

RMS III, LLC.
APPLICATION FOR LEASE
7910 WOODMONT AVENUE, SUITE 350
BETHESDA, MARYLAND 20814

This application is to be completed fully and in detail. If additional pages are necessary, please attach them. The information provided will be used in the tenant selection process by Landlord and is subject to verification by Landlord. In the event any information provided is later determined to be false, Landlord may, in Landlord's sole discretion, terminate any lease. Landlord's gathering of information from and about prospective tenants is for the benefit of the Landlord, only, and does not create any right of reliance on the part of any tenant or occupant part regarding the behavior or character of any other tenant or occupant of the community. Additionally, the information provided is subject to verification by the United States Department of Housing and Urban Development.

Community Name: _____ **Proposed Move In Date:** _____
Proposed Address: _____

PLEASE PRINT

Marital Status: _____ Single _____ Married _____ Divorced _____ Widowed _____ Separated Part time student
 Full time student
 Not a student

Applicant: _____
Full Name _____ Social Security _____ Birth Date _____

Other Occupants: Part time student
 Full time student
 Not a student

(1) _____
Name _____ Birth Date _____ Social Security _____ Relationship _____ Part time student
 Full time student
 Not a student

(2) _____
Name _____ Birth Date _____ Social Security _____ Relationship _____ Part time student
 Full time student
 Not a student

(3) _____
Name _____ Birth Date _____ Social Security _____ Relationship _____ Part time student
 Full time student
 Not a student

(4) _____
Name _____ Birth Date _____ Social Security _____ Relationship _____ Part time student
 Full time student
 Not a student

(5) _____
Name _____ Birth Date _____ Social Security _____ Relationship _____ Part time student
 Full time student
 Not a student

APPLICANT CONTACT INFORMATION (Required):

Home Phone Number: _____ **Cell Number:** _____

Work Phone Number: _____ **E-mail Address:** _____

Are you expecting any additional occupants during the next 12 months? () Yes () No

(i.e. roommates, family members and unborn children)

If yes, please explain: _____

HOUSING HISTORY:

Current Address: _____ Apt. # _____ Payment Amount: \$ _____ How Long: _____
Street Name _____ Landlord's Name: _____
City _____ State _____ Zip Code (required) _____ County _____
Landlord's Address: _____
Reason for Moving _____ Landlord's Phone #: _____

Previous Address: _____ Apt. # _____ Payment Amount: \$ _____ How Long: _____
Street Name _____ Landlord's Name: _____
City _____ State _____ Zip Code (required) _____ County _____
Landlord's Address: _____
Reason for Moving _____ Landlord's Phone #: _____

OTHER INFORMATION:

Have you ever applied for residency or lived at another RMS III, LLC Community? () Yes * () No

*If Yes, When _____ Where _____

Are you now in the Military Service or a Military Dependent? _____

Do you have a pet? **Yes*:** ___ **No:** ___ If yes, what type? _____ Weight? _____

*If you answered yes, you must provide a current photo, registration and vaccination papers prior to move in and execute a Pet Addendum.

Vehicles Owned: No 1. Make _____ Model _____ Year _____ Tag#/State _____



No 2. Make _____ Model _____ Year _____ Tag #/State _____

No 3. Make _____ Model _____ Year _____ Tag #/State _____

To determine your eligibility to occupy an apartment in this community, we need the total amounts of all income sources earned by your household. You must list any income which you and your household members receive. (You must place a "0" in each column describing each source from which no income is received)

INCOME SOURCES	MONTHLY GROSS AMT. RECEIVED (A "0" must be marked in each column in which you do not receive income from that source.)	PHONE NUMBER & ADDRESS TO SEND VERIFICATION FORM (Please Provide)
Salary / Wages / Employment Tips / Bonuses		
Self Employment / Unearned Income Workers Compensation		
Social Security Benefits		
SSI		
Disability Pension / Death Benefits		
Pension / Retirement Funds		
Welfare		
AFDC / TANF		
Rental Income		
Child Support / Unearned income from a family member under 17 years of age		
Alimony		
Military Payments / GI Bill / VA		
Unemployment		
Net Farm/Business Income		
Payment Rec'd on Real Estate / Rental Income or Income from a Contract Sale of Real Estate		
Interest on Check/Savings Acct.		
Interest on Bonds/CD's		
Investment Dividends		
Stock Dividends / Annuities / Trusts		
Recurring gifts/monetary or not		
Other		

Employment:

Circle all applicable: **Employed full time** **Employed part time** **Self – employed**
 Non-employed (no intention of working) **Unemployed (temporarily out of work)**

Current Employer: _____ Position: _____ Date Hired: _____
 Address: _____ Supervisor: _____
 Phone: _____ Fax: _____

Current Wages: \$ _____ per: (circle one) hour week month year How many hours per week: _____

Do you expect to earn overtime? () Yes () No If yes, how much? _____
 Tips? () Yes () No If yes, how much? _____
 Commissions/Bonus? () Yes () No If yes, how much? _____

Secondary Employment:

Circle all applicable: **Employed full time** **Employed part time** **Self – employed**
 Non-employed (no intention of working) **Unemployed (temporarily out of work)**

Current Employer: _____ Position: _____ Date Hired: _____
 Address: _____ Supervisor: _____
 Phone: _____ Fax: _____

Current Wages: \$ _____ per: hour week month year (circle one) How many hours per week: _____

Do you expect to earn overtime? () Yes () No If yes, how much? _____
 Tips? () Yes () No If yes, how much? _____
 Commissions/Bonus? () Yes () No If yes, how much? _____



CHILD SUPPORT:

We must count court-ordered support whether or not it is received, unless legal action has been taken to remedy. We must also count support that is not court-ordered, rather received directly from payer.

Are you or any member of your household *entitled* to receive child support payments? Yes _____ No _____

If yes, are you *currently* receiving any child support payments? Yes _____ No _____

If yes, is your child support payments court ordered? Yes _____ No _____

If money is not actually received, are you taking legal action to remedy? Yes _____ No _____

Explanation: _____

Do you anticipate any changes in income during the next 12 months? Yes _____ No _____

Explanation: _____

ASSETS:

(You must place a "0" in each column describing each source from which no income is received)

Type of Assets	Value	Int. Rate	Organization Name, Phone & Address
Checking Accounts			
Savings Accounts			
Cash on Hand/At Home			
Trust Accounts/ Revocable or Irrevocable			
CD's			
Credit Union			
IRA's/Pensions/401K/ Mutual funds			
Stocks/Bonds/Money Mkt.			
Whole Life			
Money or value of items held for investment purposes in a safety deposit box			
Savings bonds			
Personal property held as an investment			
Keogh Accounts			
Equity in Real Estate			
Lump Sum Receipts			
Land Contracts			
Capital Investments			
Other (Describe)			

REAL ESTATE:

Do you own any property? Yes: ___ No: ___
 If yes, type of property: _____ Location _____
 Appraised Market Value: \$ _____

Do you have any land contracts? Yes: ___ No: ___
 If yes, type of property: _____ Location _____
 Appraised Market Value: \$ _____

Do you receive any rent from your property? Yes: ___ No: ___
 If yes, type of property: _____ Location _____
 Appraised Market Value: \$ _____

ASSETS DISPOSED OF:

Applicants/residents must also disclose any assets disposed of for less than fair market value in the two years preceding the effective date of the certification/recertification. This includes but is not limited to assets or money given away or sold for less than their true value if offered for sale to the public.

Did you have any assets (excluding personal assets) in the last two years not listed above? Yes _____ No _____
If yes, did you dispose of any assets for less than fair market value? Yes _____ No _____

Please list assets disposed of:

ASSET	MARKET VALUE	AMOUNT RECEIVED	DATE DISPOSED OF

STUDENT STATUS:

Are you or anyone in your household currently a full-time student or planning to be one within the next 12 months?

Yes _____ No _____ If yes, please explain: _____

GENERAL INFORMATION:

Have you, your spouse, or any other proposed occupant ever:

1. Filed for bankruptcy? Yes: _____ No: _____
2. Been evicted from any residence? Yes: _____ No: _____
3. Willfully or intentionally refused to pay rent? Yes: _____ No: _____
4. Been arrested and charged with any misdemeanor or felony? Yes: _____ No: _____

If yes, please explain: _____

5. Been arrested for possession, sale or delivery of any illegal or controlled substance? Yes: _____ No: _____

If yes, please explain: _____

6. Been required to register as a sex offender? Yes: _____ No: _____

7. Have you or any other proposed occupant ever, while living in a subsidized community, had tenancy or assistance terminated for fraud, nonpayment of rent or failure to cooperate with the recertification procedures? Yes: _____ No: _____

8. Do you own a waterbed? Yes: _____ No: _____

If yes, what size: _____

Emergency Contact (please list at least two):

Name _____ Address _____

Home Phone # _____ Cell Phone # _____ Work Phone # _____ Relationship _____

Email Address: _____

Name _____ Address _____

Home Phone # _____ Cell Phone # _____ Work Phone # _____ Relationship _____

Email Address: _____

Name _____ Address _____

Home Phone # _____ Cell Phone # _____ Work Phone # _____ Relationship _____

Email Address: _____

This application is made, subject to approval of RMS III, LLC and may, without designating cause, be disapproved by them, it is agreed that any such disapproval shall not be considered a reflection upon applicant. This application is to be made a part of the lease entered into by Management and lessee.

RMS III, LLC reserves the right to refuse to lease if I have been evicted, broken a prior lease, been declared bankrupt within the year, been foreclosed upon, been sued for non-payment of rent or damage to a rental property, convicted of certain crimes, arrested for certain crimes where a trial is pending or if I am listed by a police agency as a fugitive or terrorist.

Signature of Applicant *Date*

I am aware that if I rent _____, which is an apartment (circle one) on notice to vacate/under construction, there is a possibility that (circle one) the current resident may extend their notice/construction may not be complete, causing my move-in date to be extended or the apartment to be changed to another location or they may move early causing my move-in date to be early. _____ **Initials**

The truth of the information contained herein is essential, and if RMS III, LLC deems any answer or statement herein to be false, or misleading, it shall be considered that any lease granted by virtue of this application may be cancelled at their option. If the applicant cancels this application for any reason after making this application, RMS III, LLC will retain only that portion of the fees actually expended for a credit check or other expenses arising out of the application, and shall return that portion of the fees not actually expended on behalf of the resident(s) making application.

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 the lease, I authorize you 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 Section 606(b) of 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 any investigation.

I hereby expressly authorize RMS III, LLC, its agents, successors and assigns ("Management"), at Management's discretion and expense, to obtain updated credit/criminal reports regarding my credit history during the period of my tenancy. I hereby expressly release Management, and any provider of information, from any liability resulting from the use, procurement, or furnishing of such information. Moreover, in the event that I am indebted to Management at the termination of my tenancy, I expressly authorize Management to obtain updated credit reports regarding my credit history in order to collect any balance due and owing from me to Management.

Management shall be entitled to perform background checks from time to time, including criminal background checks, on all Applicants, Residents and Occupants. If any Resident or Occupant is found to have an unsatisfactory criminal history, such history shall constitute a material and substantial breach of the lease warranting termination and eviction of Residents and all Occupants.

Signature of Applicant **Date**

Applicant/Resident authorizes Landlord, its agents and employees to provide copies of or make this application and lease file available for inspection to Landlord's contractors and any properly authorized third-party auditors or investigators. Applicant/Resident consents to Landlord (as well as Landlord's agents, employees, contractors and properly authorized third-parties) auditing Applicant/Resident's files for any legal purpose, including, but not limited to, ensuring/monitoring compliance with any federal, state or local law or regulation or any regulation(s) in effect and applicable to Landlord by virtue of Landlord's receipt of subsidized rent, financing arrangements or tax credit programs.

Signature of Applicant **Date**

HOW DID YOU HEAR ABOUT US?

- | | | | |
|---|---|---|--|
| <input type="checkbox"/> Apartment Guide | <input type="checkbox"/> Move.com | <input type="checkbox"/> Rent.com | <input type="checkbox"/> Sign/Drive By |
| <input type="checkbox"/> For Rent Magazine | <input type="checkbox"/> Apartments.com | <input type="checkbox"/> Apartmentguide.com | <input type="checkbox"/> Para Rentar |
| <input type="checkbox"/> Washington Post | <input type="checkbox"/> MyNewPlace.com | <input type="checkbox"/> Express Newspaper | <input type="checkbox"/> Military |
| <input type="checkbox"/> Penny Saver | <input type="checkbox"/> SearchMyApt.com | <input type="checkbox"/> Craig's List | <input type="checkbox"/> Transfer |
| <input type="checkbox"/> Apartment Showcase | <input type="checkbox"/> Diamondback | <input type="checkbox"/> Realtyapts.com | <input type="checkbox"/> NPEP.com |
| <input type="checkbox"/> Gazette | <input type="checkbox"/> ForRent.com | <input type="checkbox"/> Relocation Central | <input type="checkbox"/> 4WallsinDC.com |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Facebook | <input type="checkbox"/> eblast | <input type="checkbox"/> Chamber of Commerce |
| <input type="checkbox"/> Apartment Showcase.com | <input type="checkbox"/> Recgov.org | <input type="checkbox"/> Yourmilitary.com | <input type="checkbox"/> Apartmentcities.com |
| <input type="checkbox"/> Banner | <input type="checkbox"/> R & W Newsletter | <input type="checkbox"/> Laurel Leader | <input type="checkbox"/> Peoplewithpets.com |
| <input type="checkbox"/> Resident Referral (Name & Address) _____ | | | |

Signature of Applicant **Printed Name** **Date**

Management Representative (sign): _____ **Date:** _____

Application Processing Fee Paid: \$ _____
Form of Payment _____

Advance Rental Deposit Paid: \$ _____
Form of Payment _____

Property Manager **Date**

Approved: YES NO

Compliance Manager **Date**

Approved: YES NO

