

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 November 22, 2018

Application is made to lease premises known as 8410 Terry Lee Way, Severn, MD 21144
for the *total* rental of \$ 76,800.00 payable monthly in advance on the first day of each month on the
following terms: Monthly Rental: \$ 3,200.00 Security Deposit: \$ 3,200.00
Lease Term: 24 Months Date Start: 12/01/2018 Date End: 11/30/2020

A deposit in the sum of three thousand two hundred dollars and zero cents
Dollars (\$ 3,200.00) 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 N/A
Dollars (\$ N/A) 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 1 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: RG JP)

SPECIAL LEASE REQUIREMENTS:

Waterbed: ☐ Yes ☒ No Pets: ☒ Yes ☐ No
Special Equipment: _____
Other needs and/or requirements: _____

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):

Checks: \$ 6,400.00 \$ _____ Cash: \$ _____ Date: 11/19/2018

Leasing Broker: _____ Broker Code: _____

Address: _____ Phone: _____

Leasing Agent: _____ MRIS #: _____ Phone: _____

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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 Maryland Law and in accordance with the risks to the property involved. I understand that the rate of interest on the security deposit is 3% simple annual interest for each six (6) months the money is on deposit. 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 therefor, 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: Joshua Persing Birth Date: 01/12/1993 SS#: 219-37-7374
Driver's License #: P-625-440-040-035 State: Maryland

Home Phone: _____ Temporary Local # (if applicable): _____

Office Phone: _____ Cell Phone: (443) 752-1735

Email Address #1: josh.persing@sweptcorp.com Email Address #2: _____

Present Address: 829 Concorde Circle, Linthicum, MD Zip: 21090

☐ Own ☒ Rent Years: 10 Mos. Rent/Mtg. Pymts: \$ 2,048.00

Present Landlord/Agent: Avalon Phone: (866) 385-0045

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: 7150 Trafalgar Circle, Hanover, MD Zip: 21076 From: 2014 To: 2018

Landlord/Agent's Name: Questar Phone: (410) 684-2111

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

Landlord/Agent's Name: _____ Phone: _____

Applicant's Employer: SWEPT Facility Services Position: Owner

Address: P.O. Box 584, Hanover, MD 21076 How Long: 4 Years

Supervisor: N/A Supervisor's Phone: N/A

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

Previous Employer: Gay Holdings Position: Owner

Address: 518 N. Charles Street, Baltimore, MD 21202 How Long: 2 Years

Supervisor: N/A Supervisor's Phone: N/A

GROSS ANNUAL INCOME:

Base Pay: \$ 216,000.00
Overtime: \$ N/A
Bonuses: \$ N/A

Commissions: \$ N/A
Dividends: \$ 18,000.00
Other: \$ N/A
TOTAL: \$ 234,000.00

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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:	\$ 11,500.00	Bank:	Capital One	Acct. #:	_____
Savings Account:	\$ 24,930.00	Bank:	Capital One	Acct. #:	_____
Credit Union:	\$ _____	Name:	_____	Acct. #:	_____
Other Assets:	\$ Company Accounts	(Specify)	_____		
TOTAL:	\$ 36,430.00				

LIABILITIES:

	<i>Creditor</i>	<i>Total Due</i>	<i>Monthly Terms</i>
Auto Loan:	BMW Financial Services	\$ 39,400.00	\$ 1,009.00 / Month
R.E. Mtg.:	N/A	\$ _____	\$ _____
Credit Cards:	Capital One	\$ 1,500.00	\$ 35.00 / Month
	Capital One	\$ 1,000.00	\$ 35.00 / Month
	APGFCU	\$ 3,000.00	\$ 50.00 / Month
Bank Loans:	N/A	\$ _____	\$ _____
Personal Loans:	N/A	\$ _____	\$ _____
Alimony:		\$ _____	\$ _____
Child Care/Support:		\$ _____	\$ _____
Suits/Judgments:	N/A	\$ _____	\$ _____
TOTAL:		\$ 44,900.00	\$ 1,129.00 / Month

OCCUPANTS:

Number of Adults:	2	Number of Children:	0
Name:	Robert Gay	Age:	41
Name:	_____	Relationship:	Partner
Name:	_____	Age:	_____
Name:	_____	Relationship:	_____
Name:	_____	Age:	_____
Name:	_____	Relationship:	_____

Pets: Dog (Breed): Boxer Cat: _____ Other: _____

AUTOMOBILES:

Type/Make:	BMW x5	Year:	2015	Tag #:	_____	State:	MD
Type/Make:	_____	Year:	_____	Tag #:	_____	State:	_____
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? _____

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): _____ 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: Christopher Persing Relationship: Father
Address: 251 Rachel Circle, Forest Hill, MD 21050 Phone: (410) 808-0142

LOCAL REFERENCES:

Name: Hilary Persing Relationship: Family
Address: 251 Rachel Circle, Forest Hill, MD 21050 Phone: (410) 808-0141
Name: Nicole Cawthern Relationship: Family
Address: 1959 Laurel Oak Drive, Bel Air, MD 21014 Phone: (571) 319-2559

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

Reason for vacating is: _____

Applicant's Signature: Joshua Persing Date: 11/22/2018



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: Robert Gay Birth Date: 04/19/1977 SS#: 404-35-1527
Driver's License #: G-000-745-760-303 State: Maryland

Home Phone: _____ Temporary Local # (if applicable): _____

Office Phone: _____ Cell Phone: (202) 280-9248

Email Address #1: robert.gay20015@yahoo.com Email Address #2: _____

Present Address: 829 Concorde Circle, Linthicum, MD Zip: 21090

☐ Own ☒ Rent Years: 10 Mos. Rent/Mtg. Pymts: \$ 2,048.00

Present Landlord/Agent: Avalon Phone: (866) 385-0045

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: 7150 Trafalgar Circle, Hanover, MD Zip: 21076 From: 2014 To: 2018

Landlord/Agent's Name: Questar Phone: (410) 684-2111

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

Landlord/Agent's Name: _____ Phone: _____

Applicant's Employer: AVI SPL Position: Project Accountant

Address: 9160 Rumsey Road, Suite 10, Columbia, MD 21046 How Long: 6 Mos.

Supervisor: Josh Howell Supervisor's Phone: (410) 964-8100

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

Previous Employer: Gay Holdings Position: Owner

Address: 518 N. Charles Street, Baltimore, MD 21202 How Long: 2 Years

Supervisor: N/A Supervisor's Phone: N/A

GROSS ANNUAL INCOME:

Base Pay: \$ 85,000.00
Overtime: \$ N/A
Bonuses: \$ N/A

Commissions: \$ N/A
Dividends: \$ N/A
Other: \$ 18,000.00
TOTAL: \$ 103,000.00

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ASSETS:

Checking Account:	\$ 4,800.00	Bank:	Capital One	Acct. #:	_____
Savings Account:	\$ 8,300.00	Bank:	Capital One	Acct. #:	_____
Credit Union:	\$ _____	Name:	_____	Acct. #:	_____
Other Assets:	\$ _____	(Specify)	_____		
TOTAL:	\$ 13,100.00				

LIABILITIES:

	<i>Creditor</i>	<i>Total Due</i>	<i>Monthly Terms</i>
Auto Loan:	Santander Bank	\$ 17,100.00	\$ 492.00 / Month
R.E. Mtg.:	N/A	\$ _____	\$ _____
Credit Cards:	Credit One	\$ 200.00	\$ 25.00 / Month
	Reflex	\$ 250.00	\$ 25.00 / Month
	First Access	\$ 100.00	\$ 25.00 / Month
Bank Loans:	N/A	\$ _____	\$ _____
Personal Loans:	N/A	\$ _____	\$ _____
Alimony:		\$ _____	\$ _____
Child Care/Support:		\$ _____	\$ _____
Suits/Judgments:	N/A	\$ _____	\$ _____
TOTAL:		\$ 17,650.00	\$ 567.00 / Month

OCCUPANTS:

Number of Adults:	2	Number of Children:	0
Name:	Joshua Persing	Age:	26
Name:	_____	Relationship:	Partner
Name:	_____	Age:	_____
Name:	_____	Relationship:	_____
Name:	_____	Age:	_____
Name:	_____	Relationship:	_____

Pets: Dog (Breed): Boxer Cat: _____ Other: _____

AUTOMOBILES:

Type/Make:	BMW 750Li	Year:	2012	Tag #:	_____	State:	MD
Type/Make:	_____	Year:	_____	Tag #:	_____	State:	_____
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? _____

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): _____ Passport #: _____
Diplomatic Clause required? ☐ Yes ☐ No Length of Stay: _____

Have you ever filed bankruptcy? ☒ Yes ☐ No Date: 03/2018 Explanation: Gay Holdings LLC, a nightclub operation, is currently in a lawsuit for its liquor license. The business unfortunately had to close in the meantime, as most of our sales were alcohol. I had made several personal guarantees on behalf of the business, a business that no longer had income. Bankruptcy was the smartest option.

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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: Betty Shropshire Relationship: Mother
Address: 629 Shardin Drive, Lexington, KY 40503 Phone: (859) 277-1495

LOCAL REFERENCES:

Name: Christopher Persing Relationship: Family
Address: 251 Rachel Circle, Forest Hill, MD 21050 Phone: (410) 808-0142
Name: Nicole Cawthern Relationship: Family
Address: 1959 Laurel Oak Drive, Bel Air, MD 21014 Phone: (571) 319-2559

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

Reason for vacating is: _____

Applicant's Signature: Robert S. Gay Date: 11/22/2018

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