

RUXTON VILLAGE APARTMENTS

1 Kilglass Court • Timonium, Maryland 21093
410-453-9360 • fax 410-561-0396
www.keelty.com • apartments@keelty.com

APPLICATION AND OFFER TO RENT

The undersigned do hereby apply for and offer to rent from RUXTON VILLAGE 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 \$

Applicant Phone

S.S.# Date of Birth

E-Mail Address Cell Phone

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:

Table with 4 columns: NAME, DATE OF BIRTH, SEX, RELATIONSHIP

Employer How Long

Address Phone

Position Salary/Monthly

Previous Employer Phone

Position How Long

Other Income \$ Source

Other:

Are you currently a member of the United States Military? Yes No

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.

RUXTON VILLAGE APARTMENTS LLP
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 authorize you to obtain subsequent consumer reports, including consumer credit reports and/or criminal history records investigations, in connection with any renewal or extension of any Lease I may enter into and/or the collection of any debt which I may owe. 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

Applicant

Date