

HICKORY HILL APARTMENTS

Timonium, Maryland
410-561-3325 • fax 410-561-0265

APPLICATION AND OFFER TO RENT

The undersigned do hereby apply for and offer to rent from HICKORY HILL APARTMENTS ("Landlord")

Apt. No. _____ Building No. _____ Type Apt. _____ Monthly Rental \$ _____

Address _____ Baltimore County, Maryland.

Approximate occupancy date _____

On the following terms and conditions:

ON EXECUTION OF LEASE

Security Deposit _____ \$ _____

First Month's Rent _____ \$ _____

Tenant _____ Phone _____

S.S.# _____ Date of Birth _____

Present Address _____

City _____ State _____ Zip _____

Present Landlord _____ Phone _____

How Long _____ Rent \$ _____ If Own Home, Mortgage Payment \$ _____

Former Address _____ Zip _____

Former Landlord _____ Phone _____ How Long _____ Rent \$ _____

Members of my family to occupy the apartment are as follows:

NAME	DATE OF BIRTH	SEX	RELATIONSHIP
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Employer _____ How Long _____

Address _____ Phone _____

Position _____ Salary/Monthly _____

Previous Employer _____ Phone _____

Position _____ How Long _____

Other Income \$ _____ Source _____

Trade References - Mortgage - Banking _____

Other: _____

Driver's License No. _____ Vehicle Type _____ Tag No. _____

Emergency Contact _____ Phone _____

How did you hear about us? _____

THE DISCLOSURES AND NOTICE ON THE REVERSE SIDE HEREOF ARE PART OF THIS APPLICATION AND OFFER TO RENT

Receipt of _____ by cash, check is acknowledged. This amount is a non-refundable processing fee, charged to defray the cost of credit check, investigative consumer report, and other expenses involved in processing the application.

RUTLEDGE I LLLP

By: _____ Date: _____

SIGNATURE REQUIRED ON REVERSE SIDE

This application is only an offer to lease the apartment described herein, at the rental specified. Applicant incurs no liability under this Application, other than for payment of the processing fee called for on the front of this Application. Applicant will incur liability under a written lease covering the subject apartment, when fully executed by Applicant and Landlord, following determination of tenant eligibility.

Applicant is advised that:

(1) 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, and these fees exceed \$25, then the landlord shall return the fees, subject to the exceptions below, or be liable for twice the amount of the fees in damages. The return shall be made not later than 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.

(2) The landlord may 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 tenant making application.

(3) This section does not apply to any landlord who offers four or less dwelling units for rent on one parcel of property or at one location, or to seasonal or condominium rentals.

NOTICE OF INTENT TO PROCURE INVESTIGATIVE CONSUMER REPORT, INCLUDING A CRIMINAL HISTORY INVESTIGATION

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 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 criminal history records investigation and verification of my residences, employment and income. 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 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. I also consent to, and authorize the use of, such consumer report(s) on me as you deem advisable in assisting you to collect any debt deemed by you to be due and owing by me to you. 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 have fully read and understand all of the provisions of this Application and Offer to Rent and acknowledge receipt of a completed copy of same.

Please Sign at the Office

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Applicant Date

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