

# INNOVATIVE PROPERTIES, INC.

435 FOURTH STREET  
ANNAPOLIS, MD 21403  
(410) 268~8400 (OFFICE)  
(410) 268~9592 (FAX)

## APPLICATION FOR LEASE

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THE ATTACHED PAGES CONTAIN THE APPLICATION FOR LEASE. IN ORDER TO EXPEDITE THIS APPLICATION, ALL INFORMATION MUST BE PROPERLY FILLED IN. THE **EMPLOYMENT** AND **LANDLORD** SECTIONS MUST BE FULLY COMPLETED WITH NAME, PROPER ADDRESS, CONTACT PERSON AND PHONE NUMBERS. A NON-REFUNDABLE CREDIT CHECK FEE OF \$35 PER PERSON MUST ACCOMPANY THIS APPLICATION. PLEASE MAKE CREDIT CHECK FEE PAYABLE TO INNOVATIVE PROPERTIES, INC. THE **EMPLOYMENT** AND **LANDLORD** SECTIONS MUST BE FULLY COMPLETED WITH NAME, PROPER ADDRESS, CONTACT PERSON(S) AND PHONE NUMBERS. ANY INFORMATION NOT PROPERLY FILLED IN COULD RESULT IN THE APPLICATION BEING DELAYED UNTIL THE INFORMATION IS RECEIVED.

\*\*A COPY OF YOUR DRIVERS LICENSE MUST ACCOMPANY THIS APPLICATION.

**IF YOUR APPLICATION IS APPROVED, WE WILL NEED FIRST MONTH'S RENT AND SECURITY DEPOSIT IN CERTIFIED FUNDS.**

THANK YOU.



# CREDIT CHECK AND APPLICATION FOR LEASE



Property location/address: \_\_\_\_\_

Application Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

Target move-in date: \_\_\_\_/\_\_\_\_/\_\_\_\_

**APPLICANT:** \_\_\_\_\_ **Date of Birth:** \_\_\_\_/\_\_\_\_/\_\_\_\_

**Social Security#** \_\_\_\_\_ **E-Mail** \_\_\_\_\_ **Drivers License#/State:** \_\_\_\_\_

Number of Dependents: \_\_\_\_\_ **Names & Ages:** \_\_\_\_\_

Home Phone: \_\_\_\_\_ **Work Phone** \_\_\_\_\_ **Cell Phone:** \_\_\_\_\_

Present address: \_\_\_\_\_ **# of years @ present address** \_\_\_\_\_

Own \_\_\_\_\_ Rent \_\_\_\_\_ **If rental, Landlord/Property Manager:** \_\_\_\_\_ **Monthly rent: \$** \_\_\_\_\_

**Landlord/Property Manager Phone:** \_\_\_\_\_ **Fax:** \_\_\_\_\_ **Reason for leaving:** \_\_\_\_\_

Previous address: \_\_\_\_\_ **Landlord/Property Manager:** \_\_\_\_\_

**Landlord/Property Manager Phone:** \_\_\_\_\_ **Fax:** \_\_\_\_\_ **Reason for leaving:** \_\_\_\_\_

Present Employer: \_\_\_\_\_ **Phone:** \_\_\_\_\_ **No. Yrs** \_\_\_\_\_

Supervisor \_\_\_\_\_ **Phone:** \_\_\_\_\_ **Fax:** \_\_\_\_\_

**Business Name/Type:** \_\_\_\_\_ **Wages: \$** \_\_\_\_\_ **(Monthly)**

Previous Employer: \_\_\_\_\_ **Phone:** \_\_\_\_\_ **No. Yrs:** \_\_\_\_\_

Supervisor \_\_\_\_\_ **Phone:** \_\_\_\_\_ **Fax:** \_\_\_\_\_

**Business Name/Type:** \_\_\_\_\_ **Wages: \$** \_\_\_\_\_ **(Monthly)**

Additional income/source: \_\_\_\_\_

Personal Reference: \_\_\_\_\_ **Phone:** \_\_\_\_\_ **Relationship** \_\_\_\_\_

**CO-APPLICANT:** \_\_\_\_\_ **Date of Birth:** \_\_\_\_/\_\_\_\_/\_\_\_\_

**Social Security#** \_\_\_\_\_ **E-Mail** \_\_\_\_\_ **Drivers License#/State:** \_\_\_\_\_

Number of Dependents: \_\_\_\_\_ **Names & Ages:** \_\_\_\_\_

Home Phone: \_\_\_\_\_ **Work Phone** \_\_\_\_\_ **Cell Phone:** \_\_\_\_\_

Present address: \_\_\_\_\_ **# of years @** \_\_\_\_\_

Own \_\_\_\_\_ Rent \_\_\_\_\_ **If rental, Landlord/Property Manager:** \_\_\_\_\_ **Monthly rent: \$** \_\_\_\_\_

**Landlord/Property Manager Phone:** \_\_\_\_\_ **Fax:** \_\_\_\_\_ **Reason for leaving:** \_\_\_\_\_

Previous address: \_\_\_\_\_ **Landlord/Property Manager:** \_\_\_\_\_

**Landlord/Property Manager Phone:** \_\_\_\_\_ **Fax:** \_\_\_\_\_ **Reason for leaving:** \_\_\_\_\_

Present Employer: \_\_\_\_\_ **Phone:** \_\_\_\_\_ **No. Yrs** \_\_\_\_\_

Supervisor \_\_\_\_\_ **Phone:** \_\_\_\_\_ **Fax:** \_\_\_\_\_

**Business Name/Type:** \_\_\_\_\_ **Wages: \$** \_\_\_\_\_ **(Monthly)**

Previous Employer: \_\_\_\_\_ **Phone:** \_\_\_\_\_ **No. Yrs:** \_\_\_\_\_

Supervisor \_\_\_\_\_ **Phone:** \_\_\_\_\_ **Fax:** \_\_\_\_\_

**Business Name/Type:** \_\_\_\_\_ **Wages: \$** \_\_\_\_\_ **(Monthly)**

Additional income/source: \_\_\_\_\_

Personal Reference: \_\_\_\_\_ **Phone:** \_\_\_\_\_ **Relationship:** \_\_\_\_\_

**ADDITIONAL OCCUPANTS:** Name(s)/Ages \_\_\_\_\_

**BANK REFERENCES:**

Applicant: Bank Name/Location: \_\_\_\_\_ ( ) Savings ( ) Checking ( ) Money market

Co-Applicant: Bank Name/Location: \_\_\_\_\_ ( ) Savings ( ) Checking ( ) Money market

**MONTHLY OBLIGATIONS:**

<i>Applicant/Co-Applicant</i>	<i>Name of Creditor</i>	<i>Monthly Payment</i>	<i>Months remaining</i>	<i>Approx. Balance</i>

Do you have any judgments/bankruptcy or lawsuits against you? \_\_\_\_\_ (NO) \_\_\_\_\_ (YES), Explain \_\_\_\_\_

Have you ever been evicted? \_\_\_\_\_ (NO) \_\_\_\_\_ (YES, Explain) \_\_\_\_\_

Have you ever been convicted of a crime? \_\_\_\_\_ (NO) \_\_\_\_\_ (YES, explain) \_\_\_\_\_

Do any occupants Smoke? \_\_\_\_\_ (NO) \_\_\_\_\_ (YES)

Do any occupants have a pet? \_\_\_\_\_ (NO) \_\_\_\_\_ (YES, number/type/size) \_\_\_\_\_

**AUTHORIZATION:** A NON-REFUNDABLE CREDIT CHECK FEE OF (\$ \_\_\_\_\_) ACCOMPANIES THIS APPLICATION. I expressly authorize verification of information provided in this application from credit sources, credit bureaus, current and former landlords, current and former employers & personal references. I have the right under section 606(b) of the Fair Credit Reporting Act, to make a written request to the credit information source for a complete and accurate disclosure to the nature and scope of any investigation. A credit check may take five business days after receipt of completed application.

**APPLICATION FEE:** A separate application fee in the amount of \$ \_\_\_\_\_ accompanies this application. Upon approval and acceptance of this application the application fee shall be applied to monthly rental; OR upon rejection of this application, the application fee shall be refunded to applicant within ten days of rejection, provided that no false, incomplete or misleading statements are provided in this application.

**LEASE & PAYMENT:** Upon approval and acceptance of my application, I agree to execute a lease in accordance with the terms of the application and to make payment for the balance of the first month's rent and security deposit in the form of a money order or cashier's check. If I fail to execute a lease and/or make payment, *the entire application fee* accompanying this application shall be forfeited without recourse, as liquidated damages, and split equally between the Landlord and Listing Broker.

**OCCUPANCY:** Property is to be used as a single-family residence, subject to all applicable zoning laws and rules, regulations, by-laws, and covenants of any applicable Condo or Homeowners Association. Occupancy is contingent upon property being vacated by the present occupant. I understand that the use or sale of illegal drugs on the premises shall be grounds for termination of lease and occupancy, without recourse, and that all advance rental payments and deposits shall be forfeited as liquidated damages in the event of said termination.

**CERTIFICATION & REMEDY:** I certify that all information provided herein is true and correct and that none of the funds listed are proceeds of illegal activities. I understand that my lease or rental agreement may be terminated and the entire application fee and security deposit shall be forfeited as liquidated damages, without recourse, if I have made any false, incomplete or misleading statements in this application.

Applicants signature: \_\_\_\_\_ Date: \_\_\_\_\_

Co-Applicant signature: \_\_\_\_\_ Date: \_\_\_\_\_