

INSTRUCTIONS FOR PALLADIAN APARTMENTS APPLICATION:

1. Completely fill out all sections of the application on pages 2-3 of this document.
2. Fax or mail the completed application (pages 2-3 only) to the Palladian Apartments leasing office.

Fax to: 301.610.6037

or

**Mail to:
Palladian Apartments at Rockville Town Square
c/o Management Office
38 Maryland Ave., #313
Rockville, MD 20850**

If you have any questions regarding the application or Palladian Apartments, please contact us at: **301.610.6035**

Thank you!

RTS RESIDENTIAL BLOCK 5, LLC

APPLICATION FOR RESIDENCE

Community Name The Palladian at Rockville Town Square
 Resident Guarantor

1. Applicant Information

Name _____ Date of Birth _____ Sex _____
 First Middle Last

Present Address _____ from _____ to _____
 Street City/State Zip

Home Phone _____ Business Phone _____ Social Security # _____

Email _____

Present Landlord _____ Phone _____ Monthly Rent \$ _____

Previous Address _____ from _____ to _____

(If less than 2 years) Street City/State Zip
Previous Landlord _____ Phone _____

Employer _____

Position _____ Name _____ Address _____ How Long? _____ Contact _____ Phone _____

Monthly Income _____ Annual Income _____

Other Income _____ Source _____ Phone _____

2. Apartment Data

Address/Apartment No. 38 Maryland Avenue # Rockville Maryland 20850 Apartment Type _____

Apartment Rent _____ Pet Rent _____ Add'l Parking _____ Storage Room _____

Other _____ Total Monthly Payment _____

Security Deposit \$1,500.00

Number of Occupants _____ Name(s) of Occupants _____

Lease Date: from _____ to _____ Rental Pro-Rate _____

Application Fee: \$ 44.00 Advanced Rental Fee: \$ 100.00 Other Fee(s): \$ _____

3. Requirements and Disclosures

I am providing you with an application fee to be held by Landlord during the processing of this application. I understand that Landlord will apply this amount toward a credit verification fee for each applicant as well as Landlord's expenses associated with processing this application.

If my application is for an apartment located in Maryland, and my application fee exceeds \$25.00, the Landlord will return the balance not later than 15 days following the date I occupy the apartment or the date of receipt of a written communication, by either party to the other, of a decision that no tenancy shall occur. You 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 my behalf.

If my application is for an apartment located in Virginia, and I fail to rent the unit applied for, and my application fee exceeds \$32.00, the Landlord shall refund, within 20 days after my failure to rent the unit or the Landlord's rejection of the application, all sums in excess of the Landlord's actual expenses and damages together with an itemized list of said expenses and damages. If the application fee or deposit was made by cash, certified check, cashier's check, or postal money order, such refund shall be made within 10 days of my failure to rent the unit if the failure to rent is due to the landlord's rejection of the application.

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 I 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 the application is approved by the Landlord. I hereby authorize Landlord to obtain a consumer credit report, and any other information it deems necessary, for the purpose of evaluating my application. I understand that such information may include, but is not limited to, credit history, civil and criminal information, records of arrest, rental history, employment/salary details, vehicle records, licensing records, and any other information. I hereby expressly release Landlord, and any furnisher of information, from any liability resulting from the use, procurement, or furnishing of such information.

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.

4. Income Requirements

In certain circumstances, you may need to demonstrate that your annual income, or combined income if more than one applicant, is a least 40 times the monthly rent. If your 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 80 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 I 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 I am listed by a police agency as a fugitive or terrorist.

- I have I have not been evicted or asked to move out.
- I have I have not broken a rental agreement or a lease.
- I have I have not been declared bankrupt.
- I have I have not been sued for non-payment of rent or damage to a rental property.
- I have I have not been arrested for any of the foregoing offenses where a trial is pending.
- I have I have not been registered (or under consideration for registration) as a sexual predator or offender.
- I have I have not been convicted of a felony or any crime involving violence, drugs, damage to property or a sex related crime.

If you have answered "have" to any of the foregoing questions, please state the details on a separate piece of paper to be attached to this application.

6. Other Terms and Conditions

By signing this application, I acknowledge the following: (a) the Landlord will be relying on the financial information disclosed on this form, and, if the information is found to be materially incorrect or misleading, this will constitute a material and substantial violation of my lease warranting an eviction, and the Landlord may terminate my lease; (b) unless a separate addendum to the lease is agreed to and signed by the Landlord, no pets are permitted in the apartment; and (c) I have been offered to review the lease and the rules and regulations applicable to the apartment. I have had the opportunity to review the proposed lease agreement and addenda. _____

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 OF 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

Person Receiving Application Date

Property Manager Final Approval Date

Date of Resident Notification