

MAJERLE MANAGEMENT, INC.

301.220.1850
Fax 301.220.1854

It is understood that the premises applied for are to be used only for the purpose stated on the front of this form and may be used /occupied only by the person(s) / business listed on this application. Occupancy is subject to possession being delivered by the present occupant. Applicant and Spouse, if applicable, hereinafter referred to as Applicant, agree to conform to all applicable zoning laws and, in the case of a condominium or property under the jurisdiction of a unit owner's association, with applicable by-laws, rules and regulations. Any and all personal property placed in or about the premises shall be at the Applicant's risk. A renter's insurance policy is required with liability coverage and should contain coverage for the Applicant's personal property. Landlord is not responsible for Tenant's belongings.

FULL AND TRUTHFUL DISCLOSURE OF THE INFORMATION HEREIN REQUESTED IS ESSENTIAL. ANY APPROVAL GRANTED OR LEASE EXECUTED ON THE BASIS OF FALSE OR MISLEADING STATEMENTS HEREIN MAY, AT THE OPTION OF THE OWNER OR AGENT, BE CANCELED AND DEPOSIT FORFEITED TO THE MAXIMUM AMOUNT PERMITTED BY LAW.

APPLICATION FEE: A separate fee, as stated on the reverse, shall accompany this application to cover the cost of obtaining a credit report and for processing the application. This fee is NOT REFUNDABLE under any circumstances. The Applicant hereby authorizes Majerle Management, Inc. (or other cooperating broker) to obtain a consumer credit report, verify Applicant's employment and rental/mortgage performance and to report their findings to the owner. If the Applicant's employer refuses to verify employment, by phone, it shall become the Applicant's responsibility to provide written confirmation of the information reported on this application

DEPOSIT: A deposit in the amount shown on the reverse shall be required and must be paid by certified check or money order. The property must remain on the market and available to all interested until the lease is executed and the deposit paid. Applicant hereby waives any claim for damages by reason of non-acceptance of this application.

MARYLAND LAW requires that all applications for leases must contain information regarding the liabilities and rights of applicants. Certain liabilities which the prospective Tenant incurs upon signing this application have been enumerated herein. In addition to these liabilities, there are certain other liabilities and rights which the prospective Tenant has under Maryland Law.

1. If a Landlord/Agent requires from a prospective Tenant any fees other than a security deposit as defined by Section 8-203 (a) of the Maryland Real Property Code, and these fees exceed \$25.00, then the Landlord/Agent 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/Agent may retain only that portion of the fees in excess of \$25.00 actually expended for a credit check and 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.

2. If, within 15 days of the first to occur of occupancy or signing a lease, a tenant decides to terminate the tenancy, the Landlord/Agent may also retain that portion of the fees which represents the loss of rent, if any, resulting from the Tenant's action.

3. The provisions of the foregoing paragraphs 1 and 2 do not apply to any Landlord/Agent who offers four or less dwelling units for rent on one parcel of property or at one location, or to seasonal or condominium rentals.

I/We understand that this **APPLICATION DOES NOT CONSTITUTE A COMMITMENT** to lease or rent and that a written lease will be prepared if my application is approved. I/We further understand that the lease must be signed by both the Landlord and/or its Agent and myself to be valid. I understand that I may make a written request to the Landlord / Agent within fifteen (15) days of the date of occupancy for a list of all existing damages. **I acknowledge that there have been no promises or agreements made regarding the condition of the property or work to be performed that are not listed on the reverse under "Special Lease Provisions".**