



MARYLAND LEASE APPLICATION



Each applicant, co-applicant and occupant 18 years and older must submit a separate application

(Please Print)

Property: _____ Date: _____

INFO.	Applicant Name: _____ Social Security #: _____ Passport/Alien #: _____ Email Address: _____ How did you hear about us? _____	Date of Birth: _____ Driver's License #: _____ State: _____ Cell Phone #: _____
EMPLOYMENT HISTORY	Current Employer: _____ Address: _____ Position: _____ Previous Employer: _____ Address: _____ Position: _____ Military Rank: _____ Commanding Officer: _____ Other Income Source: _____	Phone: _____ Time Employed: _____ Annual Salary: _____ Supervisor's Name: _____ Phone: _____ Time Employed: _____ Annual Salary: _____ Supervisor's Name: _____ Branch: _____ Time In: _____ Amount: _____
RESIDENCE HISTORY	Current Address: _____ (If military, home of record) _____ Dates of Residency From: _____ Landlord/Mortgagee: _____ Previous Address: _____ Dates of Residency From: _____ Landlord/Mortgagee: _____	Phone: _____ Monthly Payment: _____ To: _____ Phone: _____ Monthly Payment: _____ To: _____ Phone: _____
BANK	Checking Account #: _____ Bank: _____ Branch: _____	Savings Account #: _____ Bank: _____ Branch: _____
OTHER INFORMATION	# Automobiles _____ Make: _____ Model: _____ Year: _____ Tag/State: _____ Make: _____ Model: _____ Year: _____ Tag/State: _____ # Occupants (including self) _____ All occupants 18 years of age or older must complete an application. Other Occupants Name: _____ DOB: _____ Relation: _____ Name: _____ DOB: _____ Relation: _____ Name: _____ DOB: _____ Relation: _____ Name: _____ DOB: _____ Relation: _____ Will you or any occupant have any pets? Yes: _____ No: _____ # Pets _____ Description (breed, size, color, weight) _____ Description (breed, size, color, weight) _____ Emergency Contact Information Name: _____ Address: _____ Phone #: _____ Alternate Phone #: _____ Have you or any occupant of your household at any time or in any place ever been evicted or vacated prior to the end of your lease term? Yes _____ or No _____ If the answer to the previous question is yes, please explain: _____ Have you or any occupant of your household at any time and in any place ever been charged with, arrested for, or convicted of a criminal offense? Yes _____ or No _____ If the answer to the previous question is yes, state the date, place and nature of the criminal offense for which you or your occupant were charged, arrested or convicted and state the outcome of that charge, arrest or conviction: _____	
Initials required and apply to all 7 noted sections:	1: I (we) hereby submit this application to lease apartment number _____ at _____ for the term of _____ months and _____ days beginning _____ 20____ for the rental amount of \$ _____ per month in advance and deposit here with the sum of \$ _____ as security deposit plus \$ _____ to cover the actual cost of a credit report. The security deposit is to be refunded to me unless this application is accepted within a reasonable time from the date thereof. It is understood that the credit report fee is non-refundable. As an inducement to the owner of the property to accept this application, I warrant that all statements above set forth are true. Pursuant to the MD Code, Real Property, Sec. 8-213, if a landlord required any fees other than a security deposit, and those fees exceed \$25.00, then the Landlord shall return the fees or be liable for up to twice the amount of the fees in damages. The fees shall be returned within 15 days from the date of occupancy or the written communication from either party, of a decision that no tenancy shall occur. The landlord may retain the fees actually expended for a credit check or processing the application, and return any portion of the fees not actually expended processing the application.	
	2: If you accept this application and deliver a lease to me (us) for execution on the above terms, in the form as inspected and read by me (us) in your office prior to executing this application, I (we) shall within seven (7) days thereafter execute and deliver the same to you and deposit with you simultaneously a sum equal to the first full month's rent. If I (we) fail or refuse to execute and deliver the said lease to you within the seven (7) day period, then you shall be entitled to withhold from my (our) security deposit all actual damages and loss of rent suffered by you as a result of my (our) failure to execute said lease.	
	3: If within fifteen (15) days of the first to occur of occupancy or signing a lease , I (we) decide to terminate the tenancy, you may also retain that portion of the security deposit which represents the loss of rent and actual damages, if any, resulting from my (our) action.	
	4: I (We), upon written request made within fifteen (15) days of my (our) occupancy, shall be provided with a written list of all existing damages in the rental unit.	
	5: I (We) have the right to be present when the landlord or his agent inspects the premises to determine if any damage was done to the premises upon our vacating, if I (we) notify you by certified mail, fifteen (15) days prior to the date of moving, of our intention to move, the date of moving and my (our) new address; that upon receipt of notice you shall notify me (us) by certified mail of the time and date when the premises are to be inspected by you, which shall occur within five (5) days after the date of our moving, as designated in our notice.	
	6: All applicable provision of Maryland law as set forth in the aforementioned lease agreement which you have reviewed are incorporated by reference herein.	
	7: This application shall not be binding upon the owner until accepted in writing. The delivery of a lease to the undersigned for signature shall not be construed as an acceptance of this application nor shall such lease be binding upon the owner until it has been executed on the owner's behalf and delivered to the undersigned.	
	I hereby authorize The Donaldson Group to obtain any and all credit reports, credit records, credit applications, financial records and any and all other records relating to my past credit history, including any and all information contained in said records. This Authorization shall permit the obtaining and disclosure of any and all reports or records or information developed or reported to or by credit reporting agencies, credit providers, and any other person or entity who collects, keeps or disseminates credit or financial or personal information, including but not limited to Equifax International, Inc., TRW or CBI.	
	In addition, I hereby authorize The Donaldson Group to obtain any and all criminal history reports, criminal conviction records, criminal arrest records and any and all other records relating to my past or present history regarding any alleged or actual criminal activity or absence thereof. This Authorization shall also permit disclosure of any and all records relating to any past or present history regarding any alleged or actual criminal activity including arrests, summonses, charges, indictments, convictions, acquittals or the absence thereof by any criminal record reporting company and any other person or entity who collects, keeps or disseminates said criminal history information, including but not limited to Corelogic.	
	Photocopies or reproductions of sufficient quality to be deemed the substantial equivalent of the originals of the above-described information shall be disclosed, at their request, to The Donaldson Group's agents and representatives.	

Applicant's Signature: _____ Date: _____

Please do not write below this line - for office use only

Date/Time Recv'd: _____ / _____	Processed: _____
Agent Name: _____	Approved/Denied: _____
Specials: _____	Notified: _____
Standard Deposit: _____	Additional Deposit: _____
Earnest Money Dep. Paid: _____ Check #: _____	Other: _____ Date: _____
Application Fee Paid: _____ Check #: _____	Other: _____ Date: _____
Apartment # Reserved: _____ Rent Amt. _____	Unit Type: _____ Move In: _____