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FOR OFFICE USE ONLY		
Building _____	Apt. _____	Marketing Source _____
Apt. Type _____	Monthly Rent _____	
Sec. Dep. _____	Date of Occupancy _____	
Approved? _____	Denied? _____	Initial _____



Application is hereby made to rent the premises known as Apartment _____ located at _____ under a lease for _____ months beginning on the _____ day of _____, 20 _____ at a monthly rental of \$ _____ payable in advance on the first of each month.

Utilities included in monthly rent: Gas Electric Water & Sewer Heat & Hot water

In consideration of a lease, undersigned Applicant hereby submits the following information concerning the occupant of the apartment for which this application is made. It is understood that the apartment is to be used as a residence to be occupied by no more than _____ persons. An additional application is required for each individual over 18 years of age. It is also understood that NO PETS will be permitted in the apartment unless Owner has provided its written consent.

APPLICANT'S FULL NAME _____ Social Security No. _____
Date of Birth _____ Driver's License No./State _____
Home Telephone _____ Work Telephone _____
Mobile Telephone _____ Email Address _____

PRESENT ADDRESS _____
Dates From: _____ To: _____
Present Landlord or Mortgage Co. _____ Telephone _____
Monthly Payment \$ _____ Reason for Moving _____

PREVIOUS ADDRESS (if within 5 years) _____
Dates From: _____ To: _____
Previous Landlord or Mortgage Co. _____ Telephone _____
Monthly Payment \$ _____ Reason for Moving _____

SOURCE OF INCOME/EMPLOYER _____ Gross Monthly Income \$ _____
Title/Occupation _____ Starting Date _____
Contact Name _____ Telephone _____ Fax _____
Contact Address _____

BANK NAME & BRANCH _____ Telephone _____
Checking Acct. No. _____ Savings Acct. No. _____

EMERGENCY CONTACT (Relative or Person not living with Applicant)
Name _____ Relationship _____
Full Address _____
Home Telephone _____ Work Telephone _____

RIGHTS & LIABILITIES INCURRED UPON MAKING APPLICATION
A NON-REFUNDABLE APPLICATION FEE OF \$ _____ IS REQUIRED UPON MAKING APPLICATION TO RENT TO COVER THE COSTS ASSOCIATED WITH OBTAINING A CREDIT REPORT AND PROCESSING THIS APPLICATION. A DEPOSIT OF \$ _____ AGAINST THE FIRST MONTH'S RENT IS ALSO REQUIRED HEREWITH. **THE DEPOSIT WILL BE REFUNDED ONLY IF APPLICANT IS NOT APPROVED OR IF APPLICANT CANCELS WITHIN 48 HOURS AFTER THE DATE OF THIS APPLICATION. IF APPLICANT IS APPROVED BUT FAILS TO EXECUTE A LEASE, THE DEPOSIT SHALL BE FORFEITED AS LIQUIDATED DAMAGES TO OWNER IN CONSIDERATION OF ITS HAVING RESERVED THE APARTMENT FOR APPLICANT.** APPLICANT SPECIFICALLY UNDERSTANDS AND AGREES, HOWEVER, THAT ACCEPTANCE OF SAID APPLICATION FEE AND DEPOSIT IN NO WAY OBLIGATES THE OWNER TO OFFER A LEASE TO APPLICANT, AND APPLICANT'S RIGHT TO A LEASE IS EXPRESSLY CONTINGENT UPON THE OWNER'S ACCEPTANCE AND APPROVAL OF THIS APPLICATION.

APPLICANT HEREBY ACKNOWLEDGES RECEIPT OF AN EXACT, LEGIBLE, AND COMPLETE COPY OF THIS EXECUTED RENTAL APPLICATION.

SIGNATURE OF APPLICANT _____ DATE _____

APPLICATION FEE & DEPOSIT ACKNOWLEDGED ON BEHALF OF OWNER:

BY _____ DATE _____

Federal, State of Maryland and/or Prince George's County Law prohibit discrimination on the basis of color, familial status, national origin, physical or mental disability, race, religion, sex, marital status, gender identity, sexual orientation, age, ancestry, creed, family responsibility, lawful income, occupation, personal appearance, political; opinion, presence of children and source of income. Oculus Realty, LLC is an Equal Housing Opportunity provider.

ADDITIONAL RIGHTS & LIABILITES

UPON NOTICE TO APPLICANT OF OWNER'S ACCEPTANCE AND APPROVAL OF THE APPLICATION, APPLICANT AGREES TO IMMEDIATELY EXECUTE A LEASE FOR THE APARTMENT AND TO PAY ANY BALANCE DUE FOR THE FIRST MONTH'S RENT, PLUS A MOVE-IN FEE OF \$500.00 PRIOR TO TAKING POSSESSION THEREOF. IN THE EVENT APPLICANT FAILS TO EXECUTE A LEASE AGREEMENT AND PAY SAID FEES WITHIN FIVE (5) CALENDAR DAYS AFTER NOTIFICATION OF OWNER'S ACCEPTANCE AND APPROVAL OF THIS APPLICATION, THE APPLICATION SHALL AUTOMATICALLY BE DEEMED TO BE WITHDRAWN AND THE OWNER SHALL BE FREE TO RENT THE APARTMENT TO ANOTHER PARTY WITHOUT ANY LIABILITY WHATSOEVER TO APPLICANT, AND THE DEPOSIT SHALL BE FORFEITED AS LIQUIDATED DAMAGES TO DEFRAY LOST RENTS, EXPENSES AND OTHER DAMAGES INCURRED AS A RESULT OF APPLICANT'S FAILURE TO LEASE THE APARTMENT. IN THE EVENT THE APPLICATION IS NOT ACCEPTED AND APPROVED BY OWNER, THE DEPOSIT SHALL BE REFUNDED TO APPLICANT.

NOTHING CONTAINED HEREIN SHALL BE DEEMED TO CREATE ANY LIABILITY ON THE PART OF THE OWNER FOR FAILURE TO DELIVER THE APARTMENT ON THE BEGINNING DATE SPECIFIED HEREIN ABOVE, NOR SHALL ANYTHING HEREIN BE DEEMED TO RELEASE THE

APPLICANT/LESSEE FROM ANY LIABILITY CREATED HEREIN TO LEASE THE ABOVE REFERENCED APARTMENT, EXCEPT THAT, IN THE EVENT OF A DELAY IN THE DELIVERY OF POSSESSION, THE MONTHLY RENT STIPULATED HEREIN SHALL BE ABATED ON A PRO-RATA DAILY BASIS UNTIL SUCH TIME AS THE APPLICANT/LESSEE COULD HAVE TAKEN POSSESSION OF THE APARTMENT. IF, HOWEVER, OWNER IS UNABLE TO DELIVER POSSESSION OF THE APARTMENT TO APPLICANT/LESSEE WITHIN THIRTY (30) DAYS OF THE PROPOSED BEGINNING DATE, EITHER PARTY MAY TERMINATE THIS APPLICATION AND/OR THE LEASE UPON WRITTEN NOTICE TO THE OTHER PARTY GIVEN PRIOR TO THE DELIVERY OF POSSESSION.

IN ORDER TO INDUCE OWNER TO OFFER A LEASE TO APPLICANT, APPLICANT AUTHORIZES OWNER TO VERIFY ANY AND ALL OF INFORMATION CONTAINED IN THE APPLICATION, AND APPLICANT HEREBY RELEASES ALL PERSONS INVOLVED IN THE VERIFICATION OF SUCH INFORMATION FROM ANY AND ALL LIABILITY ARISING THEREFROM. APPLICANT HEREBY ACKNOWLEDGES THAT THE OWNER OR ITS AGENT WILL OBTAIN AN INVESTIGATIVE CONSUMER CREDIT REPORT(S) ON THE UNDERSIGNED APPLICANT AND APPLICANT HEREBY EXPRESSLY AUTHORIZES OWNER OR ITS AGENT TO OBTAIN SUCH INVESTIGATIVE CONSUMER CREDIT REPORT(S), TO CONTACT APPLICANT'S PREVIOUS LANDLORD(S), CREDIT AND PERSONAL REFERENCES, AND TO PERFORM CRIMINAL BACKGROUND INVESTIGATIONS UPON ALL PERSONS TO OCCUPY THE APARTMENT. IN ACCORDANCE WITH THE FAIR CREDIT REPORTING ACT (15 U.S.C. SECTION 1681D.(B)), APPLICANT IS HEREBY ADVISED THAT S/HE HAS THE RIGHT TO MAKE A WRITTEN REQUEST WITHIN A REASONABLE TIME FOR A COMPLETE AND ACCURATE DISCLOSURE OF THE NATURE AND SCOPE OF THE INVESTIGATION CONDUCTED IN CONNECTION WITH THIS APPLICATION.

APPLICANT AGREES AND AFFIRMS THAT ALL OF THE INFORMATION AND ALL OF THE QUESTIONS ON THIS APPLICATION HAVE BEEN FULLY AND HONESTLY ANSWERED; THAT THE ANSWERS SET FORTH HEREIN ARE COMPLETE, TRUE, AND CORRECT; AND THAT APPLICANT HAS NOT FAILED TO DISCLOSE ANY INFORMATION WHICH, IF DISCLOSED, MIGHT TEND TO CAUSE OWNER TO CONSIDER THIS APPLICATION LESS FAVORABLY. APPLICANT AGREES THAT IN THE EVENT ANY INFORMATION OR REPRESENTATION CONTAINED HEREIN IS FOUND TO BE INACCURATE, OWNER HAS THE RIGHT TO DENY THE APPLICATION OR TO TERMINATE ANY LEASE AGREEMENT ENTERED INTO WITH APPLICANT BASED UPON THE INFORMATION CONTAINED IN THE APPLICATION.