

Horton Realty Inc.
APPLICATION TO RENT
TENANT'S PERSONAL AND CREDIT INFORMATION
 MUST BE FILLED OUT *COMPLETELY* TO BE PROCESSED

PERSONAL DATA: Property: _____ Move-in Date: _____

NAME _____ BIRTHDATE _____ SOCIAL SECURITY# _____

DRIVERS LIC.# _____

NAME OF CO-TENANT _____ BIRTHDATE _____ SOCIAL SECURITY# _____

DRIVERS LIC.# _____

MAIDEN NAME OR ALIAS/ IF DIVORCED, PREVIOUS NAME _____

PRESENT ADDRESS _____ ZIP _____ CONTACT PHONE# _____

HOW LONG AT PRESENT ADDRESS _____ REASON FOR MOVING _____ CURRENT RENT: \$ _____

CURRENT LANDLORD NAME _____ PHONE# _____

PREVIOUS ADDRESS _____ ZIP _____ PREVIOUS RENT: \$ _____

PREVIOUS LANDLORD NAME _____ PREVIOUS LANDLORD PHONE# _____

NUMBER OF OCCUPANTS _____ RELATIONSHIPS TO SELF _____

AGES _____ EMAIL ADDRESS: _____

NUMBER OF OCCUPANTS IN THE MILITARY _____ WHO _____

NUMBER OF OCCUPANTS WHO SMOKE _____ DO YOU OWN ANY WATER-FILLED ITEM? (FISH TANK/WATERBED) _____

LIST PETS: # _____ Type (Dog, Cat, etc.): _____ Breeds _____

Weights _____

NUMBER OF VEHICLES _____

CAR MAKE _____ YEAR _____ MODEL _____ COLOR _____ LIC.PLATE# _____

CAR MAKE _____ YEAR _____ MODEL _____ COLOR _____ LIC.PLATE# _____

<u>OCCUPATION:</u>	PRESENT OCCUPATION	CO-TENANT'S OCCUPATION
EMPLOYER		
SELF-EMPLOYED, D.B.A.		
BUSINESS ADDRESS		
PHONE		
POSITION HELD		
HOW LONG		
NAME AND TITLE OF SUPERIOR		
TYPE OF BUSINESS		
<i>*please provide copies of Pay Stubs for verification</i>		
MONTHLY GROSS INCOME		
Housing / Section 8 voucher		
Child Support		
Food Stamps		
Income from other sources		

REFERENCES

BANK NAME & BRANCH

PLEASE LIST AND INDICATE ALL SAVINGS (S) AND CHECKING (CK) ACCOUNTS

ACCOUNT TYPE

BALANCE

DATE OPENED

BANK NAME & BRANCH	ACCOUNT TYPE	BALANCE	DATE OPENED

EMERGENCY CONTACT or Personal References

PLEASE ATTACH ADDITIONAL INFORMATION IF ANY TO SEPARATE PAGE

NAME

ADDRESS

PHONE

CELL

RELATIONSHIP

NAME	ADDRESS	PHONE	CELL	RELATIONSHIP

CREDIT BALANCES & OUTSTANDING LOANS

CREDITOR

ACCOUNT TYPE

BALANCE OWED

DATE OPENED

CREDITOR	ACCOUNT TYPE	BALANCE OWED	DATE OPENED

PLEASE ATTACH ADDITIONAL INFORMATION IF ANY TO SEPARATE PAGE

Do you own any: Washer _____ Dryer _____ Dishwasher _____ Freezer _____ Refrigerator _____ Piano _____

I UNDERSTAND AND AGREE THAT 1 MONTH'S RENT AND APPLICATION FEES MUST BE POSTED PRIOR TO THE EXECUTION OF A LEASE AGREEMENT IN CERTIFIED FUNDS, MONEY ORDER OR CASH TO SECURE THE PROPERTY.

RENTAL PRICE: _____ SECURITY DEPOSIT: _____

LANDLORD/AGENT AGREES THAT THE DEPOSIT IS REFUNDABLE IF THE ABOVE APPLICANT IS NOT APPROVED, PROVIDING THAT THIS APPLICATION HAS BEEN FILLED OUT COMPLETELY AND TRUTHFULLY. PURSUANT TO REAL PROPERTY ARTICLE SECTION 8-213, THE FEE MUST BE RETURNED NOT LATER THAN 15 DAYS UPON REQUEST OR WRITTEN COMMUNICATION BY EITHER PARTY TO THE OTHER THAT NO TENANCY WILL OCCUR.

HAVE YOU OR A MEMBER OF YOUR FAMILY EVER BEEN CONVICTED OF A FELONY? _____. IF YES, WHEN? _____. WHAT CHARGE(S)? _____

HAVE YOU OWNED A HOME IN THE PAST? _____. IF YES, HOW LONG? _____. HOW MANY? _____.

HAVE YOU EVER FILED A PETITION FOR BANKRUPTCY? _____ IF YES, WHEN? _____.

HAVE YOU EVER BEEN EVICTED FROM ANY TENANCY? _____

HAVE YOU EVER WILLFULLY AND INTENTIONALLY REFUSED TO PAY RENT WHEN DUE? _____

I HEREBY AUTHORIZE LANDLORD/AGENT TO VERIFY THE VALIDITY OF ALL THE ABOVE INFORMATION, AND TO INQUIRE NOW OR PERIODICALLY WITH MY EMPLOYERS, FINANCIAL INSTITUTIONS, AND ANY OF THE CREDIT REPORTING BUREAUS AVAILABLE TO HIM. I AGREE TO SUPPLY ANY ADDITIONAL INFORMATION NEEDED BY OWNER/AGENT TO PROCESS THIS APPLICATION AND I ACKNOWLEDGE THAT MY DEPOSIT WILL BE FORFEIT IF I DO NOT COMPLY WITH ANY SUCH REQUEST. I AGREE THAT MY SCREENING FEE OF **\$ 40 per adult applicant or married couple** IS NON-REFUNDABLE. I HEREBY ACKNOWLEDGE RECEIPT OF A COPY OF THIS APPLICATION AGREEMENT. I AGREE THAT LANDLORD MAY TERMINATE ANY AGREEMENT ENTERED INTO IN RELIANCE ON ANY MISSTATEMENT MADE ABOVE. I DECLARE, UNDER PENALTY OF PERJURY, ALL OF THE ABOVE INFORMATION TO BE TRUE AND CORRECT, TO THE BEST OF MY KNOWLEDGE.

Landlords engaged in the rental of housing and collection of rent may report and share positive and negative payment information with credit bureaus, tenant reporting agencies, other landlords and financial institutions.

The prospective Tenant understands that the above named prospective Landlord may report various tenant and credit information to national tenant and credit reporting bureaus including but not limited to Experian, TransUnion, Equifax and The National Tenant Rating Bureau. Positive or negative rental history will be determined by the following factors: rent payment record, cleanliness and upkeep of rental unit and overall tenant performance and cooperation

Furthermore, I declare under the penalty of perjury that the information I have given on my application and verbally is true and correct.

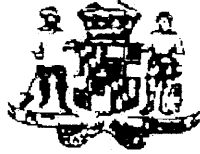
• APPLICANT _____ DATE _____

• APPLICANT _____ DATE _____

ATTENTION RENTAL AGENTS: SECURE YOUR TRANSACTION! Before submitting, be sure you have:

1. Full required deposit in cash, certified check or money order made out to "Horton Realty Inc."
2. Required screening fee.
3. Application completed in full
4. Copy of Photo ID of each adult applicant

HORTON REALTY INC.



STATE OF MARYLAND
REAL ESTATE COMMISSION

Understanding Whom Real Estate Agents Represent

At the Time of the First Scheduled Face to Face Contact with You, the Real Estate Licensee Who is Assisting You is Required by Law to Provide this Notice to You. This Notice is Not a Contract or Agreement and Creates No Obligation on Your Part.

Before you decide to sell or buy or rent a home you need to consider the following information

In this form "seller" includes "landlord"; "buyer" includes "tenant"; and "purchase" or "sale" includes "lease"

Agents Who Represent the Seller

Seller's Agent: A seller's agent works for the real estate company that lists and markets the property for the sellers and exclusively represents the sellers. That means that the Seller's agent may assist the buyer in purchasing the property, but his or her duty of loyalty is only to the sellers.

Cooperating Agent: A cooperating agent works for a real estate company different from the company for which the seller's agent works. The cooperating agent can assist a buyer in purchasing a property, but his or her duty of loyalty is only to the sellers.

If you are viewing a property listed by the company with whom the agent accompanying you is affiliated, and you have not signed a "Consent for Dual Agency" form, that agent is representing the seller

Agents Who Represent the Buyer

Presumed Buyer's Agent (no written agreement): When a person goes to a real estate agent for assistance in finding a home to purchase, the agent is presumed to be representing the buyer and can show the buyer properties that are *NOT* listed by the agent's real estate company. A presumed buyer's agent may *not* make or prepare an offer or negotiate a sale for the buyer. The buyer does *not* have an obligation to pay anything to the presumed agent.

If for any reason the buyer does not want the agent to represent him or her as a presumed agent, either *initially* or *at any time*, the buyer can decline or terminate a presumed agency relationship simply by saying so.

Buyer's Agent (by written agreement): A buyer may enter into a written contract with a real estate agent which provides that the agent will represent the buyer in locating a property to buy. The agent is then known as the buyer's agent. That agent assists the buyer in evaluating properties and preparing offers, and negotiates in the best interests of the buyer. The agent's fee is paid according to the written agreement between the agent and the buyer. If you as a buyer wish to have an agent represent you, you must enter into a written buyer agency agreement before a contract offer can be prepared.

Dual Agents

The possibility of **dual agency** arises when the buyer's agent and the seller's agent both work for the same real estate company, and the buyer is interested in property listed by that company. The real estate broker or the broker's designee, is called the "dual agent." Dual agents do not act exclusively in the interests of either the seller or buyer, and therefore cannot give undivided loyalty to either party. There may be a conflict of interest because the interests of the seller and buyer may be different or adverse.

If both seller and buyer agree to dual agency by signing a Consent For Dual Agency form, then the "dual agent" (the broker or the broker's designee) will assign one agent to represent the seller (the seller's "intra-company agent") and another agent to represent the buyer (the buyer's "intra-company agent"). Intra-company agents may provide the same services to their clients as exclusive seller's or buyer's agents, including advising their clients as to price and negotiation strategy, provided the clients have both consented to be represented by dual agency.

If either party does not agree to dual agency, the real estate company must withdraw the agency agreement for that particular property with either the buyer or seller, or both. If the seller's agreement is terminated, the seller must then either represent him or herself or arrange to be represented by an agent from another real estate company. If the buyer's agreement is terminated, the buyer may choose to enter into a written buyer agency agreement with an agent from a different company. Alternatively, the buyer may choose not to be represented by an agent of his or her own but simply to receive assistance from the seller's agent, from another agent in that company, or from a cooperating agent from another company.

No matter what type of agent you choose to work with, you have the following rights and responsibilities in selling or buying property:

- >Real estate agents are obligated by law to treat all parties to a real estate transaction honestly and fairly. They must exercise reasonable care and diligence and maintain the confidentiality of clients. They must not discriminate in the offering of properties; they must promptly present each written offer or counteroffer to the other party; and they must answer questions truthfully.
- >Real estate agents must disclose all material facts that they know or should know relating to a property. An agent's duty to maintain confidentiality does not apply to the disclosure of material facts about a property.
- >All agreements with real estate brokers and agents should be in writing and should explain the duties and obligations of both the broker and the agent. The agreement should explain how the broker and agent will be paid and any fee-sharing agreements with other brokers and agents.
- >You have the responsibility to protect your own interests. You should carefully read all agreements to make sure they accurately reflect your understanding. A real estate agent is qualified to advise you on real estate matters only. If you need legal or tax advice, it is your responsibility to consult a licensed attorney or accountant.

Any complaints about a real estate agent may be filed with the Real Estate Commission at 500 North Calvert Street, Baltimore, MD 21202. (410) 230-6206.

We, the Sellers/Landlord Buyers/Tenants acknowledge receipt of a copy of this disclosure and that _____ (firm name) and _____ (salesperson) are working as:

(You may check more than one box but not more than two)

- seller/landlord's agent
- co-operating agent (representing seller/landlord)
- buyer's /tenant's agent
- intra-company agent/dual agent (**CHECK BOX ONLY IF CONSENT FOR DUAL AGENCY FORM HAS BEEN SIGNED**)

Signature	(Date)	Signature	(Date)
* * * * *			

I certify that on this date I made the required agency disclosure to the individuals identified below and they were **unable or unwilling** to acknowledge receipt of a copy of this disclosure statement

Name of Individual to whom disclosure made	Name of Individual to whom disclosure made
--	--

Agent's Signature	(Date)
-------------------	--------

Computer generated using AutoContract 7™ v7, from AutoRealty, LLC, 1060 W. Pipeline, Suite 101, Hurst, TX 76053, (800) 322-1178
 This installation of AutoContract 7™ is licensed for use to: Cristen Horton of Southern Maryland Association of REALTORS®, and is not transferable. Use by others is a violation of federal copyright law under Title 17 U.S.C. §101. Printed: 5:07:23 PM 6/26/2013