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complimentary tax cover sheet

number of pages including cover sheet: 2

attention to: Shelley Cunningham date: 8-15-18
 company: SJM Property from: Jennifer Tucker
 phone #: 940-300-4637 company: _____
 tax #: 940-823-9199 senders phone #: 940-643-8983
 comments: _____

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LEASE APPLICATION
TENANT MUST COMPLETE ALL PARTS COMPLETELY



Application Date: 8-15-18
This application is made to lease the premises known as 3036 Ryan Ct Woldorf 20401
for the TOTAL rent of \$ 1500 payable monthly in advance on the first day of each month on the following terms:

Monthly Rent: \$ _____
Security Deposit: \$ _____
Lease Term: _____
Start Date: _____
End Date: _____

OCCUPANTS

Number of Adults: 2
Number of Children: 4
Name: Devon Tucker Age: 30 Relationship: Husband
Name: Devon Tucker Age: 36 Relationship: Self
Name: Devon Tucker Age: 6 Relationship: Son
Name: Devon Tucker Age: 9 Relationship: Son
Name: Devon Tucker Age: 17 Relationship: Son
Name: Devon Tucker Age: 15 Relationship: Son

SMOKING

Do any occupants smoke (check one) ☒ YES or ☐ NO

APPLICANT INFORMATION

Applicant's Name: Devon Tucker
Driver's License #: T-260-134-109-003 MD
Home Phone #: 240-518-8603
Cell Phone #: 240-643-6051 Devon
Current Address: 3036 Ryan Ct Woldorf MD 20401
Current Monthly Rent/Mortgage Payment: \$ 1500
Current Landlord's/ Agent's Name: Adams Crossing
Current Landlord's/ Agent's Phone #: 240-585-7100

APPLICANT CURRENT ADDRESS INFORMATION

Do you currently (check one) ☐ OWN or ☒ RENT
Number of Years at Current Address: 4 years

Have you given your current landlord/ Agent notice of your intention to vacate? (check one) ☒ YES or ☐ NO

TOTAL ASSETS:

\$1,500

Other Assets:

Credit Union: \$

1,500

C.U. Name: Navy Federal

Account #:

Savings Account: \$

Bank:

Account #:

Checking Account: \$

Bank:

Account #:

APPLICANT ASSETS

NOTE: If employer refuses to verify applicant's employment by phone, it will become the responsibility of the Applicant or Co-Applicant to provide immediate written confirmation of such information. If Applicant is self-employed, attach copies of your US tax returns (FORM 1040 and Schedule C) for the past two years.

TOTAL INCOME: \$4,632 bi-weekly / 7085 monthly income is (check one) ☒ PER MONTH or ☐ PER YEAR.

Bonuses: \$

Other:

Overtime: \$

Dividends: \$

Commissions: \$

Base pay: \$2,179 bi-weekly / 0.453 bi-weekly

NOTE: Allimony, child support or separate maintenance income need not be revealed if the Applicant does not choose to have it considered as a basis for paying the rent obligation.

APPLICANT INCOME

Theresa Smith - 301-705-7003
110 Paul Mellon Ct. Waldorf MD 20602

Supervisor's Name:

Kristal McCoy-Guyes

Address:

3400 Old Washington Rd

Previous Employer:

Chesapeake Rotina Center

If employed less than one year, provide previous employment information:

Supervisor's Name:

Dwayne Wright

Address:

11001 Frank Street Rd Cheltenham MD
May 30, 2018

Applicant's Employer:

State of Maryland Juvenile Service

Position:

Resident Advisor

APPLICANT EMPLOYER INFORMATION

Landlord's/ Agent's Name:

Landlord's/ Agent's Phone #:

Address:

From: To:

Landlord's/ Agent's Name:

Kristina Vaughn

Landlord's/ Agent's Phone #:

From: To:

Address:

10475 Turtle Dove Pl

List all previous addresses, prior to your current address, for the last five years including period of stay in each and the name and telephone number of Landlord/Agent from whom you rented. (Use additional sheet if needed).

Reason for vacating: Lease up



PETS & SERVICE ANIMALS

HOMEOWNER'S ASSOCIATION.

All motor vehicles or trailers must have current licenses/ tags and may be parked ONLY in garages/ driveways, if provided, or on the street (not in fire lanes or on the lawn), OR AS REQUIRED BY THE CONDOMINIUM OR

If so, which one(s):

Are any of the above vehicles commercial vehicles (check one) ☐ YES or ☒ NO

Type/Make: _____ Year: _____ Tag #: _____ State: _____

Type/Make: _____ Year: _____ Tag #: _____ State: _____

MOTORCYCLES/ LARGE TRUCKS/ BOATS/ TRAILERS:

Type/Make: Kia opt (white) Year: 2015 Tag #: 6CR7001 State: MD

Type/Make: Kia opt (Gold) Year: 2014 Tag #: 6CR7002 State: MD

AUTOMOBILES:

APPLICANT'S VEHICLES THAT WILL BE AT THE RENTED PROPERTY

TOTAL MONTHLY PAYMENTS: \$

TOTAL PAYOFF BALANCE: \$

Suits/ Judgments: _____

Child Care/ Support: _____

Alimony: _____

Personal Loan (Creditor Name): _____

Bank Loan (Bank Name): _____

Credit Card (Name): _____

Credit Card (Name): _____

Credit Card (Name): _____

Mortgage (Company): _____

Auto Loan (Company): GM Financial

Auto Loan (Company): Tidewater

APPLICANT LIABILITIES

Monthly Payment: \$ _____ Payoff Balance: \$ _____

Monthly Payment: \$ _____ Payoff Balance: \$ _____

Monthly Payment: \$ _____ Payoff Balance: \$ _____

Monthly Payment: \$ _____ Payoff Balance: \$ _____

Monthly Payment: \$ _____ Payoff Balance: \$ _____

Monthly Payment: \$ _____ Payoff Balance: \$ _____

Monthly Payment: \$ _____ Payoff Balance: \$ _____

Monthly Payment: \$ _____ Payoff Balance: \$ _____

Monthly Payment: \$ _____ Payoff Balance: \$ _____

Monthly Payment: \$ 355 Payoff Balance: \$ 16,444

Monthly Payment: \$ 377 Payoff Balance: \$ 14,142



SPECIAL LEASE REQUIREMENTS

Do you need any special lease requirements? NONE
Special equipment needed or necessary modifications to accommodate a disability: NONE

DIPLOMATIC CLAUSE

Diplomatic Clause Required (check one) ☒ YES or ☐ NO Length of stay: _____

ACTIVE DUTY MILITARY

Military transfer clause needed? (check one) ☒ YES or ☐ NO Length of stay: _____

BANKRUPTCY/ NON-PAYMENT/ EVICTION/ FELONY CONVICTION

Have you ever filed bankruptcy (check one) ☒ YES or ☐ NO Date Filed: May 15 Date Discharged: OCT 2016
Explanation: Financial Hardship needed to get credit in order to pay a house
Have you ever been sued for non-payment of rent or been evicted (check one) ☒ YES or ☐ NO

Explanation: _____
Have you or anyone indicated above ever been convicted of a felony in any federal or state court (check one) ☐ YES or ☒ NO
If yes, please attach specific information regarding felony conviction, including date of conviction, charge for which convicted, sentence imposed, whether sentence has been completed, and if sentence has not been completed, specify sentence requirements which remain to be completed.

IN CASE OF EMERGENCY

Nearest relative's name: Eugene Wright Relationship: Hunt
Address: Chatham HB 20423 Phone #: 240-416-2800

LOCAL REFERENCES

Do not include family members.

Name: Deandra Culver-Lewis Relationship: Friend Address: 11629 Monaghan Pl # 303 Waldorf MD 20602 Phone #: 412-607-0369
Name: Angela Lofly Relationship: Friend Address: 1601 Bucknell Bryans Road MD Phone #: 301-535-6211
Name: Tiffany Chibue Relationship: Neighbor/Friend Address: 3280 Potomac Pl # 5008 Phone #: 240-416-5087

APPLICATION FEE & SECURITY DEPOSIT INFORMATION

If a Landlord/Agent requires from a prospective Tenant any fees other than a security deposit as defined by Section 8-203(a) of the Real Property Article of the Annotated Code of Maryland, and these fees exceed \$25.00, then the SMAR Form No. 603 Page 4 of 6 (Rev 07/2015)



Landlord/Agent 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 no 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/Agent 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. 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.

An application fee of \$ 75 Dollars (\$ 75.00) is to be used by Landlord/Agent for the credit/consumer check and any other expenses arising out of the application with the understanding that this application, including each prospective occupancy, is subject to Landlord's approval and acceptance.

A security deposit in the sum of _____ Dollars (\$) _____ is made herewith (WHICH SHALL BE APPLIED TO THE SECURITY DEPOSIT UPON SIGNING THE LEASE OR RETURNED TO APPLICANT IN WHOLE OR IN PART AS HEREINAFTER PROVIDED).

When so approved and accepted, the applicant(s) agree(s) to execute a lease and to pay any balance due on the security deposit and/or the first month's rent (as required by Landlord) within _____ 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 WITHIN THE TIME PROVIDED HEREIN, then the Landlord/Agent SHALL RETAIN THAT PORTION OF THE APPLICATION FEE actually expended as a result of this application. The balance of the application fee and security deposit, if any, shall be returned to applicant within fifteen (15) days of receipt of written communication by either party to the other of a decision that no tenancy shall occur. In the event the application is not approved and accepted by Landlord, the security deposit shall be returned, in full, to the applicant within fifteen (15) days of such action. The applicant(s) hereby waive(s) any claim for damages for reason of non-acceptance of this application.

REVIEW OF LEASE
Tenant has the right to receive and carefully examine a copy of the Standard Dwelling Lease form and any addendum that may be used in conjunction with the Lease prior to submitting this Application. All requests for a copy of the Lease prior to Application must be made in writing.

UTILITY DISCLOSURE
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, including: GAS, OIL, ELECTRICITY, WATER, SEWER, REFUSE, where applicable, and will pay deposits therefore, if required.

CONSUMER REPORT AUTHORIZATION

I/We 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, verification of my residences, employment and income. I/We authorize 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/we release all concerned from any liability in connection with any information they give. I/We have also been advised that I/ we have the right, under the Federal Fair Credit Reporting Act (FCRA), Section 606(B), to



make a written request of the consumer reporting agency, within a reasonable time, for a complete and accurate disclosure of the nature and scope of the investigation. I/ We acknowledge that I/ we may obtain from a consumer reporting agency, the summary of consumer rights required by Section 609 of FCRA entitled: *A Summary of Yours Rights Under the Fair Credit Reporting Act.*

I/ We hereby affirm that my answers on this Application for Tenancy are true and correct and that I/ we have not knowingly withheld any fact or circumstance which would, if disclosed, affect my application unfavorably. Any false information contained in this application, when discovered, shall be deemed cause for rejection of this application and immediate termination of any subsequent lease or rental agreement.

The above information is presented with the understanding that it may be used as a basis for the acceptance of a lease by the Landlord/Agent. I/ We certify that all information contained herein is true and correct and hereby authorize verification of same. I/ We hereby authorize disclosure of the information contained herein to the Landlord/Agent and the credit reporting bureau. I/ We hereby authorize the disclosure of the information contained in any consumer report obtained to Landlord/Agent. I/ We hereby authorize disclosure of the information contained herein or contained in any consumer report obtained by Agent to Landlord and/ or Landlord's authorized representative.

Applicant's Signature: George J. Luck Date: 8-15-18

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