty-five (45) days after the termination of the tenancy. Failure of the

Landlord to comply with Maryland's Security Deposit Law may result in the Landlord being liable to the Tenant for a penalty of up to three (3) times the Security Deposit withheld, plus reasonable attorney's fees.

10. Upon written request of Tenant, within fifteen (15) days of occupancy, Tenant shall have the right to have the Premises inspected by the Landlord, in the Tenant's presence, for the purpose of making a written list of damages that exist at the commencement of the tenancy.

I hereby affirm that my answers to the foregoing questions are true and correct and that I have not knowingly withheld any fact or circumstance which would, if disclosed, affect my Application unfavorably. As an inducement to enter into a Lease, I authorize you to secure from a consumer reporting agency an investigative consumer report. This report may contain, but would not be limited to, a consumer credit report, a criminal history records investigation, a rental history and verification of my residences, employment and income. I further authorize you and the consumer reporting agency to verify any and all information contained in this Application and to inquire into my character, general reputation, personal characteristics and mode of living, and I release all concerned from any liability in connection with the information they give. I authorize you to obtain subsequent consumer reports, including consumer credit reports and/or criminal history records investigations, in connection with any renewal or extension of any Lease I may enter into and/or the collection of any debt which I may owe. I have also been advised that I have the right, under the federal Fair Credit Reporting Act, Section 606(B), to make a written request of you and the consumer reporting agency, within a reasonable time, for a complete and accurate disclosure of the nature and scope of the investigation. Finally, I acknowledge receipt of the summary of consumer rights required by Section 609 of the Fair Credit Reporting Act entitled "A Summary of Your Rights Under the Fair Credit Reporting Act".

I/We have fully read and understand all of the provisions of this Application and acknowledge receipt of a completed copy of same.

APPLICANT

APPLICANT

APPROVED/REJECTED

DATE

RENTAL AGENT