

APPLICATION FOR LEASE

APPLICANT				CO-APPLICANT			
Applicant Name (Last, First, Middle, Sr./Jr.)				Applicant Name (Last, First, Middle, Sr./Jr.)			
Social Security#:		Date of Birth:		Social Security#:		Date of Birth:	
Home Phone:		Daytime Phone:		Home Phone:		Daytime Phone:	
Email Address:				Email Address:			
Driver's License No./State:		Marital Status:		Driver's License No./State:		Marital Status:	
Vehicle Make, Model, Year, Tag/Plate#, State:				Vehicle Make, Model, Year, Tag/Plate#, State:			
Provide Addresses for Prior 24 months				Provide Addresses for Prior 24 months			
Current Address (street, city, state, zip code):				Current Address (street, city, state, zip code):			
How Long:	Lease Expires:	Monthly Rent Mort. Amount: \$		How Long:	Lease Expires:	Monthly Rent Mort. Amount: \$	
Previous Address (street, city, state, zip code):				Previous Address (street, city, state, zip code):			
How Long:	Lease Expires:	Monthly Rent Mort. Amount: \$		How Long:	Lease Expires:	Monthly Rent Mort. Amount: \$	
LANDLORD INFORMATION							
Current Landlord:				Current Landlord:			
Address (street, city, state, zip code):		Phone:		Address (street, city, state, zip code):		Phone:	
Previous Landlord:				Previous Landlord:			
Address (street, city, state, zip code):		Phone:		Address (street, city, state, zip code):		Phone:	
APPLICANT EMPLOYMENT INFORMATION				CO-APPLICANT EMPLOYMENT INFORMATION			
Current Employer:		Annual Salary: \$		Current Employer:		Annual Salary: \$	
Position/Title:		Length of employ:		Position/Title:		Length of employ:	
Address:		Business phone:		Address:		Business phone:	
MONTHLY ADDITIONAL INCOME							
Additional Monthly Income	Applicant	Co-Applicant	Total				
Bonuses/Commissions/Other							
Alimony/Child Support							
Total Additional Income	\$	\$	\$				
IN CASE OF EMERGENCY							
Name:		Phone:		Name:		Phone:	
Address (street, city, state, zip code):		Relationship:		Address (street, city, state, zip code):		Relationship:	
I hereby give consent to contact the individual listed above to discuss an emergency situation. _____ Initials							
Person(s) to occupy apartment in addition to applicants:							
Name:		Relationship:		Social Sec. No. :		Date of Birth:	
Name:		Relationship:		Social Sec. No. :		Date of Birth:	
Name:		Relationship:		Social Sec. No. :		Date of Birth:	
Pet: Yes No How Many _____	Type(s):	Breed(s):		Size(s):	Name(s):		
Pet: Yes No How Many _____	Type(s):	Breed(s):		Size(s):	Name(s):		

LEASING INFORMATION

Term (total months): _____	Current Market Rent: \$ _____	
Lease From: _____	Monthly rent: \$ _____	
Lease To: _____	Application Fee Paid: \$ _____	check () money order ()
Move in Date: _____	Security Deposit Due: \$ _____	check () money order ()
Garage No: _____	Other Fee/Deposit Due: \$ _____	check () money order ()
Parking Space No: _____	Pet Deposit Due: \$ _____	check () money order ()
	Monthly Pet Fee: \$ _____	check () money order ()
	Garage/Parking Monthly Fee: \$ _____	check () money order ()

Specials/Remarks: _____

ACKNOWLEDGEMENT AND AGREEMENT

1. It is understood that the sums deposited herewith as Processing Fee are not refundable.
2. The sum deposited herewith as Security Deposit are refundable if this Application is not approved by the owners of the apartment project.
3. If the owners of the apartment project accept this Application, either orally or in writing, Applicant(s) agree 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 project accept this Application and Applicant(s) do not enter into a Lease as aforesaid, Applicant(s) shall remain liable for all damages incurred by the owners as a result thereof. The entire sum paid as a Security Deposit may be applied by the owners toward specific damages suffered, if any, In the event of no damages, the Security Deposit paid shall be refunded.
5. If a landlord requires from a prospective Resident 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 \$2500, 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 not 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 Resident making application.
7. If within fifteen (15) days of the first to occur of occupancy or signing of a Lease, a Resident decides to terminate the residency, the Landlord may also retain that portion of the fees which represents the loss of rent, if any, resulting from the Resident's action.
8. Items 5, 6 and 7 of this Lease Application, aforesaid, do not apply to any 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.
9. It is understood that the Security Deposit acknowledged in this Application for Lease may be withheld in whole or part for unpaid rent damage due to breach of Lease or for damage to the leased premises by the Resident, Resident's family, agents, employees, or social guests in excess of ordinary wear and tear. The Resident shall have the right to be present when the Landlord inspects the apartment after the Resident quits and surrenders the apartment, if the Resident notifies the Landlord by certified mail of the Resident's intention to move, the date of moving, and the Resident's new address. The notice to be furnished by the Resident 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 Resident by certified mail of the time and date when the premises are to be inspected. The date of inspection shall occur within (5) days before or five (5) days after the date of moving, as designated in the Resident's notice.
10. Upon written request, within fifteen (15) days of occupancy, the Landlord will provide the Resident with a written list of all existing damages.
11. I hereby affirm that my answers to the a 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 the Lease, I authorize the Landlord to verify any information contained in this Application and to obtain an investigative consumer report including information as to my character, general reputation, personal characteristics and mode of living, and I release all concerned from any liability in connection with any information that I give. I understand that as part of this investigation, a visit to my present residence may be made. I have also been advised that I have the right, under the Fair Credit Reporting Act, to make a written request, within a reasonable time, for a complete and accurate disclosure of the nature and scope of the investigation requested.

APPLICANT	DATE
CO-APPLICANT	DATE
LEASING CONSULTANT	DATE

APPROVED
 DENIED
 CANCELED

SECURITY DEPOSIT DUE

PROPERTY MANAGER

DATE