

Skyline Properties Management LLC - Rental Application

901 N. Milton Avenue, Suite 330; Baltimore, MD 21205

Office (410) 633-6000 - Fax (410) 633-6003

Non-Refundable Application fee of: \$30.00 per applicant.

(This \$30.00 per applicant application fee is the only amount that you are required to pay to Skyline Properties Management, LLC to have this application processed.)

Applicant Information

Name:		Property Address Applied for:	
Date of birth:	SSN:	Phone:	
Current address:			
City:	State:	ZIP Code:	
Own Rent (Please circle)	Monthly payment or rent:		How long?
Current Landlord:	Address:	Phone:	
Previous address:			
City:	State:	ZIP Code:	
Owned Rented (Please circle)	Monthly payment or rent:		How long?
Previous Landlord:	Address:	Phone:	

Employment Information

Current employer:		
Employer address:		How long?
Phone:	E-mail:	Fax:
City:	State:	ZIP Code:
Position:	Hourly Salary (Please circle)	Annual income:

I understand that the following questions are addressed to me and I have answered them as appropriate.

1. Are you, or any corporation, company or partnership in which you are an owner, member or a general partner, a party to any suit or legal action, or are there any unsatisfied judgments

Against you? Yes:___ No:_____

If yes, name of case and jurisdiction:_____

2. Have you ever filed for personal bankruptcy, had property you owned foreclosed on or made a settlement or an assignment for the benefit of creditors? Yes:___ No:_____

If yes, explain:_____

3. Are you a party to any suit or legal action or are there any unsatisfied judgments against you?

Yes:_____ No:_____

Emergency Contact

Name of a person not residing with you:			
Address:			
City:	State:	ZIP Code:	Phone:
Relationship:			

Co-applicant Information, if applicable

Name:			
Date of birth:	SSN:	Phone:	
Current address:			
City:	State:	ZIP Code:	
Own Rent (Please circle)	Monthly payment or rent:		How long?
Current Landlord:	Address:	Phone:	
Previous address:			
City:	State:	ZIP Code:	
Owned Rented (Please circle)	Monthly payment or rent:		How long?



Previous Landlord:		Address:		Phone:	
Co-applicant Employment Information					
Current employer:					
Employer address:				How long?	
Phone:		E-mail:		Fax:	
City:		State:		ZIP Code:	
Position:		Hourly Salary (Please circle)		Annual income:	
I understand that the following questions are addressed to me and I have answered them as appropriate.					
1. Are you, or any corporation, company or partnership in which you are an owner, member or a general partner, a party to any suit or legal action, or are there any unsatisfied judgments against you? Yes:_____ No:_____					
If yes, name of case and jurisdiction:_____					
2. Have you ever filed for personal bankruptcy, had property you owned foreclosed on or made a settlement or an assignment for the benefit of creditors? Yes:_____ No:_____					
3. Are you a party to any suit or legal action or are there any unsatisfied judgments against you? Yes:_____ No:_____					
Additional income (Income from alimony, child support or separate maintenance payments need not be included unless you want the landlord to consider it):					
Applicant – Amount:_____ Source:_____					
Co-Applicant – Amount:_____ Source:_____					
References					
Name:		Address:		Phone:	
1.					
2.					
3.					
Names of Person(s) who will reside with you:					
Name:		Age:		Relationship:	
Name:		Age:		Relationship:	
Name:		Age:		Relationship:	
Name:		Age:		Relationship:	
<p>The undersigned (I/we) herewith submit to Landlord (you) this Rental Application and documents which constitute my (our) personal financial statement. This statement is submitted to you for the purpose of inducing you to enter into a residential lease with me (us.) I (we) hereby certify that this statement presents a true, complete and correct statement of my (our) financial condition and does not omit any pertinent information. I (we) understand that misrepresenting information on this application (or in the attached documents) may give rise to civil liability against me (us.)</p> <p>I (we) will notify you promptly in writing of any material unfavorable change in my (our) financial condition. In the absence of such notice, you may consider this a continuing statement and substantially correct. If I (we) apply for further credit, this statement shall have the same force and effect as if delivered as an original statement to my (our) financial condition at the time I (we) request such further credit. You are hereby authorized to contact credit reporting agencies, prior Landlords, employers and other sources for the purpose of verifying any information stated herein or at any time are authorized to answer any questions about your rental experience with me (us.)</p>					
Signature of applicant:				Date:	
Signature of co-applicant:				Date:	



ADDENDUM TO APPLICATION TO LEASE
CONSUMER AUTHORIZATION TO OBTAIN CONSUMER REPORT AND CRIMINAL INFORMATION

The sum of Twenty-Five Dollars (25.00) as an Application fee, of which Twenty Five(25.00)non-refundable investigation fee. Applicant agrees and understands that in the event this Application is approved, the remaining sum, if any, shall be applied either toward Applicant's security deposit for which a separate receipt will be given when a Rental Agreement is signed, or as set forth below. In the event Applicant cancels this Application after its has been approved, Applicant will be liable to Owner/Manager for any losses suffered, including but not limited to loss of rent. The following language is required by Section 8-213 of the Real Property Article of the Annotated Code of Maryland:

Fees other than security deposit.

A) If a landlord requires from a perspective tenant and fees other than a Security deposit as defined by Section 8-203 (a) of this subtitle, AND THESE FEES EXCEED \$25.00 the landlord shall return the fees, subject to the exceptions below, or be liable for twice the amount of the fees in damages. B) 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. 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.

Applicant understands and agrees that the acceptance of the Application fee does not obligate the Manager to enter into a Rental Agreement with Applicant. Notwithstanding any approval of this Application, Manager will not be obligated to enter into a Rental Agreement with Applicant for the specified apartment at the specified rent for the specified occupancy date if, for reasons beyond its reasonable control, Manager is unable to provide Applicant with possession of that apartment at the rent on that date. Such reasons may include, but are not limited to the failure or refusal of the occupant(s) of the specified apartment to vacate. Under such circumstances, Manager may offer Applicant a substantially equivalent apartment, if one is available, or Manager may cancel Applicant's application without any liability for doing so other than to return all money or property given as prepaid rent, deposit, or security.

APPLICANT HAS READ THIS APPLICATION. APPLICANT AUTHORIZES SKYLINE PROPERTIES MANAGEMENT LLC ("MANAGER") AND ANY ENTITY ACTING ON ITS BEHALF TO OBTAIN A CONSUMER REPORT, AND ANY OTHER INFORMATION IT DEEMS NECESSARY, FOR THE PURPOSE OF EVALUATING MY APPLICATION. IT IS MANAGERS POLICY TO TAKE A FULL AND COMPLETE APPICATION ON ANY ONE EIGHTEEN YEARS AGE OR OLDER. IF AN APPLICANT IS EIGHTEEN YEARS OF AGE OR OLDER THE APPLICANT MUST GO ON THE LEASE AS A LESSEE. IF THE APPLICANT IS EIGHTEEN YEARS OF AGE OR OLDER AND IN SCHOOL OR NOT WORKING THEY MUST COMPLETE A FULL APPLICATION FOR INFORMATION PURPOSES ONLY. I UNDERSTAND THAT SUCH INFORMATION MAY INCLUDE, BUT IS NOT LIMITED TO, CREDIT HISTORY, CIVIL AND CRIMINAL INFORMATION, RECORDS OF ARREST, RENTAL HISTORY, EMPLOYMENT/SALARY DETAILS, VEHICLE RECORDS, LICENSING RECORDS, AND/OR ANY OTHER NECESSARY INFORMATION. APPLICANT HEREBY AFFIRMS THAT THE INFORMATION PROVIDED TO COMPLETE THIS APPLICATION IS TRUE, CORRECT AND COMPLETE AND THAT HE OR SHE HAS NOT WITHHELD ANY FACTS OR CIRCUMSTANCES WHICH MIGHT, IF DISCLOSED, AFFECT THIS APPLICATION UNFAVORABLLY. APPLICANT HEREBY AUTHORIZES MANAGER TO INVESTIGATE AND VERIFY ANY INFORMATION CONTAINED IN THIS APPLICATION AND ANY ADDITIONAL INFORMATION OBTAINED IN MANAGER'S INVESTIGATION. APPLICANT AUTHORIZES AND DIRECTS ALL PERSONS CONCERNED TO PROVIDE SUCH INFORMATION AS MANAGER MAY REQUEST AND RELEASES THEM AND EACH OF THEM FROM ANY AND ALL LIABILITIES FOR DOING SO. I HEREBY EXPRESSLY RELEASE MANAGER AND ANY ENTITY ACTING ON IT'S BEHALF, AND ANY PROCURER OR FURNISHER OF INFORMATION, FROM ANY LIABILITY WHAT-SO-EVER IN THE USE, PROCUREMENT, OR FURNISHING OF SUCH INFORMATION, AND UNDERSTAN THAT MY APPLICATION INFORMATION MAY BE PROVIDED TO VARIOUS LOCAL, STATE AND/OR FEDERAL GOVERNMENT AGENCIES, INCLUDING WITHOUT LIMITATION, VARIOUS LAW ENFORCEMENT AGENCIES. APPLICANT HEREBY AUTHORIZES MANAGER AND ITS AGENTS AT ANY TIME, INCLUDING AFTER TERMINATION OF APPLICANT'S TENANCY, TO OBTAIN A CONSUMER REPORT (ALSO KNOWN AS A CREDIT REPORT) ABOUT APPLICANT FOR ANY PURPOSE, INCLUDING AND IN CONNECTION WITH THE COLLECTION OF ANY SUMS CLAIMED TO BE DUE ARISING OUT OF APPLICANT'S TENANCY.

I hereby affirm that my answered to the forgoing questions are true and correct and that I have not knowingly withheld any fact or circumstance, which would, is disclosed, affect my application unfavorably. I understand that providing incomplete, inaccurate or intentionally false or misleading information on this application constitutes grounds for denial of the application and further constitutes a material breach of your lease, warranting eviction, if discovered after the initiation of your tenancy. I herby give consent for an investigative consumer report to be done on me. I herby authorize, without reservation, and law enforcement agency, administrator, state agency, state repository, former employer, corporation, credit agency, education institution, city, state, federal court, military institution, information service bureau, employer or insurance company contacted by Manager to furnish any and all information required. I do understand that the investigation will include information from law enforcement agencies, state agencies and public records information, such as credit, social security, criminal, motor vehicles and workers' compensation in accordance with the American with Disabilities Act. This report will include information as to my character, work habits, performance and experience. This releases the aforesaid parties, including Manager, from any liability and responsibility for collecting the above information at any time.

According to the Fair Credit Reporting Act (Law 91-508) SS 606: A person may not procure to cause to be prepared an investigative consumer report on any consumer unless it clearly and accurately disclosed the consumers that an investigative consumer report including information as to his character, general reputation, person characteristics, and mode of living and employment history whichever are applicable, may be made. I also understand that if I am denied an apartment or house because of the consumer investigation, it is my right to make a written request to the Manager, with a reasonable time, for complete and accurate disclosures of the nature and scope of the investigation as well as the disclosure of the names of the agency or agencies that conducted the investigation. This authorization, in original copy form, shall be valid for this and any further and/or future reports or updates that may be requested.

SEAL: The parties of this Addendum to the Application intend to establish this agreement under seal as evidenced below and the signing of this Lease Agreement is intended to be a specialty and governed by the Annotated Code of Maryland, Courts and Judicial Proceedings, Article 102(a)(5) as amended from time to time.

_____(SEAL)
Applicant

_____(SEAL)
Applicant/ Co-Applicant

