

Authorization for Release of Financial Information

Applicant (s) Name

Address

Pursuant to my application to lease property thru RE/MAX Plus.  
I hereby authorize release of information regarding my rental  
history/ income/ credit worthiness by me previous landlords/  
employer/ financial institution.

Signature

Signature



**RE/MAX Premiere Selections**  
11325 Seven Locks Rd. #217, Potomac, MD 20854  
(301) 299-1000

**RENTAL APPLICATION: Part I - Disclosure**

Please print clearly and complete all blanks on Part I and II of this form.

Date \_\_\_\_\_

Application is made to lease the premises known as \_\_\_\_\_

for the total rental of \$ \_\_\_\_\_ (monthly rent X number of months)  
payable monthly in advance on the first day of each month on the following  
terms:

Monthly Rental:\$ \_\_\_\_\_ Security Deposit:\$ \_\_\_\_\_

Lease term: \_\_\_\_\_ Date Start: \_\_\_\_\_ Date End: \_\_\_\_\_

A non-refundable application fee of \$25.00 per adult (includes all adult  
occupants except dependent students and elderly parents) is paid herewith in  
the amount of \_\_\_\_\_

\$ \_\_\_\_\_ to be used in full by Listing Broker for the  
credit/consumer check and processing this application.

An earnest money deposit (the first months rental amount) in the sum of  
\$ \_\_\_\_\_ is paid herewith. This application, including  
each prospective occupant, is subject to the approval and acceptance of the  
property's owner or his authorized property manager. The applicant(s) shall  
have no leasehold interest in the property until they are notified of  
acceptance.

After notification of acceptance, written or oral, to any applicant, the  
applicant(s) agree(s) to execute landlord's standard lease and to pay any  
balance due for the security deposit and/or the first month's rent as  
required by Landlord within THREE (3) days after being notified of  
acceptance and before possession is given.

In the event the application is approved, but the applicant(s) REFUSE(S)  
TO SIGN A LEASE AND/OR OCCUPY THE PREMISES WITHIN THE TIME PROVIDED HEREIN,  
THE APPLICANT(S) AGREES THAT THE EARNEST MONEY DEPOSIT HEREIN PROVIDED WILL  
BE USED TO PARTIALLY COMPENSATE THE OWNER FOR LOSS OF RENT FOR THE PERIOD THE  
PREMISES WERE TO HAVE BEEN OCCUPIED AND/OR THE BROKER FOR ADDITIONAL  
MARKETING EXPENSES TO RELET THE PROPERTY. Any remaining balance will be  
returned to the applicant(s) thirty days after the above start date provided  
applicant(s) provides written notice of their intent not to occupy.

SPECIAL LEASE REQUIREMENTS:

Water bed: Yes No Pets: Yes No Pet Deposit: \$ \_\_\_\_\_

Special Equipment and or/other requirements: \_\_\_\_\_

I/we, the undersigned applicant(s) affirm under the penalties of perjury that  
I/we have read and understand Part I and Part II of this application and that  
my/our answers to the questions on this application are true and correct to  
the best of my/our personal knowledge, information and belief and that I/we  
have not knowingly withheld any fact or circumstance which would, if  
disclosed, affect my/our application unfavorably.

SEE ADDITIONAL PROVISIONS ON REVERSE

APPLICANT(S)' SIGNATURE(S): \_\_\_\_\_

In the event the application is not approved and accepted by Landlord, the earnest money deposit shall be returned in full to the applicant with fifteen (15) days of such action. The applicant(s) hereby waive(s) any claim for damages for non-acceptance of this application.

All leases will be written to terminate on the last day of the month. The first month's rent shall not be prorated, any rent proration due to a partial month's occupancy shall be prorated for the second month of the lease.

A security deposit of one month's rent (unless otherwise agreed upon) shall be due upon the signing of the lease. THE SECURITY DEPOSIT CHECK SHOULD BE MADE PAYABLE TO THE OWNER IF THE OWNER IS MANAGING THE PROPERTY, OR TO THE LISTING BROKER IF THEY ARE MANAGING THE PROPERTY. (Consult your agent.) In any instance where the applicant(s) wish to occupy the property before broker can be certain any personal checks tendered would have cleared, broker has the right to require all payments to be made with certified checks or money orders.

All parties agree that the earnest money deposit/first months rent, security deposit, application fees, and any other funds collected shall be temporarily deposited into broker's property management/operating account pending proper disbursement.

The applicant(s) authorize the broker, his agents, employees, and/or the owner to investigate their credit history, rental/mortgage payment history, past and current employment, and or criminal record to ascertain their suitability for occupancy.

The truth of the information contained herein is essential, and if the Landlord/Agent determines that any answer or statement contained herein is false or misleading, any lease granted by virtue of this application may be cancelled at the option of the Landlord/Agent. This application shall become part of any lease agreement executed between the Landlord and/or Agent and the applicant(s), and **ANY FALSE OR MISLEADING** statement shall be considered a **SUBSTANTIAL** breach of said lease.

I/we certify that I/we have received and carefully examined a copy of the Listing Broker's Standard Dwelling Lease form and any addendum (available from Listing Broker or at [www.landlordschoice.com/downloads.html](http://www.landlordschoice.com/downloads.html)) that may be used in conjunction with the Lease or hereby waive the right to examine. I/we agree that I/we shall apply for all utilities services before taking occupancy of the leased premises and agree to pay all utilities: **GAS, OIL, ELECTRICITY, WATER, SEWER, REFUSE**, where applicable, and will pay deposits therefor, if required.

Checks: \$ \_\_\_\_\_ \$ \_\_\_\_\_ Cash: \$ \_\_\_\_\_ Date: \_\_\_\_\_  
Leasing Broker: \_\_\_\_\_ Broker Code: \_\_\_\_\_  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
Leasing Agent: \_\_\_\_\_ MCAR#: \_\_\_\_\_ Phone: \_\_\_\_\_  
Note: Leasing commissions are contingent upon occupancy by the tenant.  
A check will be sent to the Broker within 14 days after occupancy.

Date Application Received: \_\_\_\_\_ Consumer/Credit Report Ordered: \_\_\_\_\_  
Office/Owner Approval: \_\_\_\_\_ Denied: \_\_\_\_\_ Date: \_\_\_\_\_

Comments: \_\_\_\_\_  
Deposit Returned: Date: \_\_\_\_\_ Amount: \$ \_\_\_\_\_ Withheld: \$ \_\_\_\_\_  
Reason: \_\_\_\_\_

