

The Brandywine
Application for Residence

1. Applicant Information

Name _____ Date of Birth _____ Sex _____
Present Address _____ from _____ to _____
Home Phone _____ Business Phone _____ Social Security # _____
Present Landlord _____ Phone _____ Monthly Rent \$ _____
Previous Address _____ from _____ to _____
(If less than 2 years)
Previous Landlord _____ Phone _____
Employer _____
Position _____ How Long? _____ Contact _____ Phone _____
Annual Income _____ Other Income _____ Source _____ Phone _____

2. Apartment Data

Address/Apartment No. _____ Apartment Type _____
Apartment Rent \$ _____ Telephone Charge \$ _____ Parking \$ _____ Security Deposit \$ _____
Non-Refundable Common Area Amenity Rent \$ _____ Other \$ _____ Total Monthly Payment \$ _____
Number of Occupants _____ Name of Occupants _____ Social Security # _____
Lease Date: From _____ To _____ Rental Pro-Rate \$ _____
Application Fee: \$ _____ Holding Fee: \$ _____ Other Fee (s) \$ _____

3. Requirements and Disclosures

I am providing you with an application fee and occupant(s) listed above, if any, are providing the appropriate fee, to be held in conjunction with the processing of this application. Each applicant and any occupant(s) (collectively "We") understand that you will deduct this amount: 1) a credit verification fee for each applicant, 2) additional fees you may incur for other investigative reports for each applicant and all occupants listed above and 3) your expenses associated with processing this application. I agree that if there should be a change in the occupant(s) listed above, I will submit to you the names and social security numbers of such prospective occupants so a check contemplated by this section may be completed prior to such occupant(s) moving into the Premises. Each prospective occupant shall remit the appropriate fee to cover the cost of conducting such check.

I agree to execute a lease agreement within five (5) days of your notification of approval of my application. I may cancel this application within two (2) days of notification of approval and the remaining balance of the Application Fee, after deductions for the costs associated with your processing this application, will be refunded.

All applications will be subject to an investigative consumer report, current and/or prior residency verification and, in certain circumstances, employment/source of income verification. An application that has been falsified will be rejected. If you later determine that this application or documents we submit to you are false, incorrect and/or misleading, I understand that you will be entitled to terminate my lease. I understand that this application is not complete or binding on either party until the information contained herein is reviewed and approved by you. We hereby expressly release you, and any furnisher of information, from any liability resulting from the use, procurement, or furnishing of such information.

4. Income Requirements

In certain circumstances, I may need to demonstrate that my annual income, or combined income if more than one applicant, is at least 30 times the monthly rent. If my income(s) is not sufficient, a guarantor will be required. A guarantor must demonstrate that he/she has sufficient assets in the United States and have verifiable annual income from U.S. sources of at least 70 times the monthly rent. All applicants and guarantors, upon execution of a lease agreement and guaranty, will be jointly and severally responsible for performance of all terms and conditions of the lease.

5. Background Check

You reserve the right to refuse to lease if We (or any one of us) have been evicted, broken a prior lease, been declared bankrupt, been sued for non-payment of rent or damage to a rental property, convicted of certain crimes, arrested for certain crimes where a trial is pending or if We (or any one of us) is listed by any police agency as a fugitive or terrorist. Therefore, in furtherance of this application, We (and each of us) affirmatively state that: We ___ have ___ have not been evicted or asked to move out; We ___ have ___ have not broken a rental agreement or a lease; We ___ have ___ have not been declared bankrupt; We ___ have ___ have not been sued for non-payment of rent or damage to a rental property; We ___ have ___ have not been convicted of a felony or any crime involving violence, drugs, damage to property or a sex related crime; We ___ have ___ have not been arrested for any of the foregoing offenses where a trial is pending; and We ___ have ___ have not been registered (or under consideration for registration) as a sexual predator or offender. (If We have answered "have" to any of the foregoing questions, We agree to state the details on a separate piece of paper to be attached to this application).

6. Credit Check Consent

I hereby consent to allow Brandywine Apartments of Maryland, LLC., through its designated agent and its employees, to obtain and verify my credit information for the purpose of determining whether or not to lease to me an apartment. I understand that should I lease an apartment, Brandywine Apartments of Maryland, LLC and its agent shall have a continuing right to review my credit information, rental application, payment history and occupancy history for account review purposes and for improving application methods.

7. Other Terms and Conditions

By signing this application, I acknowledge the following: (a) you will be relying on the financial information disclosed on this form, and, if the information is found to be materially incorrect or misleading, you may terminate the lease; (b) unless a separate addendum to the lease is agreed to and signed by you, no pets are permitted in the apartment; and (c) I have been given the opportunity to review the lease and the rules and regulations applicable to the apartment _____

Initial

NEITHER THE MANAGEMENT COMPANY NOR THE OWNER HAS A DUTY TO VERIFY, AND NEITHER REPRESENTS NOR COVENANTS THAT IT WILL VERIFY, THE ACCURACY OF THE ANSWERS PROVIDED TO THE FOREGOING QUESTIONS CONCERNING PROSPECTIVE RESIDENTS. FURTHERMORE, THE MANAGEMENT COMPANY AND OWNER HAVE NO DUTY, AND EXPRESSLY DISCLAIM ANY OBLIGATION, TO PERFORM A CRIMINAL BACKGROUND CHECK ON EACH PERSON THAT APPLIES FOR OCCUPANCY IN THE COMMUNITY. THE ABILITY OF THE MANAGEMENT COMPANY OR OWNER TO RUN A CRIMINAL BACKGROUND CHECK DOES NOT CONSTITUTE ANY GUARANTEE, ASSURANCE OR REPRESENTATION THAT ALL RESIDENTS HAVE NO PRIOR CRIMINAL RECORD OR BACKGROUND OR THAT MANAGEMENT HAS UNDERTAKEN ANY EFFORT TO VERIFY THE LACK OF A CRIMINAL RECORD OR BACKGROUND IN ITS APPLICANTS. BY SIGNING BELOW, APPLICANT REPRESENTS THAT THE INFORMATION PROVIDED IN THE APPLICATION IS TRUE AND CORRECT. THE APPLICANT UNDERSTANDS THAT THE MANAGEMENT COMPANY AND OWNER ARE RELYING ON THE INFORMATION PROVIDED IN THE APPLICATION AND ITS ACCURACY AS ATTESTED TO BY THE APPLICANT.

Applicant Date

Occupant Date

Occupant Date

Person Receiving Application Date

Property Manager Final Approval Date

Date of Resident Notification

District of Columbia Rent Control Buildings Only

The rent ceiling on this apartment is _____. The monthly rent may be increased to not more than \$ _____ on _____, plus Any other allowable increase permitted by law. The last rent ceiling adjustment on this apartment was on _____.