

HILLTOP MANGEMENT, LLC

3714 Elm Avenue

Baltimore, Maryland 21211

(410) 235-7891

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LEASE APPLICATION

Date of Application _____ Apartment _____

Monthly Rent _____ Desired Term of Lease _____ to _____

Application Fee of \$25.00 : \$ _____ Check () Cash () Money Order ()

Upon execution of Lease, Security Deposit due.

Applicant:

1. Name: _____

First

Middle

Last

Date of Birth: _____ Social Security No.: _____

Home Telephone Number: _____ Address: _____

Driver's License Number: _____

E-mail: _____ Cell Phone No.: _____

Employer's Name: _____ Address: _____

Employer's Telephone No.: _____ Occupation: _____

Employment Period: _____ Salary: _____

Previous Employer's Name: _____

Address: _____ Telephone No.: _____

2. Other income which you wish to have considered when this Application is evaluated?

Amount: _____ Source: _____

3. Motor Vehicles Owned by Applicant:

Year _____ Make _____ Tag No. _____

Year _____ Make _____ Tag No. _____

4. Persons (Under 21) to occupy apartment in addition to Applicant:

Name _____ Relationship _____

Date of Birth: _____

Name _____ Relationship _____

Date of Birth: _____

5. Rent or own present address: _____

Length of time at present address: _____

Rent or mortgage payment now paid: _____

Present mortgage company or landlord: _____

Telephone number and address: _____

Immediate Prior Residence: _____

6. Emergency Contact (Non-Resident):

Name: _____ Address: _____

Telephone No.: _____ Relationship: _____

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

If yes, there must be a completed Pet Addendum signed with lease.

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

10. It is understood that the sums deposited herewith as Application Fee are not refundable.

11. Applicant acknowledges having been advised that the apartment will not be taken off the market and held for Applicant until Applicant has signed the Owner's standard form of Lease Agreement (a copy of which has been made available for Applicant to review).

12. 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.

13. 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.

14. Items 12 and 13 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.

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

		_____ APPLICANT
_____ APPROVED/REJECTED	_____ DATE	_____ RENTAL AGENT