

Prince George's County Association of REALTORS®, Inc.

RENTAL APPLICATION: Part I - Disclosure

Please print clearly and complete all blanks on Part I and Part II of this Form.



Date August 7, 2018

Application is made to lease premises known as 7207 Cloverdale Dr, Oxon Hill, MD 20745-1520
for the total rental of \$ _____ payable monthly in advance on the first day of each month on the
following terms: Monthly Rental: \$ 1850 Security Deposit: \$ 1850
Lease Term: 1-year Date Start: August 17, 2018 Date End: August 17, 2019

A deposit in the sum of One Thousand Eight Hundred Fifty Dollars
Dollars (\$ 1850) 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).
Additionally, a non-refundable fee of Fifty Dollar
Dollars (\$ 50.00) is to be used in full by Listing Broker for the credit/consumer check and processing the
application with the understanding that this application, including each prospective occupancy, is subject to Landlord's approval and
acceptance. 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 7 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 HEREIN DESCRIBED
DEPOSIT** actually expended as a result of this application, but only to the extent such expenditures exceed the non-refundable fee set
forth above. The balance of the 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 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.

(Initials: LT ST _____)

SPECIAL LEASE REQUIREMENTS:

Waterbed: ☐ Yes ☒ No Pets: ☐ Yes ☒ No

Special Equipment: Requesting that a refrigerator be placed in the kitchen and we be allowed access by the listing agent to re-visit the property on Aug 18, 2018 to take measurements

Other needs and/or requirements: Cut the grass before or after contract execution/ratification

I/we, the undersigned applicant(s) affirm under the penalties of perjury that I/we have read and understand Part I and Part II of this
application and that my/our answers to the questions on this application are true and correct to the best of my/our personal knowledge,
information and belief and that I/we have not knowingly withheld any fact or circumstance which would, if disclosed, affect my/our
application unfavorably.

APPLICANT(S)' SIGNATURE(S):

Leroy Townsend

Shelby Townsend

Checks: \$ 1,500 - (money order) \$ 4,050 - (debit card) Cash: \$ _____ Date: 8/13/18

Leasing Broker: Taylor Properties Broker Code: _____

Address: 175 Admiral Cochran Dr, Suite 111, Annapolis MD 21401 Phone: 240-501-1105

Leasing Agent: Winsom Bascoe MRIS #: _____ Phone: 240-501-1105

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Previous editions of this Form should be destroyed.

Date Application Received: _____ Consumer/Credit Report Ordered: _____

Office/Owner Approval: _____ Denied: _____ Date: _____

Comments: _____

Deposit Returned: Date: _____ Amount: \$ _____ Withheld: \$ _____

Reason: _____

Maryland Law requires that all applications for leases must contain certain information regarding the liabilities and rights of applicants. Certain liabilities which the prospective Tenant incurs upon signing this application will be enumerated herein. In addition to these liabilities, there are certain other liabilities and rights which the prospective Tenant has under Maryland Law.

1. 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 Maryland Real Property Code, and these fees exceed \$25.00, then the 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.

2. If, within 15 days of the first to occur of occupancy or signing a lease, a Tenant decides to terminate the tenancy, the Landlord/Agent may also retain that portion of the fees which represent a loss of rent, if any, resulting from the Tenant's action.

3. The provisions of the foregoing Paragraphs 1 and 2 do not apply to any Landlord/Agent who offers four or less dwelling units for rent on one parcel of property, or at one location, or to seasonal or condominium rentals.

The applicant(s) hereby authorize Listing Broker/Landlord to order and obtain a credit/consumer report from a credit/consumer reporting agency to be used in conjunction with this transaction when the applicant(s) has made application for tenancy. In the event the Listing Broker is acting on behalf of the Landlord, another broker or other party directly or indirectly affected by said transaction, the applicant(s) hereby authorize the Listing Broker to forward and disclose all or any portion of the information contained in the credit/consumer report to the Landlord, another Broker or other party directly or indirectly involved. Cost of said credit/consumer report is to be paid for by applicant(s) at time of submitting this application.

The truth of the information contained herein is essential, and if the Landlord/Agent determines that any answer or statement contained herein is false or misleading, any lease granted by virtue of this application may be cancelled at the option of the Landlord/Agent. This application shall become part of any lease agreement executed between the Landlord and/or Agent and the applicant(s), and **ANY FALSE OR MISLEADING** statement shall be considered a **SUBSTANTIAL** breach of said lease. After this application has been processed, the Landlord/Owner may be contacted for final approval. Applicant will be contacted when approval is received or denied. If Landlord is out-of-state or overseas, it may take longer to obtain formal approval of tenancy.

I/we understand that this **APPLICATION DOES NOT CONSTITUTE A COMMITMENT** to lease or rent and that a **WRITTEN LEASE WILL BE PREPARED** if my application is approved. I/we further understand that the lease **MUST BE SIGNED BY BOTH THE LANDLORD AND/OR ITS AGENT AND MYSELF TO BE VALID**. Should I sign a lease for a dwelling unit managed by Listing Broker/Landlord, I am prepared to deposit with the Listing Broker/Landlord a security deposit in an amount not to exceed the maximum security deposit permitted by Law and in accordance with the risks to the property involved. I understand that the rate of interest on the security deposit is determined in accordance with section 8-203, Real Property Article, Annotated Code of Maryland. If a security deposit is required, I understand that I may make a written request to the Landlord/Agent within fifteen (15) days of the date of occupancy for a list of all existing damages.

I/we understand that any or all of the information given here may be used by the Landlord and/or its Agent to determine my/our reputation for meeting my/our financial obligations and my/our respect for the property of others. I/we freely give my/our consent to Listing Broker/Landlord to consult with any of the persons named or not named who have direct knowledge of my/our financial reliability.

I/we certify that I/we have received and carefully examined a copy of the Standard Dwelling Lease form and any addendum that may be used in conjunction with the Lease. 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: **GAS, OIL, ELECTRICITY, WATER, SEWER, REFUSE**, where applicable, and will pay deposits therefore, if required.

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Prince George's County Association of REALTORS®, Inc.
RENTAL APPLICATION: Part II - Applicant Information
Must accompany Part I - Disclosure of Rental Application

Applicant's Name: Leroy Townsend Birth Date: 12-27-72 SS#: 148-66-3663

Driver's License #: T-525-510-067-985 State: MD

Home Phone: 301-839-5063 Temporary Local # (if applicable): _____

Office Phone: 301-908-2072 Cell Phone: 301-741-1159

Email Address #1: ltown12271972@verizon.com Email Address #2: shelbytowsend9@gmail.com

Present Address: 12901 Kilburne Circle, Ft Wash MD Zip: 20744

☐ Own ☒ Rent Years: 1-yr Rent/Mtg. Pymts: \$ 500.00

Present Landlord/Agent: Sheila Gaines Phone: 301-266-6092

List all previous addresses 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).

Address: 708 Bonnie Meadow Lane Zip: 20744 From: 5/2001 To: 1/2018

Landlord/Agent's Name: Mr Cooper Phone: 1888-480-2432

Address: _____ Zip: _____ From: _____ To: _____

Landlord/Agent's Name: _____ Phone: _____

Applicant's Employer: Verizon Communications Position: Splicer

Address: 935 V Street, NE Washington, DC 20018 How Long: 18-yr

Supervisor: Mark Anderson Supervisor's Phone: 703-244-1510

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

Previous Employer: _____ Position: _____

Address: _____ How Long: _____

Supervisor: _____ Supervisor's Phone: _____

GROSS ANNUAL INCOME:

Base Pay: \$ 85,000

Overtime: \$ _____

Bonuses: \$ _____

Commissions: \$ _____

Dividends: \$ _____

Other: \$ 65,000 - wifes income

TOTAL: \$ 150,000

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IF EMPLOYER REFUSES TO VERIFY APPLICANT'S EMPLOYMENT BY PHONE, IT SHALL BECOME THE RESPONSIBILITY OF THE APPLICANT TO PROVIDE IMMEDIATE WRITTEN CONFIRMATION OF SUCH INFORMATION. IF APPLICANT IS SELF-EMPLOYED, ATTACH COPIES FOR PAST TWO YEARS OF INDIVIDUAL US TAX FORM 1040 AND SELF-EMPLOYMENT US TAX SCHEDULE C.

ASSETS:

Checking Account:	\$ 500.00	Bank:	USAA	Acct. #:	1674
Savings Account:	\$ 500.00	Bank:	Signal Financial	Acct. #:	0020
Credit Union:	\$	Name:		Acct. #:	
Other Assets:	\$ 1,000,000	(Specify)	Hartford Financial/Life Insurance		
TOTAL:	\$ 1,100,000.00				

LIABILITIES:

	<i>Creditor</i>	<i>Total Due</i>	<i>Monthly Terms</i>
Auto Loan:	Credit Acceptance	\$ 1,000	\$ 500.00 ea car
R.E. Mtg.:		\$	\$
Credit Cards:		\$	\$
		\$	\$
		\$	\$
Bank Loans:		\$	\$
Personal Loans:		\$	\$
Alimony:		\$	\$
Child Care/Support:		\$	\$
Suits/Judgments:		\$	\$
	TOTAL:	\$ 1000.00	\$ 1000.00

OCCUPANTS: Number of Adults: 2 Number of Children: 2

Name:	Leroy Townsend	Age:	46	Relationship:	husband/self
Name:	Shelby Townsend	Age:	43	Relationship:	wife
Name:	Sharone Townsend	Age:	23	Relationship:	son
Name:	Shamar Townend	Age:	16	Relationship:	son
Name:	Leilla Townsend	Age:	14	Relationship:	daughter

Pets: Dog (Breed): None Cat: None Other: Fish

AUTOMOBILES:

Type/Make:	Toyota/Camary	Year:	2016	Tag #:	2DF3695	State:	MD
Type/Make:	Jeep Compass	Year:	2016	Tag #:	4DG4473	State:	MD
Type/Make:		Year:		Tag #:		State:	

MOTORCYCLES, TRUCKS, BOATS, AND TRAILERS:

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

Are any of the above commercial vehicles? If so, which ones? None

All motor vehicles or trailers shall have current licenses and may be parked **ONLY** in garages, driveways, if provided, on the street (not in fire lanes or on the lawn), **OR AS REQUIRED BY THE CONDOMINIUM OR HOMEOWNER'S ASSOCIATION.**

Citizen of (Country): US Citizen Passport #: _____
Diplomatic Clause required? ☐ Yes ☒ No Length of Stay: _____

Have you ever filed bankruptcy? ☐ Yes ☒ No Date: _____ Explanation: _____

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Have you ever been sued for non-payment of rent or been evicted for non-payment?:

☐ Yes ☒ No If "Yes," please explain: _____

Nearest Relative Name: Annette Townsesnd Relationship: Mother

Address: 4308 Allies Rd Suitland MD Phone: 301-710-2434

LOCAL REFERENCES:

Name: Harold Gaines Relationship: Brother

Address: 4311 Addison Rd South Phone: 301-825-1665

Name: Lisa Wilson Relationship: Friend

Address: 203 Brandywind Rd, Brandywine MD Phone: 301-752-7695

I have _____ / have not ☒ given my present Landlord notice of my intention to vacate.

Reason for vacating is: My parents plubming system continues to go out and the issue is problematic; WSSC is not fixing the problem immediatley

Applicant's Signature: Leroy and Shelby Townsend Date: 8/11/2018

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