

MARYLAND MANAGEMENT COMPANY RENTAL APPLICATION

For Office Use Only

Property: _____	Agent Code: _____	Application Date: _____	Size Apt. Desired: _____
Guest Number: _____	Application Number: _____	Lease Start Date: _____	Lease End Date: _____
Apt. Address: _____	Monthly Rent: _____	Pet Fee: _____	Pet Deposit: _____

Name: _____ DOB: _____ SSN: _____

Last First Middle

Address: _____

Street City/State Zip Driver's License # State

Name of Landlord: _____ Landlord Phone Number: _____

Rent: \$ _____ How long tenant: _____

Home Phone: _____ Work : _____ Cell: _____ E-Mail: _____

Employer: _____ Employer Address: _____

Gross Income \$: _____ How paid: Weekly Biweekly Monthly Hrs. per week: _____

Supervisor's Name/Personnel phone # for employment verification: _____

Other Income: _____ Source: _____ Phone number: _____

Spouse: _____ DOB: _____ SSN: _____

Last First Middle

Driver's License # _____ State: _____

Spouse's Employer: _____ Employer Address: _____

Gross Income \$: _____ How paid: Weekly Biweekly Monthly Hrs. per week: _____

Supervisor's Name/Personnel phone # for employment verification: _____

Other Applicants/Occupants:

Name	DOB	SSN	Relationship

Breed/Age/Weight of Pet: _____

Emergency Contact: _____

Name Relationship Address Phone #

Application Fee: _____ Circle One: Check / Money Order No / Last 4 CC -

1. Upon execution of the Lease, the first month's rent of \$ _____ is due. The security deposit deemed by Accurate Court Filings will be due within three days of the credit approval.
2. It is understood that the sums deposited herewith as Application Fee(s) are not refundable.
3. If the Landlord accepts this Application, either orally or in writing, Applicant(s) agree to enter into a Lease in conformity with this Application on the Landlord's standard form of Lease Agreement (a copy of which has been made available for Applicant (s) to review).
4. If the Landlord accepts this Application and Applicant(s) do not enter into a Lease as aforesaid, Applicant(s) shall remain liable for all damages incurred by the Landlord as result thereof. The entire sum paid as Security Deposit may be applied by the Landlord towards specific damages suffered, if any, in the event of no damages, the Security Deposit paid shall be refunded.
5. If the Landlord requires from a prospective Tenant any fees other than Security Deposit as defined by Section B-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.
6. 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.
7. Items 5 and 6 of this Rental Application aforesaid, do not apply to any 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 Accurate Court Filings to verify any information contained in this Application and to obtain an investigative consumer report including information as to my character, general reputation, personal characteristics and mode of living, and I release all concerned from any liability in connection with any information they give. I understand that as part of this investigation, a visit to my present residence may be made. I have also been advised that I have the right, under the Fair Credit Reporting Act, to make a written request, within a reasonable time, for a complete and accurate disclosure of the nature and scope of the investigation requested.

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

THE MARYLAND MANAGEMENT COMPANY

Leasing Consultant _____ Date _____ Applicant _____ Date _____ Applicant _____ Date _____

Accurate Court Filings
2613 Cabover Drive
Hanover, Maryland 21076
(410) 553-9159 – Office
(410) 553-0081 – Fax

INVESTIGATIVE CONSUMER REPORT AUTHORIZATION

I hereby affirm that my answers on this application to lease are true and correct and that I have not knowingly withheld any fact or circumstance which would, if disclosed, affect my application unfavorably. I authorize Accurate Court's credit department to secure an investigative consumer report. This report may contain, but may not be limited to, a consumer credit report, a criminal history records investigation, verification of residences, employment and income. I authorize Accurate Court's credit department 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 any information they give. I have also been advised that I have the right, under the federal Fair Credit Reporting Act (FCRA), *Section 606* to make a written request, within a reasonable time, for a complete and accurate disclosure of the nature and scope of the investigation. I acknowledge receipt of the summary of consumer rights required by *Section 609 of the FCRA, entitled, A Summary of Your Right Under the Fair Credit Reporting Act.*

Leasing Consultant Signature

Applicant Signature

Date

Leasing Consultant (Printed Name)

Applicant (Printed Name)

Para informacion en espanol, visite www.ftc.gov/credit o escribe a la FTC Consumer Response Center, Room 130-A 600 Pennsylvania Ave. N.W., Washington, D.C. 20580.

A Summary of Your Rights Under the Fair Credit Reporting Act

The federal Fair Credit Reporting Act (FCRA) promotes the accuracy, fairness, and privacy of information in the files of consumer reporting agencies. There are many types of consumer reporting agencies, including credit bureaus and specialty agencies (such as agencies that sell information about check writing histories, medical records, and rental history records). Here is a summary of your major rights under the FCRA. **For more information, including information about additional rights, go to www.ftc.gov/credit or write to: Consumer Response Center, Room 130-A, Federal Trade Commission, 600 Pennsylvania Ave. N.W., Washington, D.C. 20580.**

- **You must be told if information in your file has been used against you.** Anyone who uses a credit report or another type of consumer report to deny your application for credit, insurance, or employment – or to take another adverse action against you – must tell you, and must give you the name, address, and phone number of the agency that provided the information.
- **You have the right to know what is in your file.** You may request and obtain all the information about you in the files of a consumer reporting agency (your “file disclosure”). You will be required to provide proper identification, which may include your Social Security number. In many cases, the disclosure will be free. You are entitled to a free file disclosure if:
 - a person has taken adverse action against you because of information in your credit report;
 - you are the victim of identify theft and place a fraud alert in your file;
 - your file contains inaccurate information as a result of fraud;
 - you are on public assistance;
 - you are unemployed but expect to apply for employment within 60 days.In addition, by September 2005 all consumers will be entitled to one free disclosure every 12 months upon request from each nationwide credit bureau and from nationwide specialty consumer reporting agencies. See www.ftc.gov/credit for additional information.
- **You have the right to ask for a credit score.** Credit scores are numerical summaries of your credit-worthiness based on information from credit bureaus. You may request a credit score from consumer reporting agencies that create scores or distribute scores used in residential real property loans, but you will have to pay for it. In some mortgage transactions, you will receive credit score information for free from the mortgage lender.
- **You have the right to dispute incomplete or inaccurate information.** If you identify information in your file that is incomplete or inaccurate, and report it to the consumer reporting agency, the agency must investigate unless your dispute is frivolous. See www.ftc.gov/credit for an explanation of dispute procedures.
- **Consumer reporting agencies must correct or delete inaccurate, incomplete, or unverifiable information.** Inaccurate, incomplete or unverifiable information must be removed or corrected, usually within 30 days. However, a consumer reporting agency may continue to report information it has verified as accurate.

- **Consumer reporting agencies may not report outdated negative information.** In most cases, a consumer reporting agency may not report negative information that is more than seven years old, or bankruptcies that are more than 10 years old.
- **Access to your file is limited.** A consumer reporting agency may provide information about you only to people with a valid need -- usually to consider an application with a creditor, insurer, employer, landlord, or other business. The FCRA specifies those with a valid need for access.
- **You must give your consent for reports to be provided to employers.** A consumer reporting agency may not give out information about you to your employer, or a potential employer, without your written consent given to the employer. Written consent generally is not required in the trucking industry. For more information, go to www.ftc.gov/credit.
- **You may limit "prescreened" offers of credit and insurance you get based on information in your credit report.** Unsolicited "prescreened" offers for credit and insurance must include a toll-free phone number you can call if you choose to remove your name and address from the lists these offers are based on. You may opt-out with the nationwide credit bureaus at 1-888-5-OPTOUT (1-888-567-8688).
- **You may seek damages from violators.** If a consumer reporting agency, or, in some cases, a user of consumer reports or a furnisher of information to a consumer reporting agency violates the FCRA, you may be able to sue in state or federal court.
- **Identity theft victims and active duty military personnel have additional rights.** For more information, visit www.ftc.gov/credit.

States may enforce the FCRA, and many states have their own consumer reporting laws. In some cases, you may have more rights under state law. For more information, contact your state or local consumer protection agency or your state Attorney General. Federal enforcers are:

TYPE OF BUSINESS:	CONTACT:
Consumer reporting agencies, creditors and others not listed below	Federal Trade Commission: Consumer Response Center - FCRA Washington, DC 20580 1-877-382-4357
National banks, federal branches/agencies of foreign banks (word "National" or initials "N.A." appear in or after bank's name)	Office of the Comptroller of the Currency Compliance Management, Mail Stop 6-6 Washington, DC 20219 800-613-6743
Federal Reserve System member banks (except national banks, and federal branches/agencies of foreign banks)	Federal Reserve Board Division of Consumer & Community Affairs Washington, DC 20551 202-452-3693
Savings associations and federally chartered savings banks (word "Federal" or initials "F.S.B." appear in federal institution's name)	Office of Thrift Supervision Consumer Complaints Washington, DC 20552 800-842-6929
Federal credit unions (words "Federal Credit Union" appear in institution's name)	National Credit Union Administration 1775 Duke Street Alexandria, VA 22314 703-519-4600
State-chartered banks that are not members of the Federal Reserve System	Federal Deposit Insurance Corporation Consumer Response Center, 2345 Grand Avenue, Suite 100 Kansas City, Missouri 64108-2638 1-877-275-3342
Air, surface, or rail common carriers regulated by former Civil Aeronautics Board or Interstate Commerce Commission	Department of Transportation, Office of Financial Management Washington, DC 20590 202-366-1306
Activities subject to the Packers and Stockyards Act, 1921	Department of Agriculture Office of Deputy Administrator - GIPSA Washington, DC 20250 202-720-7051



MARYLAND MANAGEMENT COMPANY Lease Application Utility Disclosure

Applicant acknowledges having been advised that prior to executing a Lease Agreement, and prior to being given keys to the leased premises, Applicant must provide to Landlord proof that Applicant has established an account with the applicable utility provider for gas, electricity and water/sewer (where applicable) service for the leased premises. Should Applicant fail to provide such proof, Applicant will not be permitted to execute the Lease and Landlord may apply any security deposit previously paid by Applicant to any rental loss suffered by Landlord as a result thereof.

Applicant

Date

Applicant

Date

Witness

Date