

CREDIT CHECK AND APPLICATION FOR LEASE



Property location/address: _____

Application Date: ____/____/____

Target move-in date: ____/____/____

APPLICANT: _____		Date of
Birth: ____/____/____		
Social Security# - - - - -	E-Mail _____	Drivers License#/State: _____
Number of Dependents: _____	Names & Ages: _____	
Home Phone: _____	Work Phone _____	Cell Phone: _____
Present address: _____		#of years @ present address _____
Own _____ Rent _____	If rental, Landlord/Property Manager: _____ Monthly rent: \$ _____	
Landlord/Property Manager Phone: _____	Fax: _____	Reason for leaving: _____
Previous address: _____		Landlord/Property Manager: _____
Landlord/Property Manager Phone: _____	Fax: _____	Reason for leaving: _____
Present Employer: _____	Phone: _____	No. Yrs _____
Supervisor _____	Phone: _____	Fax: _____
Business Name & Position _____		Wages: \$ _____ (Monthly)
Previous Employer: _____	Phone: _____	No. Yrs: _____
Supervisor _____	Phone: _____	Fax: _____
Business Name/Type: _____		Wages: \$ _____ (Monthly)
Additional income/source: _____		
Personal Reference: _____	Phone: _____	Relationship _____

CO-APPLICANT: _____		Date of Birth: ____/____/____
Social Security# - - - - -		Drivers License#/State: _____
E-Mail _____		
Number of Dependents: _____	Names & Ages: _____	
Home Phone: _____	Work Phone _____	Cell Phone: _____
Present address: _____		# of years @ _____
Own _____ Rent _____	If rental, Landlord/Property Manager: _____ Monthly rent: \$ _____	
Landlord/Property Manager Phone: _____	Fax: _____	Reason for leaving: _____
Previous address: _____		Landlord/Property Manager: _____
Landlord/Property Manager Phone: _____	Fax: _____	Reason for leaving: _____
Present Employer: _____	Phone: _____	No. Yrs _____
Supervisor _____	Phone: _____	Fax: _____
Business Name & Position: _____		Wages: \$ _____ (Monthly)
Previous Employer: _____	Phone: _____	No. Yrs: _____
Supervisor _____	Phone: _____	Fax: _____
Business Name/Type: _____		Wages: \$ _____ (Monthly)
Additional income/source: _____		
Personal Reference: _____	Phone: _____	Relationship: _____

Additional Occupants: Name(s)/Ages: _____

BANK REFERENCES:

Applicant: Bank Name/Location: _____ () Savings () Checking () Money market

Co-Applicant: Bank Name/Location: _____ () Savings () Checking () Money market

MONTHLY OBLIGATIONS:

<i>Applicant/Co-Applicant</i>	<i>Name of Creditor</i>	<i>Monthly Payment</i>	<i>Months remaining</i>	<i>Approx. Balance</i>

Do you have any judgments/bankruptcy or lawsuits against you? _____ (NO) _____ (YES), Explain _____

Have you ever been evicted? _____ (NO) _____ (YES, explain) _____

Have you ever been convicted of a crime? _____ (NO) _____ (YES, explain) _____

Do any occupants Smoke? _____ (NO) _____ (YES)

Do any occupants have a pet? _____ (NO) _____ (YES, number/type/size) _____

Spay/neutered _____ (YES) _____ (NO) Are shots up to date: _____ (YES) _____ (NO, Reason) _____

Contingencies: (this application cannot be processed until the following contingencies are agreed to or removed)

AUTHORIZATION: A NON-REFUNDABLE CREDIT CHECK FEE OF (\$ _____) PER APPLICANT ACCOMPANIES THIS APPLICATION. Applicant(s) expressly authorize(s) verification of information provided in this application from credit sources, credit bureaus, current and former landlords, current and former employers & personal references. Applicant(s) has/have the right under section 606(b) of the Fair Credit Reporting Act, to make a written request to the credit information source for a complete and accurate disclosure to the nature and scope of any investigation. A credit check may take five business days after receipt of completed application. Applicant(s) understand(s) that this information may be shared with prospective landlords and/or their agents in determining Applicant(s) reputation for meeting financial obligations but a copy of the credit report may not be given to Applicant(s).

APPLICATION FEE: A separate application fee in the amount of \$ _____ accompanies this application.

If a landlord requires from a prospective tenant any fees other than a security deposit as defined by § 8-203(a) of this subtitle, and these fees exceed \$25, then the landlord shall return the fees, subject to the exceptions below, or be liable for twice the amount of the fees in damages.

The return shall be made not later than 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.

The landlord may retain only that portion of the fees actual expended for a credit check or other expenses arising out of the application, and shall return that portion of the fees not actually expended on behalf of the tenant making application.

This section does not apply to any landlord who offers four or less dwelling units for rent on one parcel of property or at one location, or to seasonal or condominium rentals.

LEASE & PAYMENT: Upon approval and acceptance of application, Applicant(s) agree(s) to execute a lease in accordance with the terms of the application and to make payment for the balance of the first month's rent and security deposit in the form of a money order or cashier's check. If Applicant(s) fail to execute a lease and/or make payment, *the entire application fee* accompanying this application shall be forfeited without recourse, as liquidated damages, and split equally between the Landlord and Listing Broker.

OCCUPANCY: Property is to be used as a single-family residence, subject to all applicable zoning laws and rules, regulations, by-laws, and covenants of any applicable Condo or Homeowners Association. Occupancy is contingent upon property being vacated by the present occupant. Applicant(s) understand(s) that the use or sale of illegal drugs on the premises shall be grounds for termination of lease and occupancy, without recourse, and that all advance rental payments and deposits shall be forfeited as liquidated damages in the event of said termination.

CERTIFICATION & REMEDY: Applicant(s) certify that all information provided herein is true and correct and that none of the funds listed are proceeds of illegal activities. Applicant(s) understand(s) that the lease or rental agreement may be terminated if Applicant(s) has/have made any false, incomplete or misleading statements in this application.

Applicants signature: _____ Date: _____

Co-Applicant signature: _____ Date: _____