

INNOVATIVE PROPERTIES, INC.

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

APPLICATION FOR LEASE

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 (UNLESS MARRIED WITH THE SAME LAST NAME) 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 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.

U.S. Real Estate Association Inc /Authorization Form

Upon Completion, Fax this request to: 866.271.2570 www.TenantReports.org Ph: 866.910.1503

PLEASE **PRINT** CLEARLY All fields are **REQUIRED** !

Applicant Name: _____ SSN#: _____ - _____ - _____ DOB: ____/____/____

First, M, Last

Address: _____ APT # _____

City: _____ State: _____ Zip: _____

Former Address (if NOT at present address for 2 years):

Address: _____ APT # _____

City: _____ State: _____ Zip: _____

Drivers License # if Requesting Motor Vehicle Report: _____

I authorize the agent below, to obtain a credit report, criminal report, and or eviction report, through **US Real Estate Investors Association llc** for Tenant screening purposes.

Applicant Signature: _____ Date: ____/____/20____

Co-Applicant: _____ Social Security#: ____/____/____

Below To be Completed by US Real Estate Association Member ONLY

USREIA Membership#: **10044** Requested by / Agent Name: _____

Contact Phone Number for Questions on Application: (_____) _____ - _____

Respond by Fax to (_____) _____ - _____

Please Circle the Appropriate Requested Report(s)

Credit Report from: 1. Trans Union 2. Experian 3. Equifax

Criminal Check: 4. Nation Wide 5. State Wide 6. County (please specify) _____

Eviction Check: 6. Nation Wide 7. State Wide

Other Checks: 8. SSN Search/(former address verification and SSN Verification)

9. Tenant Score Card 10. Motor-Vehicle Report

Pre Employment Credit Report: Equifax Trans Union Experian

Business Report: Experian (must supply EIN #) Please request for a separate form

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: _____