

WALLACE H. CAMPBELL & COMPANY, INC. LEASE APPLICATION FOR HAMPTON PLAZA

THESE APARTMENTS WILL RENT TO ANY QUALIFIED APPLICANT FULFILLING THE FOLLOWING REQUIREMENTS, REGARDLESS OF RACE, COLOR, CREED, ANCESTRY, AGE, NATIONAL ORIGIN, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTIFICATION, MARITAL OR FAMILIAL STATUS OR PHYSICAL AND/OR MENTAL DISABILITY/HANDICAP.

Date of Application: _____

Apartment: _____

Monthly Rent: _____

Term of Lease: _____ to _____

Applicant:

1) Name: _____

	First	Middle	Last
Date of Birth: _____		Social Security No.: _____	

Phone No.: _____	Current Address: _____
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Email Address: _____	City, State, Zip: _____
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Current Employer: _____	Previous Employer: _____
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Employer's Address: _____	Previous Employer's Address: _____
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City, State, Zip: _____	City, State, Zip: _____
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Work Number: _____	Previous Work Number: _____
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Employment Period: _____	Previous Employment Period: _____
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Occupation: _____	Previous Occupation: _____
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Salary: _____	Driver's License No.: _____
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2) Other income that you wish to have considered when this application is evaluated:

Amount: _____	Source: _____
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3) Motor vehicles owned by applicant:

Year: _____	Make: _____	Model: _____	Tag No.: _____
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Year: _____	Make: _____	Model: _____	Tag No.: _____
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4) Persons to occupy apartment in addition to applicant:

Name: _____	Date of Birth: _____	Relationship: _____
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Name: _____	Date of Birth: _____	Relationship: _____
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Name: _____	Date of Birth: _____	Relationship: _____
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5) Present Address (check one): Rent () Own ()

Amount of current Rent or Mortgage: \$ _____

Present Mortgage Company or Landlord: _____

Landlord Address and Phone Number: _____

Email Address of Landlord: _____

Immediate prior residence: _____

6) Closest relative and/or personal reference

Name: _____ Phone No.: _____ Relationship: _____

Address: _____ Email Address: _____

7) How did you hear about this apartment? _____

8) Person to be contacted in case of an emergency:

Name: _____ Phone No.: _____ Relationship: _____

Address: _____ Email Address: _____

9 Do you wish to have permission to have a pet on the premises? (Check one) Yes () No ()

If yes, you must also complete a Pet Application. Unless specifically agreed to in writing by the Landlord, no pets of any kind will be allowed on the premises.

10) Have you ever been asked to move from an apartment or evicted by a court because you failed to pay your rent or otherwise violated your lease? (Check one) Yes () No ()

If yes, Please explain: _____

Processing Fee: \$ _____ 35.00 _____ Check () Cash () Money Order ()

Upon execution of lease, a Security Deposit in the amount of \$500.00 - \$1,000.00, is due and payable.

1. It is understood that the sums deposited herewith as Processing Fee are not refundable.
2. If the owners of the apartment project approve this Application, either orally or in writing, Applicant(s) agree that within five (5) days of having been emailed or mailed notice of the approval of this Application, to enter into a Lease in conformity with this Application on the owners' standard form of Lease Agreement (a copy of which has been made available for Applicant(s) to review).
3. If the owners of the apartment project approve this Application and Applicant(s) do not enter into a Lease as aforesaid, the owners of the apartment project may, at their option, rescind their approval and lease the Apartment to a third party.
4. 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.
5. 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.
6. If, within fifteen (15) days of the first to occur of occupancy or signing of a Lease, a Tenant decides to terminate the tenancy, the Landlord may also retain that portion of the fees which represents the loss of rent, if any, resulting from Tenant's action.
7. Items 4, 5, and 6 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.
8. 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 Landlord 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; verification of my residences, employment and income; and criminal history records investigations. 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/We have fully read and understand all of the provisions of this Application and acknowledge receipt of a completed copy of the same.

APPLICANT SIGNATURE

DATE



APPROVED/REJECTED

DATE

LEASING AGENT